Village of Northbrook

Board of Trustees

REGULAR MEETING AGENDA

SANDRA "SANDY" FRUM BOARD ROOM
NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE
TUESDAY, APRIL 11, 2023

7:30 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MINUTES APPROVAL

A. Review and Approval of the March 14, 2023 Regular Board of Trustees Meeting Minutes

4. PUBLIC COMMENT TIME

Please Note - Members of the public wishing to respectfully share thoughts about any matter concerning the Northbrook Board of Trustees may do so by coming to a meeting and speaking during the "Public Comment" time on general matters, or by speaking if and when comment is called during debate on a specific matter that is listed on the agenda. Members of the public can also submit a written comment via the Village's website. Each written comment submitted on the website will be delivered to each member of the Village Board prior to the meeting but will not be read out loud at the meeting unless specifically requested. Please note that while the Village Board will not immediately respond to public comments at the meeting, or engage in a back and forth discussion during the meeting, we are of course actively listening to all comments, thoughts, and suggestions. Thank you for your understanding and taking the time to contribute to the success of our community.

A. A Public Hearing for FY 2023/24 Annual Budget

B. **ORDINANCE NO.23-**
An Ordinance Adopting the Municipal Budget of the Village of Northbrook, County of Cook, State of Illinois for the Fiscal Year Beginning May 1, 2023 and Ending April 30, 2024

ATTACHMENTS:
- FY23-24 Transmittal 4-11-2023

C. **ORDINANCE NO.23-**
An Ordinance Adopting the Budget of the Northbrook Public Library, County of Cook, State of Illinois for the Fiscal Year Beginning May 1, 2023 and Ending April 30, 2024

ATTACHMENTS:
- Library FY 2023-24 Budget

5. MANAGER'S REPORT

6. WARRANT LIST

A. Review and Approval of Payments to be Made

ATTACHMENTS:

- Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists)

B. Review of Frontage Deposit List Dated March 14, 2023

ATTACHMENTS:

- Frontage Deposit List Dated March 14, 2023

C. Review and Approval of Payments to be Made

ATTACHMENTS:

- Payments to be Made Per Listing Dated March 16, 2023 - March 31, 2023 (Alpha & Descending Lists)

D. Review of Frontage Deposit List Dated March 30, 2023

ATTACHMENTS:

- Frontage Deposit List Dated March 30, 2023

7. PRESIDENT'S REPORT

A. COMMUNITY MOMENT

B. PROCLAMATION:
A Proclamation Proclaiming April 2, 2023 as Education & Sharing Day

C. PROCLAMATION:
A Proclamation Recognizing April 9-15 as Public Safety Telecommunicators Week

D. PROCLAMATION:
A Proclamation Recognizing April 22, 2023 as Earth Day

E. PROCLAMATION:
A Proclamation Recognizing April 2023 as Fair Housing Month

F. PROCLAMATION:
A Proclamation Recognizing April 2023 as Child Abuse Prevention Month

G. PROCLAMATION:
A Proclamation Recognizing Slow Mow May in the Village of Northbrook

H. **RESOLUTION NO.23-**
A Resolution Approving a Fourth Amendment to Redevelopment & Economic Incentive Agreement by, between, and among the Village of Northbrook, Northbrook Anchor Acquisition, LLC, Northbrook Court Residential Owner LLC, and Northbrook Court NewCo LLC (Northbrook Court – Macy's Redevelopment Parcel)

ATTACHMENTS:

- Brookfield Northbrook Letter April 2023
- Exhibit A - Resolution Approving 4th Amenment to REIA - Legal Description (00131690)
- NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685)

8. CONSENT AGENDA

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

A. **RESOLUTION NO.23-**

A Resolution Authorizing a Contract for Asphalt Street Crack Sealing Services with Patriot Pavement of Des Plaines, Illinois

ATTACHMENTS:

- Exhibit A - Crack Sealing Project Location Map 23-24
- Exhibit B - Unit Pricing for Crack Sealing Services

B. **RESOLUTION NO.23-**

A Resolution Authorizing the Renewal of an Agreement for Manhole Rehabilitation Services with Culy Contracting, LLC. of Winchester, Indiana

ATTACHMENTS:

- Exhibit A - Unit Pricing for Sanitary Manhole Rehabilitation Services
- Exhibit B - Sanitary Manhole Rehabilitation Area for FY 23-24

C. **RESOLUTION NO.23-**

A Resolution Authorizing Renewal of an Agreement for Sewer Televising and Manhole Inspection Services with American Underground, Inc. of Wheeling, Illinois

ATTACHMENTS:

- Exhibit A - Summary of Proposal Unit Prices for Sanitary and Storm Televising and Inspection Services

D. **RESOLUTION NO.23-**

A Resolution Authorizing an Agreement for Plumbing Services with Drain & Plumbing Services, Inc. of Northbrook, IL

ATTACHMENTS:

- EXHIBIT A - Drain & Plumbing Price Schedule Plumbing Services
- EXHIBIT B - Drain & Plumbing Price Schedule Backflow Testing

E. **RESOLUTION NO.23-**

A Resolution Authorizing an Agreement for Parkway Tree and Stump Removal Services from Advanced Tree Care, Inc. of Lincolnshire, Illinois

ATTACHMENTS:

- Exhibit A - Tree & Stump Removal Schedule of Prices

F. **RESOLUTION NO.23-**

A Resolution Authorizing a Contract to Purchase Cold Mix Asphalt Materials from Arrow Road Construction Company, Corp. of Elk Grove, Illinois

ATTACHMENTS:

- Exhibit A - Cold Mix Asphalt Materials Pricing

G. **RESOLUTION NO.23-**

A Resolution Authorizing a Contract to Purchase Hot Mix Asphalt Materials from Builders Asphalt, LLC of Hillside, Illinois

ATTACHMENTS:

- Exhibit A - Hot Mix Asphalt Materials

H. **RESOLUTION NO.23-**

A Resolution Approving an Agreement with Weidner Farms Material, Inc. of Cary, Illinois for Material Hauling and Debris Disposal Services

ATTACHMENTS:

- Exhibit A - Material Hauling Unit Pricing

I. **RESOLUTION NO.23-**

A Resolution Authorizing a Budget Amendment for Gasoline and Diesel Fuel Purchases from Al Warren Oil Company, Inc. of Hammond, Indiana

J. **RESOLUTION NO.23-**

A Resolution Approving an Agreement for Fire Alarm Testing Services with Nelbud Services, LLC. of Indianapolis, Indiana

ATTACHMENTS:

- Exhibit A - Fire Alarm Testing Unit Pricing

K. **RESOLUTION NO.23-**

A Resolution Approving an Agreement for Irrigation System Maintenance Services with North Shore Lawn Sprinkler, Inc. of Highland Park, Illinois

ATTACHMENTS:

- Exhibit A - Lawn Irragation Services Unit Price

L. **RESOLUTION NO.23-**

A Resolution Approving Agreements for Electrical Services with Kordick Electric Company, Inc. of Northbrook, Illinois; Title Electric Company, Corp. of Arlington Heights, Illinois; and LiteZone Electric, LLC. of Skokie, Illinois

ATTACHMENTS:

- Exhibit A - Electrician Services Unit Pricing

M. **RESOLUTION NO.23-**

A Resolution Authorizing Extension of an Agreement for Sewer Lining Services with Insituform Technologies USA of Chesterfield, Missouri

ATTACHMENTS:

- Exhibit A - Unit Pricing for Sanitary Sewer Lining Services
- Exhibit B - Sanitary Sewer Lining Locations

N. **RESOLUTION NO.23-**
A Confirming Resolution Authorizing the Execution of a Contract for the Purchase of Electricity from Constellation New Energy, Inc. of Houston, Texas

O. **RESOLUTION NO.23-**
A Resolution Approving the Purchase of FY22/23 Rugged Computer Upgrades from CDS Office Technologies

ATTACHMENTS:
- CDS Quote 498322

P. **RESOLUTION NO.23-**
A Resolution Approving an IGA with School District 28 for Reciprocal Reporting

ATTACHMENTS:
- Exhibit A - D28 IGA

Q. **RESOLUTION NO.23-**
A Resolution Approving Payment to the Northbrook Park District for a Spring 2023 Event

R. **RESOLUTION NO.23-**
A Resolution Approving an Agreement with Community Partners For Affordable Housing for Consulting and Advising Services Related to the Implementation of Northbrook's Affordable Housing Ordinance

ATTACHMENTS:
- Resolution Exhibit A - Agreement

S. **RESOLUTION NO.23-**
A Resolution Approving an Agreement With Northshore University Health System Faculty Practice Associates to Participate in an Emergency Physician Response Program

ATTACHMENTS:
- NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003)

T. **RESOLUTION NO.23-**
A Resolution Approving a Subdivision and Development Agreement for a Seven-Lot Single Family Residential Subdivision (2420 - 2450 Landwehr Road) (Docket No. PCD-22-10)

ATTACHMENTS:
- 2420-2450 Landwehr - Resolution Exhibit A
- 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report
- 2420-2450 Landwehr - Previously approved Ordinance 22-30 Rezoning
- 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat
- 2420-2450 Landwehr - Previously approved Tentative Plat of Subdivision
- 2420-2450 Landwehr - Narrative, Letters, Application, HOA
- 2420-2450 Landwehr - Final Plat of Subdivision
- 2420 - 2450 Landwehr - Landscape Plan
- 2420-2450 Landwehr - Engineering Plans
- 2420-2450 Landwehr - Arch Plans Lot 4 & 5

U. **RESOLUTION NO.23-**

A Resolution Approving a Final Plat of Subdivision (2420 - 2450 Landwehr Road – Docket No. PCD-22-10)

ATTACHMENTS:

- 2420-2450 Landwehr - Final Plat of Subdivision

V. **ORDINANCE NO.23-**

An Ordinance Granting a Special Permit for Educational Services Not Elsewhere Classified (4159-4165 Dundee Road – Noggin Builders) (Plan Commission Docket No. PCD-23-03)

ATTACHMENTS:

- 4159-4165 Dundee - Ordinance Exhibits A-C
- 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports
- 4159-4165 Dundee - Applicant Submittal - Formal Application
- 4159-4165 Dundee - Applicant Submittal - Narrative&Plans

W. **ORDINANCE NO.23-**

An Ordinance Approving an Agreement with SST Emergency Products of Clintonville, WI for the Purchase of a Replacement Fire Engine

ATTACHMENTS:

- Seagrave Final Quote and Timeline

COMMITTEE REPORTS

9. ADMINISTRATION AND FINANCE

A. Review and Approval of the March 14, 2023 Administration and Finance Committee Meeting Minutes

B. **ORDINANCE NO.23-**

An Ordinance Adopting and Authorizing Amendments to Provide Authority for the 2023/2024 Annual Fee Ordinance and Parking Regulations

ATTACHMENTS:

- Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23

10. PLANNING AND ECONOMIC DEVELOPMENT

A. PRELIMINARY REVIEW - ZONING & DEVELOPMENT APPLICATIONS

The comments made by Board Members this evening are the preliminary comments of individual trustees and do not represent the opinion or final determination of the Village of Northbrook. No final decision on the requested relief can or will be made until after the matter goes through the Village zoning process, which may include a public hearing and recommendation by the Northbrook Plan Commission.

1. Preliminary Review for 4000 Commercial for Dynomax Special Permit

ATTACHMENTS:

- 4000 Commercial - Application Summary, Aerials, Site Photos
- 4000 Commercial - Previously Approved Res. 2022-25 & Agreement
- 4000 Commercial - Applicant Submittal

11. COMMUNITY AND SUSTAINABILITY

12. PUBLIC WORKS AND FACILITIES

A. **RESOLUTION NO.23-**
A Confirming Resolution Approving Emergency Generator Repairs at the Water Treatment Plant and Lake Front Pumping Station from Midwest Power Industry of Ringwood, Illinois

B. **RESOLUTION NO.23-**
A Resolution Authorizing the Approval of A Policy on Lead Service Line Replacement Cost Sharing

ATTACHMENTS:

- Exhibit A - Draft Lead Service Line Replacement Cost Sharing Program SOP
- Exhibit B - 2.7.23 PW&F Committee Lead Service Lines Memo
- Exhibit C - 2.7.23 PW&F Committee Presentation

13. PUBLIC SAFETY

14. COMMUNICATIONS AND OUTREACH

A. **ORDINANCE NO.23-**
An Ordinance Amending the Annual Fee Ordinance to Increase the Number of Class A Liquor Licenses for Butterfield's

15. REMARKS FOR THE GOOD OF THE ORDER

16. CLOSED SESSION

17. 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 and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Debbie Ford (847-664-4013) promptly to allow the Village of Northbrook to make reasonable accommodations for those persons. Hearing impaired individuals may call the TDD number, 847-564-8645, for more information.

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS
Tuesday, April 11, 2023

MEMORANDUM
VILLAGE OF NORTHBROOK
FINANCE DEPARTMENT

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: IWONA PETRYSZAK, CHIEF FINANCIAL OFFICER

DATE: April 11, 2023

SUBJECT: A PUBLIC HEARING FOR FY 2023/24 ANNUAL BUDGET

- Public Hearing notice published on 03/30/23 in accordance with State law.
- The Administration and Finance Committee of the Village Board reviewed the draft budget for FY 2023/24 at its meeting on March 14, 2023 at 6 p.m. Two changes were made after the meeting. The Water Fund Plant Construction expense account was increased by $235,915 to account for a proposal for Phase 1 Water SCADA System Replacement. The General Fund Reception and Events expense account was increased by $4,000 to account for a proposal from the Park District for the 2023 spring event.
- Total Budget for all Funds $114,672,588
- Total General Fund $51,209,365
    - ❑ General Fund (without special revenue funds) is projected to have about $1,105,000 deficit. Estimated fund balance at 4/30/24 equal to 44.5% of unrestricted revenue. Approximately $2,235,000 above 40% policy.
    - ❑ The General Fund budget maintains a Pay As You Go financing strategy for one-time capital expenditures which are not paid for with a debt issuance (such as Information Services/Technology purchases, vehicles, police equipment including state mandated body worn cameras, and municipal building repairs/improvements to existing facilities).
    - ❑ As presented, the General Fund includes approximately $1,105,000 Pay As You Go capital expenditures over FY2023/24 revenues. It is noted that the deficit can be partially attributed to a deferral of a number of one-time capital expenditures from the current fiscal year (FY 2022/23) which results in reduced current year expenditures and an increase in FY 2023/24 expenditures. This is attributed to current supply chain and workload which has impacted the ability to complete projects by April 30, 2023. Vehicles and building maintenance are a good example of this as well as technology procurements.
    - ❑ As such, there is no structural deficit and the Pay As You Go financial strategy remains a best practice, as opposed to debt issuance, for these types of capital purchases, even when taking into account the supply chain.
    - ❑ General Fund operating budget is about 3.2% higher than estimated for current year.
    - ❑ Abates over $7,000,000 (63%) of the tax levy for debt service.

- ❑ Assumes transfers of $325,000 to the Police Pension Fund and $325,000 to the Fire Pension Fund from ambulance transport fees for FY 2023/24 and FY 2024/25. These amounts are in addition to the Village's legally required contribution and will pay down the unfunded liability sooner than statutorily required.
- ❑ Projects General Fund (without special revenue funds) surplus of approximately $133,000 for FY 2024/25 and fund balance reserves at 4/30/25 equal to 44.5% of revenues.
- ❑ FY 2023/24 includes new initiatives:
  - Facilitate completion of policy decisions related to the Utility Rate Study to inform future water & sewer rates to allow for automation of water meter reading and customer access to accurate water consumption data online.
  - Complete a citizen survey benchmarked against other communities in the United States.
  - Complete the process of securing a replacement for Board meeting agenda software.
  - Continued work to finalize policy decisions for the renovation/replacement of Fire Station 11 & Administration, Fleet Maintenance Garage and Police Station.
  - Climate Action Plan priorities.
- ❑ Significant capital projects for the coming year include:
  - Building Repairs and Improvements - $1,398,695
  - Information Services Equipment and Cybersecurity-$1,242,500
  - Vehicle Replacements - $551,230
  - Police Equipment - $301,700
  - Facility Capital Projects- $5,936,000
  - Street and Sidewalks Maintenance - $4,348,810
  - Water Main Projects - $5,793,675
  - Water Plant Construction - $1,056,915
  - Storm Water Projects - $65,000
  - Sanitary Sewer Projects - $354,690
  - Senior Housing Building Improvements - $219,500

Ordinance (ID # 6604)

An Ordinance Adopting the Municipal Budget of the Village of Northbrook, County of Cook, State of Illinois for the Fiscal Year Beginning May 1, 2023 and Ending April 30, 2024

Passed by the Board of Trustees, 4/11/2023
Printed and Published 4/11/2023

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

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

_____
Village Clerk

Ordinance (ID # 6604)

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 Adopting the Municipal Budget of the Village of Northbrook, County of Cook, State of Illinois for the Fiscal Year Beginning May 1, 2023 and Ending April 30, 2024

shall be, and is hereby, adopted as follows:

Section 1. Background.

Pursuant to Ordinance No. 91-45, enacted on the 24th day of September 1991, the Village of Northbrook established, by a two/thirds majority vote of the President and Board of Trustees then holding office, a budget system, all as authorized by 65 ILCS 5/8-2-9.1, *et seq*. The Northbrook Municipal Code ("***Village Code***"), authorizes and directs the Village Manager to appoint and work with the Village's Budget Officer to prepare an annual budget for the Village. Pursuant to that direction, the Village Manager and the Budget Officer have prepared and compiled the contents of the Municipal Budget and presented said Municipal Budget in tentative form for consideration by the President and Board of Trustees.

The tentative Municipal Budget has been made conveniently available for public inspection no less than ten days prior to the passage of the Municipal Budget in such form as the President and Board of Trustees have prescribed. Not less than one week after the publication of the tentative Municipal Budget, and prior to final action on the Budget, the President and Board of Trustees held a public hearing on the tentative Municipal Budget, on the 11th day of April 2023. Notice of such hearing was given by publication in the *Northbrook Star*, which is a newspaper having a general circulation in the Village, at least one week prior to the time of said hearing. Notice was also given by publication in the Village's e-newsletter and on the Village's web site.

Upon review of the Budget as presented and with such further revisions as have been deemed appropriate by the President and Board of Trustees, the Corporate Authorities of the Village have determined that it is in the best interests of the Village to proceed to adopt the Municipal Budget for the fiscal year beginning May 1, 2023 and ending April 30, 2024.

Section 2. Budget Adopted.

The Municipal Budget of the Village of Northbrook, Cook County, Illinois, for the fiscal year beginning May 1, 2023 and ending April 30, 2024, is hereby adopted.

Section 3. Effective Date.

This Ordinance shall be in full force and effect immediately upon its passage and approval as required by law.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

northbrook

VILLAGE MANAGER'S OFFICE

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

MEMORANDUM

To: Board of Trustees
From Cara Pavlicek, Village Manager
Cc: Department Directors
Date: April 7, 2023
Subject: FY 2023/24 Recommended Budget and FY 2024/25 General Fund

Introduction

The Recommended Budget for Fiscal Year 2023/24 and the Fiscal Year 2024/25 General Fund is hereby presented for adoption on April 11, 2023 following a Public Hearing. The full document is available at recommended budget. The document is substantially consistent with the recommendations reviewed at the March 14, 2023 meeting of the Administration and Finance Committee of the Village Board. As you are aware, prior to that presentation, the budget was developed following a number of internal discussions including individual meetings with all Village Department Directors and, where applicable, department administrative staff. Appreciation is extended to everyone who has done significant work in order to present information to CFO Petryszak and Deputy CFO Bozic. CFO Petryszak has been invaluable in the process of preparing the municipal budget.

Administrative Considerations

Chapter 2 of the Municipal Code establishes the foundation for the Municipal Budget and provides the following:

- The fiscal year of the village shall begin on the first day of May of each year and end on the last day of April of the following year; and
- The Village Manager shall cause to be prepared each year the annual budget in time for consideration and enactment by the board of trustees during the first quarter of the fiscal year.
- Trustees have historically adopted the budget at the first Regular meeting in April to allow the CFO to complete the necessary filings required with the State of Illinois.
- The property tax levy ordinance was adopted and filed in December 2022 in order to comply with Cook County filing deadlines. This levy was a reduction from the prior year.
- Ordinances to abate some portion of the property tax levy related to debt service – due to the availability of other revenue to pay debt service (e.g. water revenues that are collected to pay for capital water projects) were presented in March and subsequently filed with Cook County.
- The Village Manager shall prepare as part of the annual budget process, a pay plan covering all employees of the village not otherwise established via a collective bargaining agreement.

As part of the administrative preparation of this draft budget, consideration is given to increasing demands for Village services, diminishing demands for service, and the cost implications of shifting demands.

The foundation for this document is based upon the Village's current fiscal position as documented in the independent financial audit for the year ending April 30, 2022 as well as:

- The diverse tax base and diverse sources of revenue that exist in the Village; and
- The adopted reduction in the Village's property tax levy for FY 2023/24; and
- The related economic state in the region and nation with specific attention paid to the following:
    - The Consumer Price Index for All Urban Consumers (CPI-U) in February 2023 increased 0.4 percent, seasonally adjusted, and rose 6.0 percent over the last 12 months, not seasonally adjusted.
- The five-year Capital Improvement Plan (CIP) was prepared and presented to the Village Board on November 29, 2022.
- The Village will celebrate the 100th Anniversary of changing its name to Northbrook, from Shermerville.
- The Village will celebrate the 122nd Anniversary of its incorporation on November 18, 2023. As identified in the CIP, the state of the Village's infrastructure reflects that of most well-established communities, and as a result, infrastructure needs will continue to increase and deferring capital projects is not recommended.
- Municipal building needs, with a focus on Fire Station 11, the Police Station, and the Public Works Fleet Maintenance Garage.
- It is also noted that the Village received the second installed of ARPA funding in the amount of $2,242,538.95 in September 2022 (for a combined total of $4.5 million received in FY22 and FY23.)

Fund Balance Policy

As presented, the FY 2023/24 budget estimates fund balance above 40% reserve policy over $2.2 million at fiscal year-end, and this includes a $1.1 million deficit in spending in the General Fund which is attributed to capital expenditures (the FY 2023/24 budget is balanced in the General Fund – excluding capital). The budget recommends deficit spending in the General Fund to support $2.2 million of additional non-bonded capital expenditures funded by General Fund revenues.

- Information Services capital expenses over $1.2 million. Historically in the range of $350,000-$500,000.
- Public Works vehicles totaling $447,230.
- Police equipment including body cameras and tasers $291,200.
- Building repairs & improvements total $1,398,695, $267,000 funded by General Fund revenues.

It is noted that the deficit can be partially attributed to a deferral of a number of one-time capital expenditures from the current fiscal year (FY2022/23) which results in reduced current year expenditures and an increase in FY 2023/24 expenditures. This is attributed

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

to current supply chain and workload which has impacted the ability to complete projects by April 30, 2023. Vehicles and building maintenance are a good example of this as well as technology procurements. The Board may wish to specially discuss the recommendation and affirm their concurrence with the recommended capital expenditures.

In regards to the funds above the reserve policy, the existing Financial Reserve Policy, in place since 1994, maintains the objective for an unreserved fund balance in the General Fund equal to 40% of revenues. In accordance with that Policy, following completion of the independent financial audit for a fiscal year, staff prepares a report to the Village Board summarizing the results of operations. The report includes a determination of unassigned fund balance and reports the amount (if any) of funds available that exceed the fund balance policy. Historically, the Village Board has used the unassigned fund balance amount above 40% target for:

a) Capital replacement programs
b) Retirement of existing debt
c) Cash payments for specific capital improvements

Based on projected revenues and estimated expenditures for the current fiscal year, staff anticipates that upon the completion of the audit for the year ending April 30, 2023, there will be funds available that exceed the policy in the amount of $4,679,845.

Consistent with this fiscal year, the recommended budget reflects that 70% of the fund balance amount above the 40% policy be transferred into the Facility Capital Projects Fund under “(c) Cash payments for specific capital improvements” in anticipation of future expenses associated with the Fire Station 11, Police Station, and Public Works Fleet Maintenance Garage facilities projects.

Revenues and Expenditures

The Village’s budget is comprised of 14 Funds which include:

a) General Fund which accounts for all the operating departments and general operating revenues which are not classified elsewhere. Sustainability expenditures are also accounted for in the General Fund as part of Development & Planning Services Department.

b) Debt Service Fund which accounts for the accumulation of funds for the periodic payment of principal and interest on general long-term debt.

c) Internal Service Funds which are used to track revenues and expenses that do not require legal separation from the General Fund but are budgeted and tracked independently for internal control, transparency, and accounting purposes. This includes the Self-Insurance Fund.

d) Permanent Funds which are used to account for resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the program and includes the Cemetery Fund.

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

e) Enterprise Funds which are distinguished from other Village Funds in that they are often run similar to a business as they are strictly funded by user fees rather than property taxes. For these types of Funds, the Village may still issue bonds to help pay for capital improvements or expenditures but the Recommended Budget payment on the debt service for these bonds is usually abated (removed) from the tax levy and paid by user fee revenue within the Fund.

   These Funds include Water Production and Distribution, Sanitary Sewer, Parking, Storm Water, and Senior Housing.

f) Special Revenue Funds are isolated from the general operations of the Village. These funds are for the financial management of Village services funded by revenues that have been earmarked for specific purposes. While the use of such revenues is sometimes guided by state and federal requirements, they can also be guided by policy directives from the Village Board of Trustees.

   This includes the Affordable Housing Fund.

g) Fiduciary Funds are established when pursuant to State of Illinois Compiled Statutes (ILCS), the Village maintains an independent pension board for both the Police and Firefighters' Pensions. The function of these boards is to serve in a fiduciary manner and diligently invest pension assets according to the limitations provided within their respective pension code sections of the ILCS. On an annual basis, the Village levies a fixed amount which is adopted with its General Fund levy in December of each year. Each pension fund then collects the distributions from its levy and may use the proceeds to either invest and/or pay pensioner benefits. Investments and expenses in the pension funds are not managed by Village staff but are rather handled by the elected or appointed members on each pension board. As such, the Village has limited control over the expenses and investment results in these funds.

   These include Police Pension and Firefighters' Pension Funds.

h) Capital Funds include the Infrastructure Capital Projects Fund and the Facility Capital Projects Fund established as part of the FY 2022/23 budget. These Capital Funds may include expenditures for personnel salaries and benefits that exclusively support the Funds programs and projects. Capital projects are improvements to street and storm water infrastructure or municipal buildings, except those financed by Proprietary or Trust Funds.

The use of Fund Accounting for the Village's revenues and expenditures is required as the Village of Northbrook is established under State Law as a municipal corporation and the Financial Accounting Foundation (FAF) requires the use of Generally Accepted Accounting Principles (GAAP) established by the Government Accounting Standards Board (GASB). Among the basic principles of governmental GAAP is fund accounting. Because of the diverse nature of governmental operations and the numerous legal and fiscal constraints under which those operations must be conducted, it is impossible to

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

record all governmental financial transactions and balances in a single accounting entity. Therefore, unlike a small private business which is accounted for as a single entity, a governmental unit is accounted for through separate funds, each of which is a fiscal and accounting entity with a self-balancing set of accounts. When compared to the private sector, fund accounting would most closely resemble a large publicly traded company that consists of a parent corporation and its subsidiaries, where each subsidiary maintains a separate set of accounting records and reports its numbers to the parent which then consolidates all the information for investor reporting.

The FY 2023/24 Recommended Budget for all Funds includes $103.8 million in expenditures after excluding interfund transfers. Such interfund transfers are being excluded so expenditures are not double counted resulting in inflated totals (interfund transfers out are always offset with a corresponding interfund transfer-in which net to zero). For comparison purposes, total village-wide expenditures in the current FY 2022/23 amended budget total $95.3 million.

The General Fund revenue assumptions are conservative, consistent with prior years. Total unrestricted revenues for the General Fund in FY 2023/24, net of ARPA funds, are budgeted to be less than 2.6% as estimated for the current fiscal year.

As you are aware, in 2018, the Board approved increased funding of the police and fire pension plans above the legally required contribution in order to pay down the unfunded liability sooner than required by state law (referred to as “additional contributions”). There was a one-year suspension in FY 21/22 due to revenue losses associated with the COVID-19 pandemic. For FY 2023/24, the Village Board reduced the total property tax levy and is allocating less property tax levy to the General Fund operating expenditures and increasing funding for the police and fire pension funds above the legal minimum contribution. The FY23/24 proposed budget maintains the Board direction to allocate ambulance fee revenue above $1.2 million be transferred into the Police and Fire Pension funds equally as another strategy to pay down the unfunded liability sooner than statutorily required.

In regards to retail sales tax revenues, in FY 2023/24 it is projected to be .5% below the current FY 2022/23 estimate. This is a very conservative estimate, especially considering the slight downward trend in retail sales tax revenues in the third quarter of current fiscal year. For historical purposes, it is noted that in FY 2021/22 the Village began to receive the new annual remote sellers sales tax (this online sales tax is destination-sourced, meaning that when an purchase online is delivered within Northbrook’s corporate limits, the remote seller is required to collect and remit sales taxes based on the Northbrook tax rate). The chart below illustrates sales tax rates in Northbrook.

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

Sales Tax in Northbrook – General Merchandise*	
State Portion	5%
Village Portion	1%
County Portion	0.25%
Subtotal Sales Tax by State Regulation	6.25%
Village Home Rule Retailers' Occupation Tax	1%
Cook County Home Rule Retailers' Occupation Tax	1.75%
RTA Sales Tax	1%
Subtotal Sales Tax by Units of Home Rule	3.75%
Total Combined Sales Tax	**10.00%**
*Registered property (i.e. vehicles) and eligible food & drug are taxed at a lower rate	

Thru December 2022, the Village's top three sales tax categories are:

1. Drugs and Miscellaneous Retails
2. Drinking and Eating Places
3. Food and Grocery

Retail Sales Tax revenue is allocated to the General Fund and the Infrastructure Capital Projects Fund. 0.25% of home rule retail sales tax is allocated to Capital Projects Fund.

The General Fund provides for the core public service operations of the Village (Police, Fire, Public Works, Development and Planning Services as well as General Government which includes Administration, Information Services and Finance), and represents approximately half of the total budget for the Village.

It is noteworthy that the General Fund also accounts for the majority of all expenditures related to the Village's workforce. As Village Manager, I consider labor relations a key priority in partnership with all Department Directors. Of the four collective bargaining agreements, two contracts – Metropolitan Alliance of Police (MAP) which cover sworn police officers and civilian dispatchers, and Local 150 which covers Public Works, are currently being negotiated as noted with the * below.

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

Bargaining Unit	Expiration Date
MAP Police*	4/30/2022
CCPA Police Sergeants	4/30/2025
Local 150 Public Works*	4/30/2022
Local 1894 IAFF Fire	4/30/2025

It is also noted that CCPA Police Sergeants Unit is in the process of affiliating with MAP (independent of the Patrol Unit which affiliated with MAP in 2022).

The Recommended Budget provides funding for all employee wages and benefits inclusive of a Cost of Living Adjustment (COLA) for non-union employees of 2.5% while the COLA for represented employees is contained in the their respective collective bargaining agreement.

Costs pertaining to health and life insurance premiums, which full-time employees are eligible to participate in, will renew in July. Preliminary rates are projected for 2024 calendar year as follows: increase of 0.4% for PPO and 12.8% for HMO, 8.9% dental premium decrease and no change for life insurance. These changes are accounted for in the draft budget.

The budget also contains a net increase of 3 full-time equivalent positions as follows and detailed further below:

Summary of Recommended Staffing Changes from FY23 to FY24		
Fire	Emergency Preparedness Coordinator: New	0.5
Police	Clinical Social Worker: Increase from 2 to 3 FTEs	1
Police	Records Clerk: Increase from 4 to 5 FTEs	1
VMO	Multimedia Assistant: Increase from PT to FT	0.5
		3

These changes will result in total full-time employees increasing from 272 to 275. The requested addition of staff includes:

- In the Fire Department, it is proposed that the Village seek opportunity with adjacent communities to hire a shared Emergency Preparedness Coordinator. The budget request for funding a portion of salary and benefits starting in July 2023.
- In the Police Department, it is proposed to hire additional staff in both the Counseling Service and Records division. In both cases, the positions are warranted and staff will commit to reviewing the on-going need for each position in

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

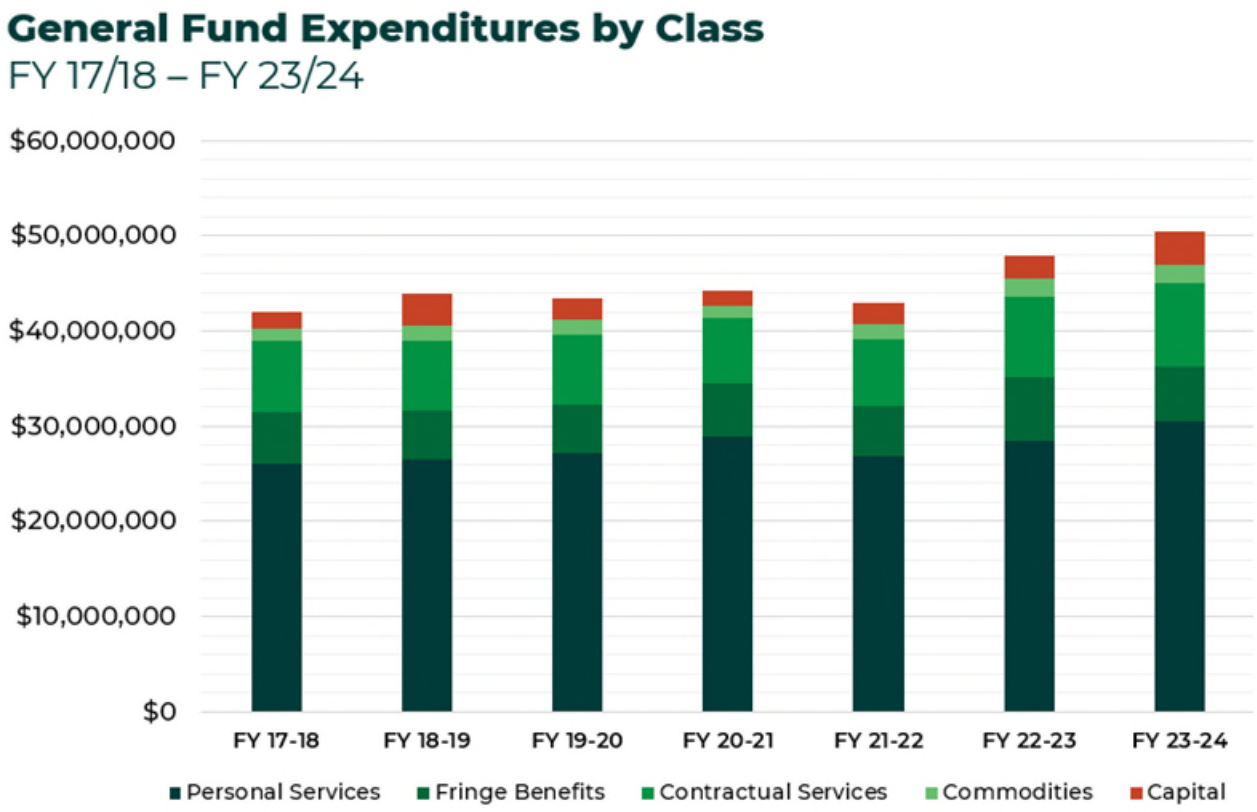
the event of a future retirement (none are expected in the next fiscal year). It is also noted that in the case of the records division, work related to body worn cameras necessitates a staffing increase at this time. It is hoped that with technology related to all police records, efficiencies will be realized in records management and should there be a future staffing vacancy, again, due to a retirement for example, the total staffing in the division would be evaluated and potentially return to the staffing levels that exist today.

- In the Village Manager's Office, it is proposed to that the current Multimedia Assistant position be increased to full-time due to increasing communications workload.

It is important to consider that personnel expenses (wages and benefits) account for approximately 75% of the General Fund budget, which is consistent with past practice.

This year, the department organizational charts are incorporated into the budget document, along with the FY 2023/24 employee pay plan.

The chart below shows total General Fund expenditures (before equity transfers) for the past five years and projections for the current and next fiscal years.



The projected operating expenses for FY 2023/24 are 3.2 percent higher as compared to FY 2022/23 estimated with the consumer price index for the past 12 months increasing 6.4 percent. Variances in Capital Outlay have been in accordance with the approved Capital Improvement Plans.

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

In addition to the core services provided by the Village, the Recommended Budget provides for staffing and resources to address the following goals and objectives for the fiscal year:

Goal 1: Economic & Financial Stewardship

- Continue work with Brookfield to present policy decisions to the Village Board for redevelopment Northbrook Court Mall.
- Facilitate completion of policy decisions related to the Utility Rate Study to inform future water & sewer rates to allow for automation of water meter reading and customer access to accurate water consumption data online.

Goal 2: Communications, Community Services and Satisfaction

- Complete a citizen survey benchmarked against other communities in the United States.
- Continue to improving Northbrook's community identity and messaging including redesign and updating the Village's website.
- Complete the process of securing a replacement for Board meeting agenda software.
- In conjunction with the development of the new zoning code, work with staff to facilitate development of policy recommendations that result in efficiencies in processes residents and businesses follow internally when they choose to invest, build, and grow in Northbrook.
- Streamline and automate business license and liquor license renewals with a focus on making the process easier for businesses and reducing soft costs.

Goal 3: Collaborative & Innovative Organization

- Increase interdepartmental collaboration, technical innovation in order to improve the effectiveness and efficiency of administrative workload across the organization.
- Attract and retain diverse and talented employees.
- Build a high-performance organization through updated employment policies and practices as well as increased transparency and information sharing within the workforce.
- Renovate/replace Fire Station 11, Police Station and Public Works Fleet Maintenance Garage with Architect engagement via policy direction in 2023 on site locations (renovation/replacement) as well present a timeline and fiscal strategy for all three projects.

Goal 4: Vibrant & Inclusive Community

- Facilitate the implementation of policy direction related to actions steps in the CAP.

Goal 5: Safe Community

- Invest in emergency preparedness including regular training in National Incident Management. System (NIMS) for staff and elected officials and in early 2023 undertake an update of the Village's Local Emergency Operating Plan dated April 30, 2011.
- Invest in facilities and infrastructure that support public safety.

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

In closing, I would like to reiterate the important role played by CFO Petryszak, Deputy CFO Bozic, all Department Directors and their respective staff for their dedication to Northbrook and their focus on identifying effective and efficient ways to deliver public services on a daily basis.

Consistent with Northbrook's historical approach, this proposed budget is fiscally conservative and responsive to the Village Board's direction. I look forward to answering any questions, along with the entire management team, as part of the April 11, 2023 meeting of the Village Board.

Attachment: FY23-24 Transmittal 4-11-2023 (6604 : An Ordinance Adopting the Municipal Budget of the Village of Northbrook)

MEMORANDUM
VILLAGE OF NORTHBROOK
FINANCE DEPARTMENT

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: IWONA PETRYSZAK, CFO

DATE: APRIL 11, 2023

SUBJECT: AN ORDINANCE TO ADOPT THE NORTHBROOK PUBLIC LIBRARY'S BUDGET

Attached is the FY 2023/2024 Budget for the Northbrook Public Library which was approved by the Library's Board of Trustees on March 16, 2023.

Ordinance (ID # 6603)

An Ordinance Adopting the Budget of the Northbrook Public Library, County of Cook, State of Illinois for the Fiscal Year Beginning May 1, 2023 and Ending April 30, 2024

Passed by the Board of Trustees, 4/11/2023
Printed and Published 4/12/2022

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

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

_____
Village Clerk

Ordinance (ID # 6603)

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 Adopting the Budget of the Northbrook Public Library, County of Cook, State of Illinois for the Fiscal Year Beginning May 1, 2023 and Ending April 30, 2024

shall be, and is hereby, adopted as follows:

Section 1. Background.

The Northbrook Public Library ("***Library***") is a library established and operated pursuant to the Illinois Local Library Act (75 ILCS 5/1 *et seq.*) ("***Library Act***"). As directed by the Library Act, the Northbrook Public Library Board of Trustees ("***Library Board***") is responsible for determining the amount of taxes to be levied for the corporate purpose of the Library and the expenditures of funds collected pursuant to such levy shall be made under the direction of the Library Board.

The Library Act requires that the Library's tax levy and budget be approved by the Village of Northbrook, notwithstanding the Library's authority and control over such matters. On February 16, 2023, the Library Board held a public hearing to present its draft budget for review and comment. On March 16, 2023, the Library Board voted to approve a budget for the Library's 2023/2024 Fiscal Year ("***FY 2024 Library Budget***"). The Village has received valid notice and proof of the Library Board's approval of the FY 2024 Library Budget.

Upon review of the FY 2024 Library Budget as presented, the Corporate Authorities of the Village have determined that it is in the best interest of the Village to proceed to adopt the FY 2024 Library Budget.

Section 2. Library Budget Adopted.

The Budget of the Northbrook Public Library, for the fiscal year beginning May 1, 2023 and ending April 30, 2024, is hereby adopted.

Section 3. Effective Date.

This Ordinance shall be in full force and effect immediately upon its passage and approval as required by law.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

Northbrook Public Library
Revenue Budget
Fiscal Year 2023 - 2024

	FY21 Actual	FY22 Actual	FY23 Budget	FY23 Forecast	FY24 Budget	% Change Budget/Forecast FY24/FY23	% Change Budget/Budget FY24/FY23
GENERAL FUND							
Property Taxes	$ 7,280,953	$ 7,237,444	$7,641,000	$ 7,340,933	$7,641,000	4.1%	0.0%
Uncollectible Levy	-	-	(150,000)	(150,000)	(150,000)	0.0%	0.0%
Replacement Tax	150,684	350,276	125,000	215,248	125,000	-41.9%	0.0%
Impact Fees	10,319	12,349	-	6,635	-	-100.0%	
Fines, Fees, Rentals	9,383	35,157	25,000	30,365	25,000	-17.7%	0.0%
Interest	15,039	3,796	5,000	5,000	5,000	0.0%	0.0%
Loss on Investment	1,944	222	-	-	-		
Miscellaneous	24,190	98,309	100,000	23,000	100,000	334.8%	0.0%
Subtotal	7,492,512	7,737,553	7,746,000	7,471,181	7,746,000	3.7%	0.0%
Gifts/Grants &Designated (includes Per Capita Grant)	159,242	110,225	200,000	100,000	200,000	100.0%	0.0%
Total General Fund	$ 7,651,754	$ 7,847,778	$7,946,000	$ 7,571,181	$7,946,000	5.0%	0.0%
SPECIAL REVENUE FUND							
Property Taxes - IMRF	479,577	389,152	425,000	386,652	425,000	9.9%	0.0%
Property Taxes - FICA	282,853	281,163	289,000	279,356	289,000	3.5%	0.0%
Interest - IMRF	1,214	298	50	2	50	2400.0%	0.0%
Interest - FICA	341	81	50	1	50	4900.0%	0.0%
Total Special Revenue	$ 763,985	$ 670,694	$ 714,100	$ 666,011	$ 714,100	7.2%	0.0%
CAPITAL IMPROVEMENTS FUND							
Interest	11,009	3,384	10,000	4,019	10,000	148.8%	0.0%
Grants & Other	7,189	7,200	-	7,200	-	-100.0%	
Bond Proceeds	-	-	-	-	-		
Insurance Proceeds	-	-	-	-	-		
Transfers In	1,115,000	1,340,868	425,000	1,040,000	425,000	-59.1%	0.0%
Total Capital Improvements	$ 1,133,198	$ 1,351,452	$ 435,000	$ 1,051,219	$ 435,000	-58.6%	0.0%
DEBT SERVICE FUND							
Property Taxes	743,814	737,686	757,550	733,245	757,550	3.3%	0.0%
Interest	15	4	-	4	-	-100.0%	
Loss on Investment	113	-	-	13	-	-100.0%	
Transfers In	16,150	20,546	-	25,000	-	-100.0%	
Total Debt Service Fund	$ 760,092	$ 758,236	$ 757,550	$ 758,262	$ 757,550	-0.1%	0.0%
Total Revenue&Transfers	$10,309,029	$10,628,160	$9,852,650	$10,046,673	$9,852,650	-1.9%	0.0%

Attachment: Library FY 2023-24 Budget (6603 : An Ordinance to Adopt the Northbrook Public Library's Budget)

Northbrook Public Library
General Fund Expense Budget
Fiscal Year 2023 - 2024

	FY21 Actual	FY22 Actual	FY23 Budget	FY23 Forecast	FY24 Budget	% Change Budget/Forecast FY24/FY23	% Change Budget/Budget FY24/FY23
PERSONAL SERVICES							
Salaries and Wages	3,795,250	3,693,795	4,182,500	4,061,854	4,500,000	10.8%	7.6%
Total Personal Services	$3,795,250	$3,693,795	$4,182,500	$4,061,854	$4,500,000	10.8%	7.6%
FRINGE BENEFITS							
Group Insurance	648,701	654,759	730,000	671,912	750,000	11.6%	2.7%
Unemployment/Worker's Comp	25,075	24,228	27,000	26,173	23,000	-12.1%	-14.8%
Training & Development	28,819	53,438	60,000	54,947	61,000	11.0%	1.7%
Total Fringe Benefits	$ 702,595	$ 732,425	$ 817,000	$ 753,032	$ 834,000	10.8%	2.1%
CONTRACTUAL SERVICES							
OCLC	23,735	25,204	22,000	25,250	29,000	14.9%	31.8%
CCS Shared Costs	79,293	79,011	80,000	78,278	76,000	-2.9%	-5.0%
Photocopy	23,328	25,544	30,000	23,245	24,000	3.2%	-20.0%
General Insurance	58,129	63,502	68,000	69,581	79,000	13.5%	16.2%
Telephone/Internet	48,058	40,502	39,000	36,966	39,000	5.5%	0.0%
Professional Services	243,612	258,042	322,000	321,962	402,000	24.9%	24.8%
Equipment Rental/Maintenance	4,436	26,637	42,000	41,545	46,000	10.7%	9.5%
Vehicle Expense	483	465	3,000	1,107	3,000	171.0%	0.0%
Utilities	47,123	48,549	53,000	52,600	54,000	2.7%	1.9%
Building Repairs	18,710	39,082	30,000	42,817	35,000	-18.3%	16.7%
Contracted Services	133,639	139,059	146,000	142,649	153,000	7.3%	4.8%
Recruiting	-	1,555	1,000	330	1,000	203.0%	0.0%
Total Contractual Services	$ 680,546	$ 747,152	$ 836,000	$ 836,330	$ 941,000	12.5%	12.6%
COMMODITIES							
Materials	893,794	887,742	932,000	932,000	944,000	1.3%	1.3%
Programs	75,024	80,588	94,000	67,325	103,150	53.2%	9.7%
Office & Library Supplies	70,197	60,423	70,000	70,000	70,000	0.0%	0.0%
Software	99,903	92,506	98,000	98,000	110,000	12.2%	12.2%
Postage	16,801	19,633	20,000	17,230	20,000	16.1%	0.0%
Community Relations	34,605	39,553	51,000	42,566	55,000	29.2%	7.8%
Janitorial Supplies	42,115	45,728	45,000	45,000	45,000	0.0%	0.0%
Total Commodities	$1,232,439	$1,226,173	$1,310,000	$1,272,121	$1,347,150	5.9%	2.8%
CAPITAL OUTLAY							
Furniture and Equipment	30,048	56,837	50,000	50,000	90,000	80.0%	80.0%
Total Capital Outlay	$ 30,048	$ 56,837	$ 50,000	$ 50,000	$ 90,000	80.0%	80.0%
OTHER							
Contingency & Misc Exp	3,341	7,147	100,000	8,755	100,000	1042.2%	0.0%
Board Development	216	502	500	294	500		
Total Other	$ 3,557	$ 7,649	$ 100,500	$ 9,049	$ 100,500	1010.6%	0.0%
Sub Total	$6,444,435	$6,464,031	$7,296,000	$6,982,386	$7,812,650	11.9%	7.1%
Transfer to CIF	1,115,000	1,270,000	425,000	938,000	425,000	-54.7%	0.0%
Transfer to Debt Service	16,150	20,546	25,000	15,144	25,000	65.1%	0.0%
Gifts/Designated*	74,930	89,569	200,000	206,441	400,000	93.8%	100.0%
Total for General Fund	$7,650,515	$7,844,146	$7,946,000	$8,141,971	$8,662,650	6.4%	9.0%

Attachment: Library FY 2023-24 Budget (6603 : An Ordinance to Adopt the Northbrook Public Library's Budget)

Northbrook Public Library
Special Revenue - IMRF/FICA Expense Budget
Fiscal Year 2023 - 2024

	FY21 Actual	FY22 Actual	FY23 Budget	FY23 Forecast	FY24 Budget	% Change Budget/Forecast FY24/FY23	% Change Budget/Budget FY24/FY23
IMRF Contributions	$397,230	$360,907	$425,000	$369,157	$400,000	8.4%	-5.9%
FICA Contributions	280,030	271,950	289,000	277,710	280,000	0.8%	-3.1%
Total	$677,260	$632,857	$714,000	$646,867	$680,000	5.1%	-4.8%
Total Special Revenue	$677,260	$632,857	$714,000	$646,867	$680,000	5.1%	-4.8%

Attachment: Library FY 2023-24 Budget (6603 : An Ordinance to Adopt the Northbrook Public Library's Budget)

Northbrook Public Library
Capital Improvements Fund Expense Budget
Fiscal Year 2023 - 2024

	FY21 Actual	FY22 Actual	FY23 Budget	FY23 Forecast	FY24 Budget	% Change Budget/Forecast FY24/FY23	% Change Budget/Budget FY24/FY23
Renovations, Repairs	$1,482,325	$ 179,481	$ 540,725	$227,750	$720,000	216.1%	33.2%
Professional Fees	100,020	36,755	75,525	16,078	180,000	1019.5%	138.3%
Furniture, Equipment	284,080	261,635	189,000	-	-		-100.0%
Contingency	-	-	-	-	-		
Total CIF	$1,866,425	$ 477,871	$ 805,250	$243,828	$900,000	269.1%	11.8%

Attachment: Library FY 2023-24 Budget (6603 : An Ordinance to Adopt the Northbrook Public Library's Budget)

Northbrook Public Library
Debt Service Expense Budget
Fiscal Year 2023 - 2024

	FY21 Actual	FY22 Actual	FY23 Budget	FY23 Forecast	FY24 Budget	% Change Budget/Forecast FY24/FY23	% Change Budget/Budget FY24/FY23
Interest Payments	$405,034	$382,172	$367,550	$367,550	$350,900	-4.5%	-4.5%
Principal Payments	354,945	376,077	390,000	390,000	410,000	5.1%	5.1%
Other Financing Sources	-	-	-	-	-		
Total Debt Service Fund	$759,979	$758,249	$757,550	$757,550	$760,900	0.4%	0.4%

Attachment: Library FY 2023-24 Budget (6603 : An Ordinance to Adopt the Northbrook Public Library's Budget)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 1, 2023 - MARCH 15, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302190	3M COMPANY	SUPPLIES - PW	452.53
302149	A & J SEWER SERVICE, INC.	SERVICES - PW	399.00
302243	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW	2,896.35
302147	AAA LOCK & KEY	SUPPLIES - PW	8.25
302148	ABT ELECTRONICS, INC	DEPARTMENT EQUIPMENT - FD	2,446.00
302254	ACCURATE EMPLOYMENT SCREENING, LLC	SERVICES - GG	195.51
302196	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW	84.53
5572(A)	ADDIS LAW GROUP	LEGAL SERVICES - GG	17,000.00
5538(A)	AIR ONE EQUIPMENT INC	TOOLS - FD	719.00
302242	AL WARREN OIL CO INC	FUEL - PW	25,228.56
302281	ALAN SMITH	TRAINING - PD	71.37
5539(A)	ALEXANDER CHEMICAL CORPORATION	SUPPLIES - PW	6,222.68
302150	ALEXANDER EQUIPMENT CO, INC.	PARTS - PW	225.45
5569(A)	ALPHA BUILDING MAINTENANCE SERVICE	PROFESSIONAL SERVICES - PW	7,491.00
5567(A)	AMAZON.COM SERVICES, INC.	EQUIPMENT - IT	4,902.15
302250	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN	718.59
302269	AMERICAN TAXI DISPATCH, INC	SENIOR TRANSPORTATION - FIN	145.00
302151	AMERIGAS - PROPANE LP	SUPPLIES - PW	305.18
302282	ANGELIKA MCGEE	MILEAGE REIMBURSEMENT - PD	168.28
302274	ARKADIY SAPOZHNIKOV	AMBULANCE REIMB - FD	88.77
5540(A)	ARLINGTON POWER EQUIPMENT	PARTS - PW	416.70
302152	ASSOCIATED TECHNICAL SERVICES, LTD	SERVICES - PW	229.10
302162	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	7,057.88
302232	ATLAS BOBCAT, LLC	PARTS - PW	525.24
302271	AVANT-GARDE JEWELRY COMPANY INC.	MEDICAL SUPPLIES - FD	1,475.82
302252	B&B HOLIDAY DECORATING, LLC	SERVICES - PW	14,011.21
302244	BACKFLOW SOLUTIONS, INC.	SERVICES - PW	5,787.57
302221	BATTERIES PLUS LLC	SUPPLIES - PW	30.60
5541(A)	BATTERY SERVICE CORPORATION	PARTS - PW	659.70
302155	BIG APPLE BAGELS	CANTEEN - PD	71.97
5549(A)	BLUE CROSS AND BLUE SHIELD OF ILLINOIS	HEALTH INSURANCE - GG	97.60
302276	BORIS SPIVACK	ALARM REFUND - FIN	5.00
302156	BRANIFF COMMUNICATIONS INC.	MAINTENANCE - FD	5,675.00
302157	BURRIS EQUIPMENT COMPANY	SUPPLIES - PW	630.00
302279	CAITLIN MCKENZIE	TRAINING - PD	159.96
302283	CANDY ERICKSON	UNIFORMS - PD	182.08
302158	CARAHSOFT TECHNOLOGY CORP.	ANNUAL SUBSCRIPTION - IT (*)	20,079.03
302159	CDS OFFICE TECHNOLOGIES	EQUIPMENT - IT	1,168.86
5544(A)	CDW GOVERNMENT INC.	ANNUAL MAINTENANCE - IT	11,454.48
302160	CHICAGO TRIBUNE	ADVERTISEMENT - PW	82.60
302161	CHRISTOPHER B. BURKE ENGINEERING	PROFESSIONAL SERVICES - DPS	175.00
302284	CHRISTOPHER KENNEDY	REIMBURSEMENT - PD	95.60
302285	CHRISTOPHER LACINA	UNIFORMS - PD	138.26
302218	CINTAS CORPORATION #2	UNIFORMS - PW	145.42
302264	CITIES DIGITAL, INC	CONSULTING - IT	15,940.00
5571(A)	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES - DPS	536.55
302163	CLARK BAIRD SMITH LLP	LEGAL SERVICES - GG	2,162.50
302256	CLARK HILL PLC	LEGAL SERVICES - GG	17,571.42
5543(A)	COMCAST	TELECOMMUNICATIONS - IT	2,629.51
302146	COMCAST CABLE	CABLE/INTERNET - PD	115.72
302164	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	1,029.63
302165	COMPASS MINERALS AMERICA INC.	DE-ICING SALT - PW (*)	39,669.50

Attachment: Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists) (6656 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 1, 2023 - MARCH 15, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302257	CONQUEST PEST SOLUTIONS	SERVICES - PW	810.00
302262	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	33,382.62
302166	COSTAR REALTY INFORMATION INC.	PROFESSIONAL SERVICES - DPS	987.00
302297	DAVID RAITH	REIMBURSEMENT - PW	10.00
302299	DAVID SCHWEIHS	REIMBURSEMENT - FD	25.01
302286	DENISE JASSO	MILEASE REIMBURSEMENT - PD	146.07
302270	DKMT LOTUS	PROFESSIONAL SERVICES - GG	399.90
5545(A)	DLT SOLUTIONS, LLC	ANNUAL SUBSCRIPTION - IT	2,106.85
302280	DONALD ANDERSON	UNIFORMS - PD	246.50
302213	DONALD T. DYTKIEWICZ	SERVICES - PW	1,650.00
302248	DR. ROBIN KROLL INC	PROFESSIONAL SERVICES - PD	1,050.00
302168	DULTMEIER SALES, LLC	PARTS - PW	241.03
302300	DUNDEE DEVELOPMENT, LLC	ESCROW RELEASE - PW (*)	241,255.00
302169	EL-COR INDUSTRIES, INC.	PARTS - PW	1,189.88
302240	ELEVATED SAFETY LLC	SUPPLIES - FD	763.02
302220	ELINEUP LLC	ANNUAL MAINTENANCE - IT	600.00
302287	ERIC GUSTASON	UNIFORMS - PD	59.35
302171	FEDEX	SHIPPING - PD	18.47
302172	FEDEX	SHIPPING - GG	58.04
302173	FEDEX	SHIPPING - GG	58.52
302267	FGM ARCHITECTS INC	PROFESSIONAL SERVICES - PW (*)	10,999.50
5565(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	1,535.00
5566(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN SERVICES - GG	2,304.78
302174	FOOT STONE, INC.	PROFESSIONAL SERVICES - PW	2,403.33
302175	FORCE AMERICA DISTRIBUTING LLC	PARTS - PW	77.88
302176	FOSTER COACH SALES INC.	PARTS - PW	364.62
302237	FRIES AUTOMOTIVE SERVICE'S INC.	SERVICES - PW	750.00
302235	FUJITEC AMERICA, INC.	SERVICES - PW	1,130.00
302272	FULLIFE SAFETY, LLC	SERVICES - PW	166.00
5546(A)	GALLS, LLC	SUPPLIES - PD	1,114.72
302177	GOLF MILL FORD	PARTS - PW	8,209.26
5547(A)	GRAINGER	PARTS - PW	1,096.93
302260	GRANITE TELECOMMUNICATIONS, LLC	TELECOMMUNICATIONS - IT	2,756.83
302178	GRAPHICS 2000 INC.	SUPPLIES - GG	220.45
302179	GRAYBAR ELECTRIC COMPANY INC.	SUPPLIES - PW	9,191.70
5548(A)	HAVEY COMMUNICATIONS, INC.	PARTS - PW	271.20
302275	HENRY DELANGELO	AMBULANCE REIMB - FD	300.00
302181	HIGH PSI LTD.	SUPPLIES - PW	512.55
302180	HOME DEPOT CREDIT SERVICES	SUPPLIES - PW	151.62
302238	IL DEPT. OF INNOVATION AND TECHNOLOGY	TELECOMMUNICATIONS - IT	1,833.91
302266	ILLINOIS GLASSWORKS LLC	SERVICES - PW	580.00
302182	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PD	302.00
302183	ILLINOIS STATE POLICE	PROFESSIONAL SERVICES - GG	28.25
302184	ILLINOIS STATE POLICE	PROFESSIONAL SERVICES - FD	56.50
302233	INSIGHT PUBLIC SECTOR, INC	EQUIPMENT - IT (*)	45,045.00
302225	IRONHAWK INDUSTRIAL DIST LLC	PARTS - PW	483.40
302153	ITSAVVY LLC	EQUIPMENT - IT	1,245.66
302185	J.G. UNIFORMS, INC.	UNIFORMS - PD	746.29
302288	JON GARCIA	UNIFORMS - PD	150.00
302289	JONATHAN SALMI	UNIFORMS - PD	40.50
302298	JOSEPH RIZZO	REIMBURSEMENT - PW	190.00
302259	KEVIN W. SHAUGHNESSY	PROFESSIONAL SERVICES - PD	480.00

Attachment: Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists) (6656 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 1, 2023 - MARCH 15, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
5550(A)	KIESLER POLICE SUPPLY, INC.	SUPPLIES - PD	325.00
302236	KORDICK ELECTRIC CO	SERVICES - PW	242.50
302186	LAKE COUNTY PUBLIC WORKS DEPT	SLUDGE TESTING - PW	70.00
302222	LEXISNEXIS RISK SOLUTIONS	TRAINING - PD	3,800.01
302263	LINDE GAS & EQUIPMENT INC.	PARTS - PW	201.84
5551(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - FIN	311.41
5558(A)	M.E.S.	TOOLS - FD	1,928.58
5568(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	1,930.18
302273	MARCI FROY	AMBULANCE REIMB - FD	215.95
302290	MATTHEW JOHNSON	UNIFORMS - PD	150.60
302187	M-B COMPANIES, INC.	PARTS - PW	1,779.02
5553(A)	MEADE INC.	SERVICES - PW	10,608.00
302188	MENONI & MOCOGNI, INC.	SUPPLIES - PW	342.65
5570(A)	MERCHANTS' CREDIT GUIDE CO.	COLLECTIONS - FIN	100.50
302265	MESCADA LLC	SERVICES - PW	4,625.00
5554(A)	METROPOLITAN INDUSTRIES	SERVICES - PW	10,473.00
302291	MICHAEL MARECI	UNIFORMS - PD	128.98
302292	MICHAEL TADLEY	UNIFORMS - PD	61.60
302189	MICRO CENTER SALES CORPORATION	SUPPLIES - PW	108.94
5555(A)	MID AMERICAN WATER OF WAUCONDA INC.	SUPPLIES - PW	390.40
302227	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	37,222.00
302228	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	22,358.00
302229	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	7,990.00
302230	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	29,232.00
302231	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	22,358.00
302191	MONROE TRUCK EQUIPMENT, INC	PARTS - PW	111.73
5556(A)	MOTION INDUSTRIES, INC.	PARTS - PW	259.12
5557(A)	MOTOROLA SOLUTIONS, INC.	SERVICES- PD	5,707.00
302192	MULTIPLE CONCRETE ACCESSORIES CORP	SUPPLIES - PW	829.26
302251	MUNICIPAL SYSTEMS LLC	ANNUAL MAINTENANCE - IT	1,201.75
302239	NAPA AUTO PARTS	PARTS - PW	522.43
302194	NEENAH FOUNDRY COMPANY	SUPPLIES - PW	2,068.26
302293	NICHOLE OCHAB	UNIFORMS - PD	36.21
302197	NICOR	UTILITIES - PW	1,895.81
302195	NIEAPA	CONFERENCE - PD	140.00
302193	NIPSTA	TRAINING - FD	2,250.00
302198	NORTH SHORE GAS COMPANY	UTILITIES - PW	30.95
302199	NORTHSHORE OMEGA	PROFESSIONAL SERVICES - PD	1,340.00
302200	NORTHSHORE UNIVERSITY HEALTHSYSTEM	SUPPLIES - FD	23.60
302202	NORTHWEST FREIGHTLINER	PARTS - PW	4,091.81
302201	NORTHWEST POLICE ACADEMY	TRAINING - PD	150.00
302246	OHD, LLLP	TOOLS - FD	55.00
302268	ORIN SOLUTIONS LLC	PROFESSIONAL SERVICES - PW	3,332.50
302258	PACE ANALYTICAL SERVICES, LLC	SERVICES - PW	2,092.80
302203	PADDOCK PUBLICATIONS, INC.	PROFESSIONAL SERVICES - DPS	57.00
302255	PEERLESS NETWORK, INC.	TELECOMMUNICATIONS - IT	5,661.57
302154	PETER BAKER AND SON	MATERIALS - PW	3,359.40
5559(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	1,531.88
5560(A)	PORTER LEE CORPORATION	ANNUAL MAINTENANCE - IT	2,009.00
5561(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	20,444.07
302204	REGIONAL EMERGENCY DISPATCH CENTER	DISPATCH - FD	50,110.00
302241	RICKMAN CONTRACT SERVICES, INC.	PROFESSIONAL SERVICES - FIN	6,500.00

Attachment: Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists) (6656 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 1, 2023 - MARCH 15, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302294	ROGER SCOTT	UNIFORMS - PD	150.00
302205	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	397.03
302206	SAF-T-GARD INTERNATIONAL, INC.	SAFETY GEAR - PW	239.10
302207	SENTINEL TECHNOLOGIES, INC.	CONSULTING - IT	3,039.56
302208	SICALCO, LTD.	SUPPLIES - PW	2,842.84
302209	SPOK, INC.	SUPPLIES - PW	59.95
302210	STATE TREASURER	TRAFFIC SIGNALS - PW	14,150.70
5562(A)	STEINER ELECTRIC COMPANY	ANNUAL MAINTENANCE - IT	7,722.14
302277	STEVE RIFKIN	ALARM REFUND - FIN	5.00
302301	STEVEN BOSSE	TICKET REFUND - FIN	50.00
302211	SUNSET FOOD MART, INC.	TRAINING - FD	45.74
302247	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	2,983.61
302212	TAPCO	SUPPLIES - PW	157.27
302295	TERESA DREWES	SUPPLIES - PD	115.89
5552(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,659.00
302214	THIRD MILLENNIUM ASSOCIATES, INC.	PROFESSIONAL SERVICES - FIN	4,123.63
302278	THOMAS MCGANN	REIMBURSEMENT - DPS	153.38
302217	THOMSON REUTERS	SUBSCRIPTION - PD	301.74
302261	TITAN CLOUD SOFTWARE, LLC	ANNUAL MAINTENANCE - IT	5,000.00
302253	TODAY'S UNIFORMS INC.	UNIFORMS - FD	9,169.44
302215	TRAFFIC CONTROL & PROTECTION INC	SUPPLIES - PW	3,882.00
302170	TRANSCHICAGO TRUCK GROUP	NEW VEHICLE/TRUCK - PW (*)	185,691.00
302223	ULTRA STROBE COMMUNICATIONS, INC.	EQUIPMENT - PW	4,574.10
5564(A)	UNIQUE PRODUCTS & SERVICE CORP	SUPPLIES - PW	155.10
302249	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	105.00
302245	VERIZON CONNECT NWF INC.	SERVICES - PW	615.22
302216	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	4,132.56
302167	W S DARLEY & COMPANY	TRT EQUIPMENT - FD	2,733.00
302224	WATERWAY GAS AND WASH COMPANY	MAINTENANCE - PD	594.00
302219	WHEEL-INN BODY & MOTOR WORKS	SERVICES - PW	450.00
302296	WILLIAM HUMPHRIES	SUPPLIES - PD	461.70
5563(A)	WILMETTE TRUCK AND BUS SERVICE, INC	SERVICES - PW	240.00
5542(A)	XEROX BUSINESS SOLUTIONS MIDWEST	PRINTING - IT	2,218.71
302226	ZOLL MEDICAL CORP	SUPPLIES - FD	2,299.90
302234	ZONES INC	ANNUAL MAINTENANCE - IT (*)	24,512.17
		CLASS 'A' TOTAL	**1,157,368.64**

Attachment: Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists) (6656 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 1, 2023 - MARCH 15, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
302132	ALPHA PAINTWORKS INC.	SERVICES - PW (*)	29,830.00
368(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	8,547.66
302133	DANIELA PARTIPILO TRUSTEE	EASEMENT ACQUISITION - PW	8,200.00
367(E)	LOWE'S	SUPPLIES - PW	1,119.94
3/15/23	PAYROLL	03/15/23 PAYROLL	950,994.02
302134	WASTE MANAGEMENT	YARD WASTE STICKERS - FIN	1,019.72
		CLASS 'B' TOTAL	**999,711.34**
		REPORT TOTAL	***2,157,079.98***

by roll call vote of the Northbrook Village Board of Trustees at a duly noticed official meeting on the day

20 .

Village President

ATTEST: _____

Attachment: Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists) (6656 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 1, 2023 - MARCH 15, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302300	DUNDEE DEVELOPMENT, LLC	ESCROW RELEASE - PW (*)	241,255.00
302170	TRANSCHICAGO TRUCK GROUP	NEW VEHICLE/TRUCK - PW (*)	185,691.00
302204	REGIONAL EMERGENCY DISPATCH CENTER	DISPATCH - FD	50,110.00
302233	INSIGHT PUBLIC SECTOR, INC	EQUIPMENT - IT (*)	45,045.00
302165	COMPASS MINERALS AMERICA INC.	DE-ICING SALT - PW (*)	39,669.50
302227	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	37,222.00
302262	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	33,382.62
302230	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	29,232.00
302242	AL WARREN OIL CO INC	FUEL - PW	25,228.56
302234	ZONES INC	ANNUAL MAINTENANCE - IT (*)	24,512.17
302228	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	22,358.00
302231	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	22,358.00
5561(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	20,444.07
302158	CARAHSOFT TECHNOLOGY CORP.	ANNUAL SUBSCRIPTION - IT (*)	20,079.03
302256	CLARK HILL PLC	LEGAL SERVICES - GG	17,571.42
5572(A)	ADDIS LAW GROUP	LEGAL SERVICES - GG	17,000.00
302264	CITIES DIGITAL, INC	CONSULTING - IT	15,940.00
302210	STATE TREASURER	TRAFFIC SIGNALS - PW	14,150.70
302252	B&B HOLIDAY DECORATING, LLC	SERVICES - PW	14,011.21
5544(A)	CDW GOVERNMENT INC.	ANNUAL MAINTENANCE - IT	11,454.48
302267	FGM ARCHITECTS INC	PROFESSIONAL SERVICES - PW (*)	10,999.50
5553(A)	MEADE INC.	SERVICES - PW	10,608.00
5554(A)	METROPOLITAN INDUSTRIES	SERVICES - PW	10,473.00
302179	GRAYBAR ELECTRIC COMPANY INC.	SUPPLIES - PW	9,191.70
302253	TODAY'S UNIFORMS INC.	UNIFORMS - FD	9,169.44
302177	GOLF MILL FORD	PARTS - PW	8,209.26
302229	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	7,990.00
5562(A)	STEINER ELECTRIC COMPANY	ANNUAL MAINTENANCE - IT	7,722.14
5569(A)	ALPHA BUILDING MAINTENANCE SERVICE	PROFESSIONAL SERVICES - PW	7,491.00
302162	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	7,057.88
302241	RICKMAN CONTRACT SERVICES, INC.	PROFESSIONAL SERVICES - FIN	6,500.00
5539(A)	ALEXANDER CHEMICAL CORPORATION	SUPPLIES - PW	6,222.68
302244	BACKFLOW SOLUTIONS, INC.	SERVICES - PW	5,787.57
5557(A)	MOTOROLA SOLUTIONS, INC.	SERVICES- PD	5,707.00
302156	BRANIFF COMMUNICATIONS INC.	MAINTENANCE - FD	5,675.00
302255	PEERLESS NETWORK, INC.	TELECOMMUNICATIONS - IT	5,661.57
302261	TITAN CLOUD SOFTWARE, LLC	ANNUAL MAINTENANCE - IT	5,000.00
5567(A)	AMAZON.COM SERVICES, INC.	EQUIPMENT - IT	4,902.15
302265	MESCADA LLC	SERVICES - PW	4,625.00
302223	ULTRA STROBE COMMUNICATIONS, INC.	EQUIPMENT - PW	4,574.10
302216	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	4,132.56
302214	THIRD MILLENNIUM ASSOCIATES, INC.	PROFESSIONAL SERVICES - FIN	4,123.63
302202	NORTHWEST FREIGHTLINER	PARTS - PW	4,091.81
302215	TRAFFIC CONTROL & PROTECTION INC	SUPPLIES - PW	3,882.00
302222	LEXISNEXIS RISK SOLUTIONS	TRAINING - PD	3,800.01
302154	PETER BAKER AND SON	MATERIALS - PW	3,359.40
302268	ORIN SOLUTIONS LLC	PROFESSIONAL SERVICES - PW	3,332.50
302207	SENTINEL TECHNOLOGIES, INC.	CONSULTING - IT	3,039.56
302247	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	2,983.61
302243	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW	2,896.35
302208	SICALCO, LTD.	SUPPLIES - PW	2,842.84
302260	GRANITE TELECOMMUNICATIONS, LLC	TELECOMMUNICATIONS - IT	2,756.83

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
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FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302167	W S DARLEY & COMPANY	TRT EQUIPMENT - FD	2,733.00
5543(A)	COMCAST	TELECOMMUNICATIONS - IT	2,629.51
302148	ABT ELECTRONICS, INC	DEPARTMENT EQUIPMENT - FD	2,446.00
302174	FOOT STONE, INC.	PROFESSIONAL SERVICES - PW	2,403.33
5566(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN SERVICES - GG	2,304.78
302226	ZOLL MEDICAL CORP	SUPPLIES - FD	2,299.90
302193	NIPSTA	TRAINING - FD	2,250.00
5542(A)	XEROX BUSINESS SOLUTIONS MIDWEST	PRINTING - IT	2,218.71
302163	CLARK BAIRD SMITH LLP	LEGAL SERVICES - GG	2,162.50
5545(A)	DLT SOLUTIONS, LLC	ANNUAL SUBSCRIPTION - IT	2,106.85
302258	PACE ANALYTICAL SERVICES, LLC	SERVICES - PW	2,092.80
302194	NEENAH FOUNDRY COMPANY	SUPPLIES - PW	2,068.26
5560(A)	PORTER LEE CORPORATION	ANNUAL MAINTENANCE - IT	2,009.00
5568(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	1,930.18
5558(A)	M.E.S.	TOOLS - FD	1,928.58
302197	NICOR	UTILITIES - PW	1,895.81
302238	IL DEPT. OF INNOVATION AND TECHNOLOGY	TELECOMMUNICATIONS - IT	1,833.91
302187	M-B COMPANIES, INC.	PARTS - PW	1,779.02
5552(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,659.00
302213	DONALD T. DYTKIEWICZ	SERVICES - PW	1,650.00
5565(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	1,535.00
5559(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	1,531.88
302271	AVANT-GARDE JEWELRY COMPANY INC.	MEDICAL SUPPLIES - FD	1,475.82
302199	NORTHSHORE OMEGA	PROFESSIONAL SERVICES - PD	1,340.00
302153	ITSAVVY LLC	EQUIPMENT - IT	1,245.66
302251	MUNICIPAL SYSTEMS LLC	ANNUAL MAINTENANCE - IT	1,201.75
302169	EL-COR INDUSTRIES, INC.	PARTS - PW	1,189.88
302159	CDS OFFICE TECHNOLOGIES	EQUIPMENT - IT	1,168.86
302235	FUJITEC AMERICA, INC.	SERVICES - PW	1,130.00
5546(A)	GALLS, LLC	SUPPLIES - PD	1,114.72
5547(A)	GRAINGER	PARTS - PW	1,096.93
302248	DR. ROBIN KROLL INC	PROFESSIONAL SERVICES - PD	1,050.00
302164	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	1,029.63
302166	COSTAR REALTY INFORMATION INC.	PROFESSIONAL SERVICES - DPS	987.00
302192	MULTIPLE CONCRETE ACCESSORIES CORP	SUPPLIES - PW	829.26
302257	CONQUEST PEST SOLUTIONS	SERVICES - PW	810.00
302240	ELEVATED SAFETY LLC	SUPPLIES - FD	763.02
302237	FRIES AUTOMOTIVE SERVICE'S INC.	SERVICES - PW	750.00
302185	J.G. UNIFORMS, INC.	UNIFORMS - PD	746.29
5538(A)	AIR ONE EQUIPMENT INC	TOOLS - FD	719.00
302250	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN	718.59
5541(A)	BATTERY SERVICE CORPORATION	PARTS - PW	659.70
302157	BURRIS EQUIPMENT COMPANY	SUPPLIES - PW	630.00
302245	VERIZON CONNECT NWF INC.	SERVICES - PW	615.22
302220	ELINEUP LLC	ANNUAL MAINTENANCE - IT	600.00
302224	WATERWAY GAS AND WASH COMPANY	MAINTENANCE - PD	594.00
302266	ILLINOIS GLASSWORKS LLC	SERVICES - PW	580.00
5571(A)	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES - DPS	536.55
302232	ATLAS BOBCAT, LLC	PARTS - PW	525.24
302239	NAPA AUTO PARTS	PARTS - PW	522.43
302181	HIGH PSI LTD.	SUPPLIES - PW	512.55
302225	IRONHAWK INDUSTRIAL DIST LLC	PARTS - PW	483.40

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FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302259	KEVIN W. SHAUGHNESSY	PROFESSIONAL SERVICES - PD	480.00
302296	WILLIAM HUMPHRIES	SUPPLIES - PD	461.70
302190	3M COMPANY	SUPPLIES - PW	452.53
302219	WHEEL-INN BODY & MOTOR WORKS	SERVICES - PW	450.00
5540(A)	ARLINGTON POWER EQUIPMENT	PARTS - PW	416.70
302270	DKMT LOTUS	PROFESSIONAL SERVICES - GG	399.90
302149	A & J SEWER SERVICE, INC.	SERVICES - PW	399.00
302205	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	397.03
5555(A)	MID AMERICAN WATER OF WAUCONDA INC.	SUPPLIES - PW	390.40
302176	FOSTER COACH SALES INC.	PARTS - PW	364.62
302188	MENONI & MOCOGNI, INC.	SUPPLIES - PW	342.65
5550(A)	KIESLER POLICE SUPPLY, INC.	SUPPLIES - PD	325.00
5551(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - FIN	311.41
302151	AMERIGAS - PROPANE LP	SUPPLIES - PW	305.18
302182	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PD	302.00
302217	THOMSON REUTERS	SUBSCRIPTION - PD	301.74
302275	HENRY DELANGELO	AMBULANCE REIMB - FD	300.00
5548(A)	HAVEY COMMUNICATIONS, INC.	PARTS - PW	271.20
5556(A)	MOTION INDUSTRIES, INC.	PARTS - PW	259.12
302280	DONALD ANDERSON	UNIFORMS - PD	246.50
302236	KORDICK ELECTRIC CO	SERVICES - PW	242.50
302168	DULTMEIER SALES, LLC	PARTS - PW	241.03
5563(A)	WILMETTE TRUCK AND BUS SERVICE, INC	SERVICES - PW	240.00
302206	SAF-T-GARD INTERNATIONAL, INC.	SAFETY GEAR - PW	239.10
302152	ASSOCIATED TECHNICAL SERVICES, LTD	SERVICES - PW	229.10
302150	ALEXANDER EQUIPMENT CO, INC.	PARTS - PW	225.45
302178	GRAPHICS 2000 INC.	SUPPLIES - GG	220.45
302273	MARCI FROY	AMBULANCE REIMB - FD	215.95
302263	LINDE GAS & EQUIPMENT INC.	PARTS - PW	201.84
302254	ACCURATE EMPLOYMENT SCREENING, LLC	SERVICES - GG	195.51
302298	JOSEPH RIZZO	REIMBURSEMENT - PW	190.00
302283	CANDY ERICKSON	UNIFORMS - PD	182.08
302161	CHRISTOPHER B. BURKE ENGINEERING	PROFESSIONAL SERVICES - DPS	175.00
302282	ANGELIKA MCGEE	MILEAGE REIMBURSEMENT - PD	168.28
302272	FULLIFE SAFETY, LLC	SERVICES - PW	166.00
302279	CAITLIN MCKENZIE	TRAINING - PD	159.96
302212	TAPCO	SUPPLIES - PW	157.27
5564(A)	UNIQUE PRODUCTS & SERVICE CORP	SUPPLIES - PW	155.10
302278	THOMAS MCGANN	REIMBURSEMENT - DPS	153.38
302180	HOME DEPOT CREDIT SERVICES	SUPPLIES - PW	151.62
302290	MATTHEW JOHNSON	UNIFORMS - PD	150.60
302288	JON GARCIA	UNIFORMS - PD	150.00
302201	NORTHWEST POLICE ACADEMY	TRAINING - PD	150.00
302294	ROGER SCOTT	UNIFORMS - PD	150.00
302286	DENISE JASSO	MILEASE REIMBURSEMENT - PD	146.07
302218	CINTAS CORPORATION #2	UNIFORMS - PW	145.42
302269	AMERICAN TAXI DISPATCH, INC	SENIOR TRANSPORTATION - FIN	145.00
302195	NIEAPA	CONFERENCE - PD	140.00
302285	CHRISTOPHER LACINA	UNIFORMS - PD	138.26
302291	MICHAEL MARECI	UNIFORMS - PD	128.98
302295	TERESA DREWES	SUPPLIES - PD	115.89
302146	COMCAST CABLE	CABLE/INTERNET - PD	115.72

Attachment: Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists) (6656 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 1, 2023 - MARCH 15, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302191	MONROE TRUCK EQUIPMENT, INC	PARTS - PW	111.73
302189	MICRO CENTER SALES CORPORATION	SUPPLIES - PW	108.94
302249	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	105.00
5570(A)	MERCHANTS' CREDIT GUIDE CO.	COLLECTIONS - FIN	100.50
5549(A)	BLUE CROSS AND BLUE SHIELD OF ILLINOIS	HEALTH INSURANCE - GG	97.60
302284	CHRISTOPHER KENNEDY	REIMBURSEMENT - PD	95.60
302274	ARKADIY SAPOZHNIKOV	AMBULANCE REIMB - FD	88.77
302196	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW	84.53
302160	CHICAGO TRIBUNE	ADVERTISEMENT - PW	82.60
302175	FORCE AMERICA DISTRIBUTING LLC	PARTS - PW	77.88
302155	BIG APPLE BAGELS	CANTEEN - PD	71.97
302281	ALAN SMITH	TRAINING - PD	71.37
302186	LAKE COUNTY PUBLIC WORKS DEPT	SLUDGE TESTING - PW	70.00
302292	MICHAEL TADLEY	UNIFORMS - PD	61.60
302209	SPOK, INC.	SUPPLIES - PW	59.95
302287	ERIC GUSTASON	UNIFORMS - PD	59.35
302173	FEDEX	SHIPPING - GG	58.52
302172	FEDEX	SHIPPING - GG	58.04
302203	PADDOCK PUBLICATIONS, INC.	PROFESSIONAL SERVICES - DPS	57.00
302184	ILLINOIS STATE POLICE	PROFESSIONAL SERVICES - FD	56.50
302246	OHD, LLLP	TOOLS - FD	55.00
302301	STEVEN BOSSE	TICKET REFUND - FIN	50.00
302211	SUNSET FOOD MART, INC.	TRAINING - FD	45.74
302289	JONATHAN SALMI	UNIFORMS - PD	40.50
302293	NICHOLE OCHAB	UNIFORMS - PD	36.21
302198	NORTH SHORE GAS COMPANY	UTILITIES - PW	30.95
302221	BATTERIES PLUS LLC	SUPPLIES - PW	30.60
302183	ILLINOIS STATE POLICE	PROFESSIONAL SERVICES - GG	28.25
302299	DAVID SCHWEIHS	REIMBURSEMENT - FD	25.01
302200	NORTHSHORE UNIVERSITY HEALTHSYSTEM	SUPPLIES - FD	23.60
302171	FEDEX	SHIPPING - PD	18.47
302297	DAVID RAITH	REIMBURSEMENT - PW	10.00
302147	AAA LOCK & KEY	SUPPLIES - PW	8.25
302276	BORIS SPIVACK	ALARM REFUND - FIN	5.00
302277	STEVE RIFKIN	ALARM REFUND - FIN	5.00
		CLASS 'A' TOTAL	**1,157,368.64**

Attachment: Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists) (6656 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 1, 2023 - MARCH 15, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
3/15/23	PAYROLL	03/15/23 PAYROLL	950,994.02
302132	ALPHA PAINTWORKS INC.	SERVICES - PW (*)	29,830.00
368(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	8,547.66
302161	DANIELA PARTIPILO TRUSTEE	EASEMENT ACQUISITION - PW	8,200.00
367(E)	LOWE'S	SUPPLIES - PW	1,119.94
302134	WASTE MANAGEMENT	YARD WASTE STICKERS - FIN	1,019.72
		CLASS 'B' TOTAL	**999,711.34**
		REPORT TOTAL	***2,157,079.98***

by roll call vote of the Northbrook Village Board of Trustees at a duly noticed official meeting on the day

20 .

Village President

ATTEST: _____

Attachment: Payments to be Made Per Listing Dated March 1, 2023 - March 15, 2023 (Alpha & Descending Lists) (6656 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 14 , 2023 FRONTAGE DEPOSIT REFUNDS

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302135	BLUFF CITY MATERIALS, INC	FRONTAGE DEPOSIT REFUND ®	1,000.00
302136	JCB PLUMBING, LLC	FRONTAGE DEPOSIT REFUND ®	500.00
302137	RELIANCE PLUMBING SEWER AND DRAINAGE	FRONTAGE DEPOSIT REFUND ®	1,000.00
302138	SANTUCCI PLUMBING INC	FRONTAGE DEPOSIT REFUND ®	500.00
302139	DIVISION 3 CORP	FRONTAGE DEPOSIT REFUND ®	1,306.00
302140	ABC PLUMBING, HEATING, COOLING & EL	FRONTAGE DEPOSIT REFUND ®	500.00
302141	ROTO ROOTER SERVICES COMPANY	FRONTAGE DEPOSIT REFUND ®	500.00
302142	WITMAN PLUMBING INC	FRONTAGE DEPOSIT REFUND ®	500.00
302143	RAVINIA PLUMBING AND HEATING	FRONTAGE DEPOSIT REFUND ®	500.00
302144	DUANE BLANTON PLUMBING, SEWER & DRAINAGE	FRONTAGE DEPOSIT REFUND ®	500.00
302145	JONNA REILLY	FRONTAGE DEPOSIT REFUND ®	1,000.00
		CLASS 'A' TOTAL	7,806.00

by roll call vote of the Northbrook Village Board of Trustees at a duly noticed official meeting on the day

of 20 .

Village President

ATTEST: _____

Attachment: Frontage Deposit List Dated March 14, 2023 (6657 : Frontage Deposit)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 16, 2023 - MARCH 31, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302376	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW	3,664.27
302372	A5 GROUP INC	PROFESSIONAL SERVICES - GG	14,656.25
302342	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW	161.50
5573(A)	ADVANCED TREE CARE	SERVICES - PW	995.00
5598(A)	ADVIZEX TECHNOLOGIES LLC	CONSULTING - IT	7,800.00
5574(A)	AIR ONE EQUIPMENT INC	SUPPLIES - FD	2,634.00
302373	AL WARREN OIL CO INC	FUEL - PW	21,195.07
302333	ALAN F. FRIEDMAN PH.D., INC.	PROFESSIONAL SERVICES - PD	1,453.75
302402	AMANDA JAEGERS	REIMBURSEMENT - PD	187.44
302391	AMAZON WEB SERVICES, INC.	SUPPLIES - IT	11.41
5601(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PD	1,610.63
302403	ANDREW CISZEK	REIMBURSEMENT - PD	205.81
302374	APPLIED ECOLOGICAL SERVICES, INC.	SERVICES - PW	2,825.09
5575(A)	ARLINGTON POWER EQUIPMENT	PARTS - PW	389.36
302326	ARTHUR CLESEN, INC.	SUPPLIES - PW	621.56
302365	ARTISTIC ENGRAVING	UNIFORMS - PD	437.57
302385	ASSOCIATED PROPERTY COUNSELORS, LTD	PROFESSIONAL SERVICES - PW	2,250.00
5604(A)	BANNERVILLE USA, INC	SUPPLIES - GG	1,740.00
5577(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW	12,642.56
302320	BOUND TREE MEDICAL, LLC	SUPPLIES - FD	2,811.11
302401	BRETT KIM	REIMBURSEMENT - PD	130.12
302404	BRIAN RILEY	REIMBURSEMENT - PD	95.53
302405	BRYAN MEENTS	REIMBURSEMENT - PD	105.14
5599(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	63.30
302321	CDS OFFICE TECHNOLOGIES	SUPPLIES - IT	840.00
5579(A)	CDW GOVERNMENT INC.	ANNUAL MAINTENANCE - IT	16,656.36
302322	CENTRAL PARTS WAREHOUSE	SUPPLIES - PW	425.61
302323	CHICAGO TRIBUNE	ADVERTISEMENTS - PW	336.65
302395	CHRISTIAN JOHN SCHUMAN	CULTURAL FAIR VENDOR - GG	200.00
302359	CINTAS CORPORATION #2	SUPPLIES - PD	418.96
302360	CINTAS CORPORATION #2	UNIFORMS - PW	145.42
302324	CITY OF HIGHLAND PARK	TESTING - PW	200.00
302325	CITY TECH USA, INC.	MEMBERSHIPS - GG	390.00
302327	COLLEGE OF LAKE COUNTY	TRAINING - FD	1,553.29
302317	COMCAST CABLE	UTILITIES - FD	257.78
302318	COMCAST CABLE	UTILITIES - FD	257.78
302319	COMCAST CABLE	UTILITIES - FD	281.03
302328	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	734.82
302399	CONNOR FREEMAN	AMBULANCE REIMB - FD	58.72
302386	CONQUEST PEST SOLUTIONS	PROFESSIONAL SERVICES - PD	89.00
302329	CRIME ANALYSTS OF ILLINOIS	MEMBERSHIP - PD	40.00
302419	DAVID RAITH	REIMBURSEMENT - PW	96.00
302406	DENISE JASSO	REIMBURSEMENT - PD	119.21
302331	DJS SCUBA LOCKER, INC	SUPPLIES - FD	735.00
5580(A)	DREISILKER ELECTRIC MOTORS INC	SUPPLIES - PW	264.02
302362	EJ USA, INC.	SUPPLIES - PW	2,370.30
302332	EL-COR INDUSTRIES, INC.	PARTS - PW	128.91
302367	ELGIN RECYCLING, INC.	RECYCLING - PW	2,631.00
5603(A)	ELROD FRIEDMAN LLP	LEGAL SERVICES - GG	124,973.14
5581(A)	ENGINEERING RESOURCE ASSOCIATES INC	PROFESSIONAL SERVICES - PW	2,579.15
302407	ERIC GUSTASON	REIMBURSEMENT - PD	698.11
302387	EXCEL OIL SERVICES	SERVICES - PW	314.00

Attachment: Payments to be Made Per Listing Dated March 16, 2023 - March 31, 2023 (Alpha & Descending Lists) (6663 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 16, 2023 - MARCH 31, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
5597(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	4,005.00
5600(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - PD	684.73
5582(A)	FLUORECYCLE, INC.	RECYCLING - PW	997.53
302392	FRED HAAS & ASSOCIATES, INC.	PROFESSIONAL SERVICES - PW	6,880.00
5583(A)	GALLS, LLC	UNIFORMS - PD	1,881.21
302334	GENERAL PUMP & MACHINERY INC.	PROFESSIONAL SERVICES - PW	11,603.00
302335	GOLF MILL FORD	PARTS - PW	5,444.16
302398	GOOD IMPRESSIONS	UNIFORMS - PD	320.00
5584(A)	GRAINGER	SUPPLIES - PW	14,119.17
302336	GRAYBAR ELECTRIC COMPANY INC.	SUPPLIES - PW	631.80
5585(A)	HAVEY COMMUNICATIONS, INC.	PARTS - PW	972.10
302368	IL DEPT. OF INNOVATION AND TECHNOLOGY	TELECOMMUNICATIONS - IT	1,833.91
302338	ILLINOIS ASSOCIATION OF CHIEFS	CONFERENCE - PD	300.00
302339	ILLINOIS FIRE INSPECTORS ASSOC	MEMBERSHIPS - FD	100.00
302393	ILLINOIS GLASSWORKS LLC	SERVICES - PW	1,250.00
302340	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	PROFESSIONAL SERVICES - FD	9,445.00
5586(A)	INTERGOVERNMENTAL RISK MANAGEMENT	DEDUCTIBLE - GG	39,292.69
302337	ISFSI	TRAINING - FD	500.00
302341	J.G. UNIFORMS, INC.	UNIFORMS - PD	4,146.80
302421	JACOB O'KERNS	REIMBURSEMENT - FD	19.26
302408	JAMISON HANSELMAN	REIMBURSEMENT - PD	92.62
302409	JON GARCIA	REIMBURSEMENT - PD	139.98
302366	JONES & BARTLETT LEARNING, LLC	TRAINING EQUIPMENT - FD	1,626.39
302389	KEEPER SECURITY, INC.	ANNUAL SUBSCRIPTION - IT	2,200.00
302410	KYLE PILMER	REIMBURSEMENT - PD	292.15
5587(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - GG	1,993.09
302396	LOW VOLTAGE SOLUTIONS, INC	CONSULTING - IT	2,600.00
302375	L-TRON CORPORATION	SUPPLIES - PD	1,221.00
5591(A)	M.E.S.	SUPPLIES - FD	770.00
5602(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	434.33
302411	MAUREEN CHRISTAKIS	REIMBURSEMENT - PD	55.00
5588(A)	MC MASTER-CARR SUPPLY COMPANY	SUPPLIES - PW	64.23
5589(A)	METROPOLITAN INDUSTRIES	SERVICES - PW	1,859.50
302412	MICHAEL TADLEY	REIMBURSEMENT - PD	150.00
5596(A)	MICHAEL WAGNER & SONS, INC	SUPPLIES - PW	116.22
302388	MIDWEST POWER INDUSTRY, INC	SUPPLIES - PW (*)	19,392.56
302371	MINDSIGHT	ANNUAL MAINTENANCE - IT (*)	55,685.33
5590(A)	MOTOROLA SOLUTIONS, INC.	CONSULTING - IT	12,011.35
302382	MUNICIPAL SYSTEMS LLC	ANNUAL MAINTENANCE - IT	1,201.75
302370	NAPA AUTO PARTS	PARTS - PW	1,913.92
5592(A)	NEMETH GLASS OF ILLINOIS, INC.	SERVICES - PW	873.50
5605(A)	NEWGEN STRATEGIES & SOLUTIONS, LLC	PROFESSIONAL SERVICES - PW	1,378.03
302344	NICOR	UTILITIES - PW	58.80
302422	NOAH CLOHISY	REIMBURSEMENT - FD	124.65
302390	NORTH BRANCH CHICAGO RIVER WORKGROUP	MEMBERSHIP - PW	11,320.72
302343	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING - PD	450.00
302345	NORTH SHORE GAS COMPANY	UTILITIES - PW	269.84
302384	NORTHBROOK FARMERS MARKET	BANNER - GG	10.00
302346	NORTHSHORE OMEGA	TESTING - GG	1,936.00
302347	NORTHWEST FREIGHTLINER	PARTS - PW	1,112.40
302394	ORIN SOLUTIONS LLC	PROFESSIONAL SERVICES - PW	5,332.50
5593(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	1,318.48

Attachment: Payments to be Made Per Listing Dated March 16, 2023 - March 31, 2023 (Alpha & Descending Lists) (6663 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 16, 2023 - MARCH 31, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302397	PRAIRIE STATE CYCLING SERIES LLC	MEMBERSHIP - GG	3,333.33
302377	RAECO RENTS LLC	SUPPLIES - FD	2,076.38
302420	RAMON GARZA	REIMBURSEMENT - PW	209.00
5594(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	20,470.26
302348	RESCUE DIRECT INC.	EQUIPMENT - FD	74.00
302349	RLB HYDRAULIC SERVICES	SERVICES - PW	735.45
302424	ROBERT ISRAEL	REIMBURSEMENT - GG	275.27
302423	ROBERT KINCAID	REIMBURSEMENT - FD	248.16
302413	ROGER SCOTT	REIMBURSEMENT - PD	148.27
5576(A)	ROSE MARY JURINEK	PROFESSIONAL SERVICES - PD	1,125.00
302414	SARAH SCHMALEN	REIMBURSEMENT - PD	150.00
302415	SHARI NIVASCH	MEMBERSHIP - PD	120.00
302350	SHI HEADQUARTERS	ANNUAL SUBSCRIPTION - IT (*)	66,931.00
302351	STANDARD EQUIPMENT COMPANY	PARTS - PW	1,632.35
302416	STEPHAN POZNIAK	REIMBURSEMENT - PD	82.50
302379	STOP LITE	SUPPLIES - PD	133.00
302352	SUBURBAN ACCENTS INC.	SERVICES - PW	925.00
302353	SUNSET FOOD MART, INC.	SUPPLIES - PW	524.53
302369	SUSAN BRUNNER	PROFESSIONAL SERVICES - GG	1,500.00
302354	SWANSONS BLOSSOM SHOP	SERVICE RECOGNITION - FD	195.90
302355	SYN-TECH SYSTEMS, INC.	ANNUAL MAINTENANCE - IT	2,650.00
302417	TERESA DREWES	REIMBURSEMENT - PD	395.40
302400	TERRENCE JORIA	REIMBURSEMENT - PD	290.16
302381	THALMANN ALIGNMENT INC	SERVICES - PW	120.00
302380	TIDE CLEANERS	SERVICES - PD	24.00
302356	TRAFFIC CONTROL & PROTECTION INC	SUPPLIES - PW	1,056.00
302383	TYLER TECHNOLOGIES, INC	ANNUAL MAINTENANCE - IT	1,250.00
302357	UEMSI/HTV INC.	SUPPLIES - PW	720.52
302358	ULINE, INC.	SUPPLIES - PW	525.50
302378	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	45.00
302363	VILLAGE OF ROMEOVILLE	SERVICES - FD	475.00
302330	W S DARLEY & COMPANY	SERVICES - FD	5,518.38
5595(A)	WEIDNER FARMS MATERIAL INC.	MATERIALS - PW	2,815.00
302418	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	395.40
302361	WINTER EQUIPMENT COMPANY INC.	PARTS - PW	2,134.50
5578(A)	XEROX BUSINESS SOLUTIONS MIDWEST	PRINTING - IT	490.79
302364	ZOLL MEDICAL CORP	SUPPLIES - FD	989.74
		CLASS 'A' TOTAL	**589,696.22**

Attachment: Payments to be Made Per Listing Dated March 16, 2023 - March 31, 2023 (Alpha & Descending Lists) (6663 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 16, 2023 - MARCH 31, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
371(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	20,105.42
370(E)	LOWE'S	SUPPLIES - PW	299.37
3/31/23	PAYROLL	03/31/23 PAYROLL	1,267,960.54
369(E)	UPS	SHIPPING - PW	20.05
		CLASS 'B' TOTAL	**1,288,385.38**
		REPORT TOTAL	***1,878,081.60***

by roll call vote of the Northbrook Village Board of Trustees at a duly noticed official meeting on the day

20 .

Village President

ATTEST: _____

Attachment: Payments to be Made Per Listing Dated March 16, 2023 - March 31, 2023 (Alpha & Descending Lists) (6663 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 16, 2023 - MARCH 31, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
5603(A)	ELROD FRIEDMAN LLP	LEGAL SERVICES - GG	124,973.14
302350	SHI HEADQUARTERS	ANNUAL SUBSCRIPTION - IT (*)	66,931.00
302371	MINDSIGHT	ANNUAL MAINTENANCE - IT (*)	55,685.33
5586(A)	INTERGOVERNMENTAL RISK MANAGEMENT	DEDUCTIBLE - GG	39,292.69
302373	AL WARREN OIL CO INC	FUEL - PW	21,195.07
5594(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	20,470.26
302388	MIDWEST POWER INDUSTRY, INC	SUPPLIES - PW (*)	19,392.56
5579(A)	CDW GOVERNMENT INC.	ANNUAL MAINTENANCE - IT	16,656.36
302372	A5 GROUP INC	PROFESSIONAL SERVICES - GG	14,656.25
5584(A)	GRAINGER	SUPPLIES - PW	14,119.17
5577(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW	12,642.56
5590(A)	MOTOROLA SOLUTIONS, INC.	CONSULTING - IT	12,011.35
302334	GENERAL PUMP & MACHINERY INC.	PROFESSIONAL SERVICES - PW	11,603.00
302390	NORTH BRANCH CHICAGO RIVER WORKGROUP	MEMBERSHIP - PW	11,320.72
302340	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	PROFESSIONAL SERVICES - FD	9,445.00
5598(A)	ADVIZEX TECHNOLOGIES LLC	CONSULTING - IT	7,800.00
302392	FRED HAAS & ASSOCIATES, INC.	PROFESSIONAL SERVICES - PW	6,880.00
302330	W S DARLEY & COMPANY	SERVICES - FD	5,518.38
302335	GOLF MILL FORD	PARTS - PW	5,444.16
302394	ORIN SOLUTIONS LLC	PROFESSIONAL SERVICES - PW	5,332.50
302341	J.G. UNIFORMS, INC.	UNIFORMS - PD	4,146.80
5597(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	4,005.00
302376	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW	3,664.27
302397	PRAIRIE STATE CYCLING SERIES LLC	MEMBERSHIP - GG	3,333.33
302374	APPLIED ECOLOGICAL SERVICES, INC.	SERVICES - PW	2,825.09
5595(A)	WEIDNER FARMS MATERIAL INC.	MATERIALS - PW	2,815.00
302320	BOUND TREE MEDICAL, LLC	SUPPLIES - FD	2,811.11
302355	SYN-TECH SYSTEMS, INC.	ANNUAL MAINTENANCE - IT	2,650.00
5574(A)	AIR ONE EQUIPMENT INC	SUPPLIES - FD	2,634.00
302367	ELGIN RECYCLING, INC.	RECYCLING - PW	2,631.00
302396	LOW VOLTAGE SOLUTIONS, INC	CONSULTING - IT	2,600.00
5581(A)	ENGINEERING RESOURCE ASSOCIATES INC	PROFESSIONAL SERVICES - PW	2,579.15
302362	EJ USA, INC.	SUPPLIES - PW	2,370.30
302385	ASSOCIATED PROPERTY COUNSELORS, LTD	PROFESSIONAL SERVICES - PW	2,250.00
302389	KEEPER SECURITY, INC.	ANNUAL SUBSCRIPTION - IT	2,200.00
302361	WINTER EQUIPMENT COMPANY INC.	PARTS - PW	2,134.50
302377	RAECO RENTS LLC	SUPPLIES - FD	2,076.38
5587(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - GG	1,993.09
302346	NORTHSHORE OMEGA	TESTING - GG	1,936.00
302370	NAPA AUTO PARTS	PARTS - PW	1,913.92
5583(A)	GALLS, LLC	UNIFORMS - PD	1,881.21
5589(A)	METROPOLITAN INDUSTRIES	SERVICES - PW	1,859.50
302368	IL DEPT. OF INNOVATION AND TECHNOLOGY	TELECOMMUNICATIONS - IT	1,833.91
5604(A)	BANNERVILLE USA, INC	SUPPLIES - GG	1,740.00
302351	STANDARD EQUIPMENT COMPANY	PARTS - PW	1,632.35
302366	JONES & BARTLETT LEARNING, LLC	TRAINING EQUIPMENT - FD	1,626.39
5601(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PD	1,610.63
302327	COLLEGE OF LAKE COUNTY	TRAINING - FD	1,553.29
302369	SUSAN BRUNNER	PROFESSIONAL SERVICES - GG	1,500.00
302333	ALAN F. FRIEDMAN PH.D., INC.	PROFESSIONAL SERVICES - PD	1,453.75
5605(A)	NEWGEN STRATEGIES & SOLUTIONS, LLC	PROFESSIONAL SERVICES - PW	1,378.03
5593(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	1,318.48

Attachment: Payments to be Made Per Listing Dated March 16, 2023 - March 31, 2023 (Alpha & Descending Lists) (6663 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 16, 2023 - MARCH 31, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302393	ILLINOIS GLASSWORKS LLC	SERVICES - PW	1,250.00
302383	TYLER TECHNOLOGIES, INC	ANNUAL MAINTENANCE - IT	1,250.00
302375	L-TRON CORPORATION	SUPPLIES - PD	1,221.00
302382	MUNICIPAL SYSTEMS LLC	ANNUAL MAINTENANCE - IT	1,201.75
5576(A)	ROSE MARY JURINEK	PROFESSIONAL SERVICES - PD	1,125.00
302347	NORTHWEST FREIGHTLINER	PARTS - PW	1,112.40
302356	TRAFFIC CONTROL & PROTECTION INC	SUPPLIES - PW	1,056.00
5582(A)	FLUORECYCLE, INC.	RECYCLING - PW	997.53
5573(A)	ADVANCED TREE CARE	SERVICES - PW	995.00
302364	ZOLL MEDICAL CORP	SUPPLIES - FD	989.74
5585(A)	HAVEY COMMUNICATIONS, INC.	PARTS - PW	972.10
302352	SUBURBAN ACCENTS INC.	SERVICES - PW	925.00
5592(A)	NEMETH GLASS OF ILLINOIS, INC.	SERVICES - PW	873.50
302321	CDS OFFICE TECHNOLOGIES	SUPPLIES - IT	840.00
5591(A)	M.E.S.	SUPPLIES - FD	770.00
302349	RLB HYDRAULIC SERVICES	SERVICES - PW	735.45
302331	DJS SCUBA LOCKER, INC	SUPPLIES - FD	735.00
302328	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	734.82
302357	UEMSI/HTV INC.	SUPPLIES - PW	720.52
302407	ERIC GUSTASON	REIMBURSEMENT - PD	698.11
5600(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - PD	684.73
302336	GRAYBAR ELECTRIC COMPANY INC.	SUPPLIES - PW	631.80
302326	ARTHUR CLESEN, INC.	SUPPLIES - PW	621.56
302358	ULINE, INC.	SUPPLIES - PW	525.50
302353	SUNSET FOOD MART, INC.	SUPPLIES - PW	524.53
302337	ISFSI	TRAINING - FD	500.00
5578(A)	XEROX BUSINESS SOLUTIONS MIDWEST	PRINTING - IT	490.79
302363	VILLAGE OF ROMEOVILLE	SERVICES - FD	475.00
302343	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING - PD	450.00
302365	ARTISTIC ENGRAVING	UNIFORMS - PD	437.57
5602(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	434.33
302322	CENTRAL PARTS WAREHOUSE	SUPPLIES - PW	425.61
302359	CINTAS CORPORATION #2	SUPPLIES - PD	418.96
302417	TERESA DREWES	REIMBURSEMENT - PD	395.40
302418	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	395.40
302325	CITY TECH USA, INC.	MEMBERSHIPS - GG	390.00
5575(A)	ARLINGTON POWER EQUIPMENT	PARTS - PW	389.36
302323	CHICAGO TRIBUNE	ADVERTISEMENTS - PW	336.65
302398	GOOD IMPRESSIONS	UNIFORMS - PD	320.00
302387	EXCEL OIL SERVICES	SERVICES - PW	314.00
302338	ILLINOIS ASSOCIATION OF CHIEFS	CONFERENCE - PD	300.00
302410	KYLE PILMER	REIMBURSEMENT - PD	292.15
302400	TERRENCE JORIA	REIMBURSEMENT - PD	290.16
302319	COMCAST CABLE	UTILITIES - FD	281.03
302424	ROBERT ISRAEL	REIMBURSEMENT - GG	275.27
302345	NORTH SHORE GAS COMPANY	UTILITIES - PW	269.84
5580(A)	DREISILKER ELECTRIC MOTORS INC	SUPPLIES - PW	264.02
302317	COMCAST CABLE	UTILITIES - FD	257.78
302318	COMCAST CABLE	UTILITIES - FD	257.78
302423	ROBERT KINCAID	REIMBURSEMENT - FD	248.16
302420	RAMON GARZA	REIMBURSEMENT - PW	209.00
302403	ANDREW CISZEK	REIMBURSEMENT - PD	205.81

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 16, 2023 - MARCH 31, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302395	CHRISTIAN JOHN SCHUMAN	CULTURAL FAIR VENDOR - GG	200.00
302324	CITY OF HIGHLAND PARK	TESTING - PW	200.00
302354	SWANSONS BLOSSOM SHOP	SERVICE RECOGNITION - FD	195.90
302402	AMANDA JAEGERS	REIMBURSEMENT - PD	187.44
302342	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW	161.50
302412	MICHAEL TADLEY	REIMBURSEMENT - PD	150.00
302414	SARAH SCHMALEN	REIMBURSEMENT - PD	150.00
302413	ROGER SCOTT	REIMBURSEMENT - PD	148.27
302360	CINTAS CORPORATION #2	UNIFORMS - PW	145.42
302409	JON GARCIA	REIMBURSEMENT - PD	139.98
302379	STOP LITE	SUPPLIES - PD	133.00
302401	BRETT KIM	REIMBURSEMENT - PD	130.12
302332	EL-COR INDUSTRIES, INC.	PARTS - PW	128.91
302422	NOAH CLOHISY	REIMBURSEMENT - FD	124.65
302415	SHARI NIVASCH	MEMBERSHIP - PD	120.00
302381	THALMANN ALIGNMENT INC	SERVICES - PW	120.00
302406	DENISE JASSO	REIMBURSEMENT - PD	119.21
5596(A)	MICHAEL WAGNER & SONS, INC	SUPPLIES - PW	116.22
302405	BRYAN MEENTS	REIMBURSEMENT - PD	105.14
302339	ILLINOIS FIRE INSPECTORS ASSOC	MEMBERSHIPS - FD	100.00
302419	DAVID RAITH	REIMBURSEMENT - PW	96.00
302404	BRIAN RILEY	REIMBURSEMENT - PD	95.53
302408	JAMISON HANSELMAN	REIMBURSEMENT - PD	92.62
302386	CONQUEST PEST SOLUTIONS	PROFESSIONAL SERVICES - PD	89.00
302416	STEPHAN POZNIAK	REIMBURSEMENT - PD	82.50
302348	RESCUE DIRECT INC.	EQUIPMENT - FD	74.00
5588(A)	MC MASTER-CARR SUPPLY COMPANY	SUPPLIES - PW	64.23
5599(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	63.30
302344	NICOR	UTILITIES - PW	58.80
302399	CONNOR FREEMAN	AMBULANCE REIMB - FD	58.72
302411	MAUREEN CHRISTAKIS	REIMBURSEMENT - PD	55.00
302378	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	45.00
302329	CRIME ANALYSTS OF ILLINOIS	MEMBERSHIP - PD	40.00
302380	TIDE CLEANERS	SERVICES - PD	24.00
302421	JACOB O'KERNS	REIMBURSEMENT - FD	19.26
302391	AMAZON WEB SERVICES, INC.	SUPPLIES - IT	11.41
302384	NORTHBROOK FARMERS MARKET	BANNER - GG	10.00
		CLASS 'A' TOTAL	**589,696.22**

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 16, 2023 - MARCH 31, 2023
FOR 04/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
3/31/23	PAYROLL	03/31/23 PAYROLL	1,267,960.54
371(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	20,105.42
370(E)	LOWE'S	SUPPLIES - PW	299.37
369(E)	UPS	SHIPPING - PW	20.05
		CLASS 'B' TOTAL	**1,288,385.38**
		REPORT TOTAL	***1,878,081.60***

by roll call vote of the Northbrook Village Board of Trustees at a duly noticed official meeting on the day

20 .

Village President

ATTEST: _____

Attachment: Payments to be Made Per Listing Dated March 16, 2023 - March 31, 2023 (Alpha & Descending Lists) (6663 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

MARCH 30 , 2023 FRONTAGE DEPOSIT REFUNDS

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302302	VIVEK GANDHI	FRONTAGE DEPOSIT REFUND ®	5,000.00
302303	ALANIZ IRRIGATION INC.	FRONTAGE DEPOSIT REFUND ®	500.00
302304	CLEAR PIPE, INC	FRONTAGE DEPOSIT REFUND ®	500.00
302305	ANETS WOODS, LLC	FRONTAGE DEPOSIT REFUND ®	2,600.00
302306	MIDWEST ARBOR CORP	FRONTAGE DEPOSIT REFUND ®	1,000.00
302307	ROTO ROOTER SERVICES	FRONTAGE DEPOSIT REFUND ®	500.00
302308	RELIANCE PLUMBING SEWER AND DRAINAGE	FRONTAGE DEPOSIT REFUND ®	500.00
302309	SANTUCCI PLUMBING INC	FRONTAGE DEPOSIT REFUND ®	1,000.00
302310	ABC PLUMBING, HEATING, COOLING & ELECTRIC	FRONTAGE DEPOSIT REFUND ®	500.00
302311	LEVON KIRAKOSIAN	FRONTAGE DEPOSIT REFUND ®	500.00
302312	AQUA DOCTORS PLUMBING LLC	FRONTAGE DEPOSIT REFUND ®	500.00
302313	NORTHSHORE PLUMBING & SEWER	FRONTAGE DEPOSIT REFUND ®	500.00
302314	BALTIC BUILDERS & DESIGNERS, INC	FRONTAGE DEPOSIT REFUND ®	1,000.00
302315	RAVINIA PLUMBING AND HEATING	FRONTAGE DEPOSIT REFUND ®	500.00
302316	LEEVY YOESEP	FRONTAGE DEPOSIT REFUND ®	3,000.00
		CLASS 'A' TOTAL	18,100.00

by roll call vote of the Northbrook Village Board of Trustees at a duly noticed official meeting on the day

of 20 .

Village President

ATTEST: _____

Attachment: Frontage Deposit List Dated March 30, 2023 (6661 : Frontage Deposit)

P R O C L A M A T I O N

The basis for the continuity of any society is education; and in the Village of Northbrook the education of our youth is a priority; and in order to achieve its highest goals, education must not only impart knowledge but also teach the students how to live, forming and strengthening their moral character to make a better life for themselves as individuals and for society as a whole; imparting moral and ethical values that have been the bedrock of society since the dawn of civilization.

A global spiritual leader and leading advocate for the advancement of education, the Rebbe, Rabbi Menachem M. Schneerson, of righteous memory, stressed that a moral and ethical education empowers every individual to develop their full potential in making the world a better place; and such an education can nurture the unity of diverse peoples through encouraging increased acts of goodness and kindness, imbued with the awareness that even a single positive act of an individual can change the world and usher in an era of global peace.

"Education & Sharing Day" is observed each year on the Rebbe's birthday in recognition of his outstanding and lasting contributions toward the improvement of education, morality, and acts of charity around the world; a day to pause and reflect on our responsibility to ensure our youth have the foundation necessary to lead lives rich in purpose and fulfillment through service and good works; and April 2, 2023, will mark 121 years since the Rebbe's birth, capping a year in which thousands of new institutions and initiatives were launched throughout the world in tribute to this celebration; and this year has an added significance as a year of "Hakhel," a biblical event of unity, education and spiritual growth emphasizing how every person is crucial to perfecting the world;

NOW, THEREFORE, I, Kathryn Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois do hereby proclaim Tuesday, April 2, 2023 as

EDUCATION AND SHARING DAY, NORTHBROOK

and call upon government officials, educators, volunteers, and citizens to reach out to those within your communities and work to create a better, brighter, and more hopeful future for all.

Dated: This 11th day of April, 2023.

Kathryn L Ciesla
Village President

P R O C L A M A T I O N

Public Safety Telecommunicators, specialists in operating radio, telephone, and computer-aided communication systems utilizing state-of-the-art technological techniques, are a cornerstone of the public safety community. Each day citizens and visitors are able to get the care and protection they need in their most difficult moments due to the efforts of the Northbrook Police and RED Center Fire Telecommunicators.

Telecommunicators play a vital role in the protection of public health, safety and the preservation of law and order. Every hour of every day Telecommunicators access, monitor, and disseminate information of critical importance to police and fire personnel. Telecommunicators are the pivotal link between citizens and the police and fire departments.

Telecommunicators perform their duties in a dedicated, diligent, and loyal manner while enduring the stresses of shift work, odd hours, and working weekends and holidays. These professionals deserve the support of our community while they continuously strive to improve the quality of dispatching services.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim April 9 through April 15, 2023, as

Public Safety Telecommunicators Week

in the Village of Northbrook and urge everyone to demonstrate their appreciation of the general knowledge, training, service and dedication such personnel consistently exhibit each day.

Dated: This 11th day of April, 2023.

Kathryn L Ciesla
Village President

P R O C L A M A T I O N

A sound natural environment is the foundation of a healthy society and a robust economy. Human activities around the globe are causing severe environmental damage that threatens human health and our planet's ability to sustain a diverse community of life. Living in harmony with the natural world may provide solace in the face of these existential challenges such as global warming and climate change.

As demonstrated in Northbrook's Climate Action Plan, local communities can do much to reverse environmental degradation and contribute to building a healthy society by addressing issues such as energy use, transportation, waste prevention, and greenspace access.

The Village works every day on initiatives to progress climate goals of reducing the community-wide carbon footprint and fostering sustainability. There are sound economic, environmental, and social reasons for local governments to initiate projects to advance energy efficiency and renewable energy. On Earth Day we celebrate this commitment to building a healthy planet, flourishing communities, and empowered individuals.

NOW, THEREFORE, I Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim Saturday, April 22, 2023, as

EARTH DAY

in the Village of Northbrook and commit our community to undertake programs and projects that enhance the community's natural environment and encourage its residents, businesses and institutions to use Earth Day to commit to building a sustainable society.

Dated: This 11th day of April, 2023.

Kathryn L Ciesla
Village President

P R O C L A M A T I O N

April marks the 55th anniversary of the passage of the Fair Housing Act, which enunciates a national policy of fair housing for all who live in the United States. The Fair Housing Act prohibits discrimination based on race, color, religion, sex, disability, familial status, and national origin.

Fair housing is a positive community good. Economic stability, community health, and human relations in all communities are improved by diversity and integration. Acts of housing discrimination and barriers to equal housing opportunity are repugnant to a common sense of decency and fairness.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim the month of April 2023 as

FAIR HOUSING MONTH

to establish Northbrook as an inclusive community committed to fair housing and to promote appropriate activities by private and public entities intended to provide or advocate for equal housing opportunities for all residents and prospective residents of Northbrook.

Dated: This 11th day of April, 2023.

Kathryn L Ciesla
Village President

P R O C L A M A T I O N

Child abuse and neglect is a serious problem affecting every segment of our community. It can have long-term psychological, emotional and physical effects that have lasting consequences for the victims of abuse. Per the Center for Disease Control, at least one in seven children have experienced child abuse or neglect in the past year. Each year, close to 3 million reports of suspected abuse are filed in the United States. Many more never get reported. One victim of child abuse is one too many.

The Family Resource Information, Education and Network Development Service has researched and identified six protective factors as significant to help build healthy children and strong families. These include: Parental Resilience, Social Connections, Knowledge of Parenting and Child Development, Concrete Supports in Times of Need, Social and Emotional Competence of Children, and Parent-Child Relationships. The promotion of these factors is a key intervention strategy that can improve social and emotional well-being in children & youth.

Preventing child abuse and neglect from happening in the first place is the ultimate goal. Effective prevention strategies focus on modifying policies, practices, and societal norms to create safe, stable, nurturing relationships and environments. The pathway for prevention has an impact on individual behaviors as well as family, community, and society at large. Every child deserves the chance to grow up in a healthy environment, free from abuse, neglect, violence or endangerment of any kind.

Within this multi-system approach we can advocate to strengthen the economic supports to families; change societal norms to support parents and positive parenting; provide quality care and education early in a child's life; enhance parenting skills to promote healthy child development and intervene through prevention programs to lessen the harm and prevent future risk of abuse. While child abuse and neglect is a significant public health problem, it is a situation that can be impacted by strategies of prevention and enforcement of related laws. This year's theme Building Together: Prevention in Partnership calls for action to support each other and focus on the positive environment we all need to survive and thrive.

Child abuse prevention is a shared responsibility, and finding solutions requires the involvement and collaboration of citizens, civic organizations, schools, businesses, religious and health institutions, and government entities throughout Illinois. We need to strengthen these partnerships within our Northbrook community to provide and enhance public awareness and education about child abuse and neglect. It is important to link families and community members to effective resources. Everyone has a role to play in the prevention of

child abuse and together we can make great childhoods happen.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim the month of April 2023 as

Child Abuse Prevention Month

in the Village of Northbrook and urge all Northbrook residents and businesses to join in its observance while dedicating ourselves to the task of improving the quality of life for all children and families.

Dated: This 11th day of April, 2023.

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Kathryn L Ciesla
Village President

P R O C L A M A T I O N

Beneficial pollinators, such as native insects and birds, have been declining in numbers due to habitat loss and environmental degradation. This is a cause for concern because pollinators play a critical role in maintaining the diversity and productivity of ecosystems, as well as the production of many crops that are important for food security.

Through commitments including the Mayors' Monarch Pledge and Northbrook's Climate Action Plan, the Village is determined to support earth-friendly habitat on public and private land to combat pollinator decline.

An ideal habitat for pollinators consists of: native plant species that bloom in succession throughout the growing season, undisturbed spaces of leaf or brush piles for nesting and overwintering, un-mown fields, and limited exposure to harmful pesticides. Village initiatives can provide connectivity between these habitat areas to support pollinator movement and resilience.

The formative period for native pollinator insect populations occurs in spring when they emerge from overwintering sites and begin to feed on wildflowers. Spring flowers are crucial in providing early energy provisions when food sources may be scarce, particularly for queen bees to begin their colonies. The opportunity to establish beneficial insect populations is drastically reduced with early spring leaf removal and grass mowing.

Mowing your lawn less frequently through "Slow Mow May", is an initiative to make some of our 40 million acres of American lawns and turf a more hospitable environment for wildlife.

This Proclamation serves as indication that prior to June 1, 2023, the Village of Northbrook may suspend enforcement of the Municipal Code for excessive grass height declared nuisance, permitting all residents to participate in Slow Mow May. This practice will allow grasses and wildflowers to grow and bloom as sources of nectar and pollen for pollinators, which may result in ground-cover exceeding established ordinance height restrictions.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim May 1 through May 31, 2023, as

Slow Mow May

As such the Village of Northbrook and the Sustainability Commission jointly recognize Slow Mow May to embrace environmentally-friendly practices that support the well-being of our local pollinators. By working together, we can promote biodiversity, protect the habitats of pollinators, and create a healthier, more sustainable community for all.

Dated: This 11th day of April, 2023.

Kathryn L Ciesla

Village President

MEMORANDUM
VILLAGE OF NORTHBROOK
VILLAGE MANAGER'S OFFICE

TO: BOARD OF TRUSTEES

FROM: CARA PAVLICEK, VILLAGE MANAGER

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING A FOURTH AMENDMENT TO REDEVELOPMENT & ECONOMIC INCENTIVE AGREEMENT

The Village entered into a Redevelopment & Economic Incentive Agreement dated as of August 2, 2019, with the owners of the Northbrook Court shopping mall for the redevelopment of portions of the mall property. A First Amendment, dated July 27, 2021, a Second Amendment, dated July 26, 2022, and a Third Amendment, dated December 13, 2022, to that Agreement were adopted by the Village Board to grant extensions of time, requested by the Developer.

The Developer Parties remain committed to redevelop the property. The developer is scheduled to present to the Village Board a Redevelopment Conceptual Master Plan for Northbrook Court as part of the April 25, 2023 Regular meeting of the Village Board. The requested Fourth Amendment will provide the time necessary for the Developer Parties to present and negotiate with the Village a conceptual framework for future land use approvals and economic incentives, as well as present the same to the public for comment. The Fourth Amendment will grant extensions of time through September 26, 2023 and allow for further extension by the Village Manager for one additional period ending December 31, 2023, subject to certain conditions.

Resolution (ID # 6642)

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

A Resolution Approving a Fourth Amendment to Redevelopment & Economic Incentive Agreement by, between, and among the Village of Northbrook, Northbrook Anchor Acquisition, LLC, Northbrook Court Residential Owner LLC, and Northbrook Court NewCo LLC (Northbrook Court – Macy's Redevelopment Parcel)

is hereby adopted, as follows:

Section 1. RECITALS.

The Village previously entered into that certain "Redevelopment & Economic Incentive Agreement" ("***REIA***") with Northbrook Anchor Acquisition, LLC, NBC Resi JV 1 LLC, and Westcoast Estates (collectively, the "***Developer Parties***") to facilitate the redevelopment a 17.65-acre portion of the Northbrook Court shopping mall ("***Redevelopment Property***"), legally described in ***Exhibit A*** attached hereto. The REIA had an effective date of August 2, 2019 and was recorded on September 11, 2019 as Document No. 1925434092 in the Office of the Cook County Recorder.

The REIA contemplated certain demolition and construction defined and described in the REIA as the ***"Redevelopment Project***." The REIA set forth additional approvals that the Developer Parties would be required to obtain prior to the commencement of construction of the Redevelopment Project, including the approval of (i) a Final Development Plan for the Redevelopment Project; (ii) the Final Northbrook Court Plat of Subdivision; and (iii) exterior elevations, façade, and signage plans for any individual building or tenant space in the Retail Project by the Village's Architectural Control Commission (collectively, the "***Future Approvals***"). As a precondition to receiving the Future Approvals, the REIA required the Developer Parties to prepare and submit a number of documents and plans to the Village that are collectively referred to as the "***Required Submittals***". The Retail Developer was required to prepare and submit the Required Submittals to the Village no later that the "***Required Submittals Due Date***" which was defined by the REIA as (i) the date that was one year after the Effective Date of the REIA or (ii) if the Retail Developer sent a written notice to the Village extending such date, a date that was up to two years after the Effective Date.

On July 16, 2020, the Developer Parties submitted a letter to the Village declaring their intention to exercise their right to extend Required Submittals Due date one year, to August 1, 2021. On August 19, 2020, the Developer Parties requested that the Village's Director of Development and Planning Services extend the validity of certain building permits for the Redevelopment Project that the Developer Parties had applied for but not picked up ("***Extended Building Permits***").

The Village and the Developer Parties entered into that certain "First Amendment to Redevelopment & Economic Incentive Agreement" dated as of July 27, 2021 ("***First Amendment***") to extend the Required Submittals Due Date and the Extended Building Permits through and until August 1, 2022 in response to the extraordinary impact that the COVID-19 pandemic inflicted on the commercial

retail sector and to provide time for the Developer Parties to secure adequate financing to complete the Redevelopment Project.

Pursuant to that certain Certificate of Conversion and that certain Certificate of Formation, each dated May 5, 2022 and filed with the Secretary of State of the State of Delaware, the Westcoast Estates was converted from a California general partnership known into a Delaware limited liability company named "Northbrook Court NewCo LLC." And pursuant to that certain Certificate of Amendment dated December 16, 2019 and filed with the Secretary of State of the State of Delaware, "NBC RESI JV 1 LLC" changed its name to "Northbrook Court Residential Owner LLC." These entities are collectively included in the definition of "***Developer Parties***."

The Village and the Developer Parties subsequently entered into that certain "Second Amendment to Redevelopment & Economic Incentive Agreement" dated as of July 26, 2022 ("***Second Amendment***") to further extend the Required Submittals Due Date through and until December 23, 2022 upon a determination by the Village Manager that that (1) the Developer Parties have made diligent efforts and progress to proceed with the Redevelopment Project or an alternative to the Redevelopment Project that is acceptable to the Village Board of Trustees and (2) such extension will be in the best interest of the Village. The Second Amendment also extended the validity of the Extended Building Permits through and until December 23, 2022. On August 31, 2022, Village Manager Cara Pavlicek sent a letter to the Developer Parties approving an extension of the Required Submittals Due Date through and until December 23, 2022.

The Village and the Developer Parties then entered into that certain "Third Amendment to Redevelopment & Economic Incentive Agreement" dated as of December 13, 2022 ("***Third Amendment***") to further extend the Required Submittals Due Date through and until April 25, 2023 upon a determination by the Village Manager that that (1) the Developer Parties have made diligent efforts and progress to proceed with the Redevelopment Project or an alternative to the Redevelopment Project that is acceptable to the Village Board of Trustees; and (2) such extension will be in the best interest of the Village. The Third Amendment also extended the validity of the Extended Building Permits through and until April 25, 2023. On February 28, 2023, Village Manager Cara Pavlicek sent a letter to the Developer Parties approving an extension of the Required Submittals Due Date through and until April 25, 2023.

The Developer Parties now request a further extension of the Required Submittals Due Date and the Extended Building Permits to allow the Developer Parties to provide a new comprehensive redevelopment plan for the Mall Property.

The Village's Corporate Authorities have determined that it would be in the best interest of the Village and its residents to further amend the REIA to extend the Required Submittals Due Date and the Extended Building Permits pursuant to the terms set forth in a Fourth Amendment to the REIA ("***Fourth Amendment***").

The President and Board of Trustees have considered the Fourth Amendment and find and determine that it is in the best interest of the Village and the public to approve the Fourth Amendment. These matters pertain to the Village's government and affairs and are approved pursuant to the Village's home rule powers under the Illinois Constitution of 1970.

Section 2. APPROVAL OF FOURTH AMENDMENT.

The Fourth Amendment to the REIA by and between the Village and the Developer Parties shall be, and is hereby, approved in substantially the form attached hereto as ***Exhibit B***.

Section 3. EXECUTION OF FOURTH AMENDMENT.

The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Fourth Amendment upon receipt of (a) at least five copies fully executed by the Developer Parties and any other person or entities whose consent is required and (b) proof that the Letter of Credit required by the Third Amendment has been extended through and until December 31, 2023. If documents are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. RECORDATION OF FOURTH AMENDMENT.

The Village Manager is hereby directed to record the Fourth Amendment with the Cook County Clerk upon satisfactory completion of all administrative details relating thereto.

Section 5. EFFECTIVE DATE.

The approval of this Resolution shall be in full force and effect following its passage by the Board of Trustees in the manner provided by law.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

Brookfield
Properties

April 5, 2023

Cara Pavlicek
Village Manager
Village Of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: Redevelopment and Economic Incentive Agreement dated August 2, 2019, as amended by First Amendment dated July 27, 2021, Second Amendment dated July 26, 2022, and Third Amendment ("Third Amendment") dated December 13, 2022 (collectively, the "REIA") (all terms not otherwise defined herein shall have the same meaning as ascribed to them in the REIA)

Dear Ms. Pavlicek:

As you know, pursuant to the Third Amendment the Required Submittals Due Date was extended through April 25, 2023. We write to request that the Village agree to amend the REIA to further extend the Required Submittals Due Date and to reaffirm all other terms in the REIA through Fall 2023.

The basis for the request is that the Developer Parties are working closely with the Village on a prospective set of entitlements and incentives that will transform Northbrook Court. The Developer Parties are hard at work creating a master plan and design intended to significantly enhance the retail experience for shoppers, and to create residential opportunities to nurture live, work, and gather options, and to cultivate pedestrian-friendly and inviting street level interaction.

Between now and Fall 2023, the Developer Parties intend to present and negotiate with the Village a conceptual framework for future land use approvals and economic incentives. Extending the Required Submittals Due Date will allow sufficient time to develop and present our vision for the Redevelopment Project.

Thank you for your consideration.

Best Regards,

BEN FREEMAN

Senior Vice President, Brookfield Properties Development LLC

Chicago, Illinois

cc: Steven Elrod, Paul Shadle, Richard Klawiter

CONFIDENTIAL, PRIVILEGED, AND PROPRIETARY DRAFT SUBJECT TO REVISION.
NOT FOR PUBLIC DISTRIBUTION. DISCLOSURE COULD LEAD TO COMPETITIVE HARM.

Attachment: Brookfield Northbrook Letter April 2023 (6642 : A Resolution Approving a Fourth Amendment to Redevelopment & Economic

EXHIBIT A

LEGAL DESCRIPTION OF THE REDEVELOPMENT PROPERTY

LOTS 1, 5 AND LOT 6 OF THE NORTHBROOK COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF NORTHBROOK COURT DATED AS OF DECEMBER 4, 2019 AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 23, 2019 AS DOCUMENT NO. 1935706196.

PINS: 04-03-101-018-0000, 04-03-101-126-0000, 04-03-200-028-0000 and 04-03-200-031-0000

Commonly known as 1515, 1555 and 1775 Lake Cook Road, Northbrook, Illinois 60062.

Attachment: Exhibit A - Resolution Approving 4th Amenment to REIA - Legal Description (00131690) (6642 : A Resolution Approving a Fourth

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Steven M. Elrod
Elrod Friedman LLP
325 N. LaSalle, Suite 450
Chicago, IL 60654

FOURTH AMENDMENT TO

REDEVELOPMENT & ECONOMIC INCENTIVE

AGREEMENT BY, BETWEEN, AND AMONG

THE VILLAGE OF NORTHBROOK,

NORTHBROOK ANCHOR ACQUISITION, LLC,

NBC RESI JV 1 LLC [now NORTHBROOK COURT RESIDENTIAL OWNER LLC], AND

WESTCOAST ESTATES [now NORTHBROOK COURT NEWCO LLC]

(NORTHBROOK COURT – MACY'S PARCEL REDEVELOPMENT)

DATED AS OF _____, 2023

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

FOURTH AMENDMENT TO REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT

(NORTHBROOK COURT – MACY'S PARCEL REDEVELOPMENT)

THIS FOURTH AMENDMENT TO REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT ("***Fourth Amendment***") is made as of the __ day of April, 2023 (***"Effective Date"***), by, between, and among the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation ("***Village***"), **NORTHBROOK ANCHOR ACQUISITION, LLC**, a Delaware limited liability company ("***Retail Developer***"), **NORTHBROOK COURT RESIDENTIAL OWNER LLC**, a Delaware limited liability company formerly known as NBC RESI JV 1 LLC, a Delaware limited liability company ("***Residential Developer***"), and **NORTHBROOK COURT NEWCO LLC**, a Delaware limited liability company formerly constituted as **WESTCOAST ESTATES**, a California general partnership ("***Mall Building Owner***").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Fourth Amendment, and pursuant to the Village's home rule powers and all other applicable authority, the Parties hereto hereby agree as follows:

SECTION 1 RECITALS.[1]

A. The Village, the Retail Developer, the Residential Developer, and the Mall Building Owner entered into that certain "Redevelopment & Economic Incentive Agreement" ("***REIA***") to facilitate the redevelopment a 17.65-acre portion of the Northbrook Court shopping mall described in ***Exhibit A*** attached hereto and referred to in the REIA as the "***Redevelopment Property***." The Redevelopment Property is located on the western side of the 105.4-acre "***Mall Property***."

B. The REIA had an effective date of August 2, 2019 and was recorded on September 11, 2019 as Document No. 1925434092 in the Office of the Cook County Recorder.

C. The REIA referred to the Retail Developer, the Residential Developer, and the Mall Building Owner collectively as the "***Developer Parties***."

D. The REIA contemplated the demolition of an existing tenant space formerly occupied by a Macy's department store on the western side of the Mall Property ("***Former Macy's Space***") and the construction of (i) the "***Retail Project***," consisting of approximately 100,000 square feet of leasable retail space, including multiple sit-down restaurants, public green space, and other ancillary uses; and (ii) the "***Residential Project***," consisting of the construction of a five-story apartment building containing not more than 315 dwelling units, no less than 420 accessory covered parking spaces, and ancillary uses.

E. Together the Retail Project and the Residential Project were collectively defined in the REIA as the "***Redevelopment Project.***"

F. Concurrent with the approval of the REIA, the Village's Corporate Authorities granted the Developer Parties the following zoning and subdivision entitlements to allow the Redevelopment Project to be constructed and operated on the Redevelopment Property: (i)

[1] All capitalized words and phrases throughout this Fourth Amendment have the meanings set forth in the REIA or as defined herein. If a word or phrase is not specifically defined in this Fourth Amendment, it has the meaning ascribed to it in the Village's Zoning Code, Subdivision Code, or Village Code.

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

Ordinance 2019-43 Amending the Comprehensive Plan of the Village of Northbrook Regarding the Northbrook Court Shopping Mall Property; (ii) Ordinance 2019-44 Amending the Northbrook Zoning Code (1988) Regarding the C-4 Regional Shopping District; (iii) Ordinance 2019-46 Approving the Northbrook Court Subject Property Site Plan and Operating Conditions; (iv) Ordinance 2019-47 Approving Special Permits for Multiple Family Dwelling Units and a Building Height in Excess of 55 Feet in the C-4 District and a Variation from the Minimum Required Rear Setback Requirement; (v) Ordinance 2019-48 Approving a Special Permit for Multiple Principal Structures on a Single Zoning Lot and a Preliminary Development Plan; and (vi) Resolution 2019-90 Approving a Tentative Plat of Subdivision for the Mall Property. Collectively, these approvals are referred to as the "***Concurrent Approvals***."

G. Section 3.B of the REIA set forth additional approvals that the Developer Parties would be required to obtain prior to the commencement of construction of the Redevelopment Project (collectively, the "***Future Approvals***").

H. As a precondition to receiving the remaining Future Approvals, the REIA required the Retail Developer to prepare and submit a number of documents and plans to the Village that are collectively referred to as the "***Required Submittals***".

I. The Retail Developer was required to prepare and submit the remaining Required Submittals to the Village no later that the "***Required Submittals Due Date***" which was defined by the REIA as (i) the date that was one year after the Effective Date of the REIA or (ii) if the Retail Developer sent a written notice to the Village extending such date, a date that was up to two years after the Effective Date.

J. On July 16, 2020, the Developer Parties submitted a letter to the Village exercising their right to extend Required Submittals Due date one year, through August 1, 2021.

K. On August 19, 2020, the Developer Parties requested that the Village's Director of Development and Planning Services extend the validity of certain building permits for the Redevelopment Project that the Developer Parties had applied for but not picked up. In response to this request, the Village extended the validity of those certain building permits (collectively, the "***Extended Building Permits***") identified in the August 24, 2020 letter from Thomas Poupard to Charles Tapia attached to this Fourth Amendment as ***Exhibit B*** (the "***Permit Extension Letter***").

L. The Village and the Developer Parties entered into that certain "First Amendment to Redevelopment & Economic Incentive Agreement" dated as of July 27, 2021 ("***First Amendment***") to extend the Required Submittals Due Date and the Extended Building Permits through and until August 1, 2022 in response to the extraordinary impact that the COVID-19 pandemic inflicted on the commercial retail sector and to provide time for the Developer Parties to secure adequate financing to complete the Redevelopment Project.

M. Pursuant to that certain Certificate of Conversion and that certain Certificate of Formation, each dated May 5, 2022 and filed with the Secretary of State of the State of Delaware, Mall Building Owner was converted from a California general partnership known as "Westcoast Estates" into a Delaware limited liability company named "Northbrook Court NewCo LLC," which limited liability company henceforth shall be Mall Building Owner under the REIA. Pursuant to that certain Certificate of Amendment dated December 16, 2019 and filed with the Secretary of State of the State of Delaware, Residential Developer changed its name from "NBC RESI JV 1 LLC" to "Northbrook Court Residential Owner LLC."

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

N. The Village and the Developer Parties entered into that certain "Second Amendment to Redevelopment & Economic Incentive Agreement" dated as of July 26, 2022 ("***Second Amendment***") to further extend the Required Submittals Due Date through and until December 23, 2022, upon a determination by the Village Manager that that (1) the Developer Parties have made diligent efforts and progress to proceed with the Redevelopment Project or an alternative to the Redevelopment Project that is acceptable to the Village Board of Trustees; and (2) such extension will be in the best interest of the Village. The Second Amendment also extended the validity of the Extended Building Permits through and until December 23, 2022.

O. On August 31, 2022, Village Manager Cara Pavlicek sent a letter to the Developer Parties approving an extension of the Required Submittals Due Date through and until December 23, 2022.

P. The Village and the Developer Parties entered into that certain "Third Amendment to Redevelopment & Economic Incentive Agreement" dated as of December 13, 2022 ("***Third Amendment***") to further extend the Required Submittals Due Date through and until April 25, 2023 upon a determination by the Village Manager that that (1) the Developer Parties have made diligent efforts and progress to proceed with the Redevelopment Project or an alternative to the Redevelopment Project that is acceptable to the Village Board of Trustees; and (2) such extension will be in the best interest of the Village. The Third Amendment also extended the validity of the Extended Building Permits through and until April 25, 2023.

Q. On February 28, 2023, Village Manager Cara Pavlicek sent a letter to the Developer Parties approving an extension of the Required Submittals Due Date through and until April 25, 2023.

R. The Developer Parties now request a further extension of the Required Submittals Due Date and the Extended Building Permits to allow the Developer Parties to provide a new comprehensive redevelopment plan for the Mall Property that will take into account significant market shifts that have occurred since the Redevelopment Project was first conceived and presented to the Village.

S. The Village's Corporate Authorities have determined that it would be in the best interest of the Village and its residents to further amend the REIA to once again extend the Required Submittals Due Date and the Extended Building Permits as provided in this Fourth Amendment.

SECTION 2. EXTENSION OF DUE DATES.

A. Required Submittals Date. The Required Submittals Due Date is extended through and including September 26, 2023. The Required Submittals Due Date may be further extended by the Village Manager for one additional period terminating on December 31, 2023, if the Village Manager, determines, in the Village Manager's reasonable discretion, that (1) the Developer Parties continue to make diligent efforts and progress to proceed with the Redevelopment Project or an alternative to the Redevelopment Project that is acceptable to the Village Board of Trustees; and (2) such extension will be in the best interest of the Village.

B. Extended Building Permits. The Extended Building Permits shall, notwithstanding any requirements of the Municipal Code to the contrary, remain valid through and until December 31, 2023. If Retail Developer is deemed to be in default pursuant to Section 3.A of this Fourth Amendment, the Extended Building Permits shall be deemed to have

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

automatically terminated and expired, and to be of no force or effect, as of the Required Submittals Due Date.

C. Effect of Concurrent Approvals. The Concurrent Approvals shall remain in full force and effect notwithstanding any provision of the Municipal Code to the contrary; subject to the Village's right to revoke the Concurrent Approvals as provided in Section 3.E of this Fourth Amendment.

D. Maintenance of Screening and Fencing of Former Macy's Space. The Retail Developer will maintain all construction fencing located on the Redevelopment Property free of gaps and will continue to replace or restore fabric or solid panels affixed to the construction fencing on the Redevelopment Property to entirely screen the Former Macy's Space from the surrounding parking fields.

SECTION 3. MACY'S DEMOLITION RESTORATION.

A. Default Due to Abandonment. If the Retail Developer fails to submit the Required Submittals by the Required Submittals Due Date, as that date may be extended as provided in Section 2.A of this Fourth Amendment, the Retail Developer shall be deemed, without further process, notice, or opportunity to cure, to be in Default of its obligations under the REIA and this Fourth Amendment due to an abandonment of the Redevelopment Project ("***Redevelopment Project Abandonment***").

B. Remedy for Default Due to Abandonment. If the Retail Developer is deemed to be in default pursuant to Section 3.A of this Fourth Amendment, the Retail Developer must, no later than 30 days after the Required Submittals Due Date, commence the "***Macy's Demolition Restoration,***" which must include:

1. Construction, installation, and finishing of a permanent wall in place of the temporary wall that was constructed along the west side of the Mall Building where the connection to the Former Macy's Space previously was located ("***Replacement Wall***"). The Replacement Wall must be similar in color, material, quality, and finish to the existing exterior of the Mall Building and be architecturally congruent with the Mall Building.

2. Performance of (a) site grading and (b) construction and installation a permanent retaining wall to address the grade change between the mall's existing parking fields and the Former Macy's Space. This grade transition area must also be landscaped to whatever extent deemed reasonably necessary by the Village Engineer and the Village's Director of Development & Planning Services.

3. Permanent resurfacing and striping of any portion of the Former Macy's Space to be used as a parking field in accordance with the Village's Zoning Code and Engineering Standards and Specifications. All other portions of the Former Macy's Space not used for parking must be restored to a park-like setting suitable for passive outdoor recreational activities.

The Retail Developer must complete the Macy's Demolition Restoration no later than 90 days after the commencement of the restoration work, subject to Uncontrollable Circumstances.

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

C. **Village's Rights to Conduct the Macy's Demolition Restoration**. If the Retail Developer fails to complete the Macy's Demolition Restoration work within the time period required by Section 3.B of this Fourth Amendment, the Village will have right to do the following upon not less than 30 days' prior written notice to the Retail Developer:

1. Retain contractors to enter upon the Mall Property, the Redevelopment Property, and the Mall Building and conduct or complete the Macy's Demolition Restoration.

2. Draw upon the Letter of Credit that the Developer Parties provided to the Village pursuant to their obligations under the Third Amendment, which Letter of Credit must be extended through and including December 31, 2023.

The Developer Parties do hereby grant the Village, its contractors, agents, and consultants a license to enter upon the Mall Property, the Redevelopment Property, and the Mall Building to the extent necessary to conduct or complete the Macy's Demolition Restoration in accordance with this Section 3.C of this Fourth Amendment.

D. **Return of Performance Security.** In the event that the Village is required to conduct or complete the Macy's Demolition Restoration with funds drawn from the Letter of Credit, the Village will, after completing the Macy's Demolition Restoration, promptly return the remaining balance of the Performance Security, including the Letter of Credit and any remaining cash deposits, to the Developer Parties.

E. **Revocation of Concurrent Approvals**. In addition to requiring the Macy's Demolition Restoration, the Village's Corporate Authorities may also, as a supplemental remedy for default pursuant to Section 3.A of this Fourth Amendment, revoke the Concurrent Approvals by one or more ordinances or resolutions duly adopted, without any further process, notice, or opportunity to cure.

F. **Village's Rights and Remedies**. The Village hereby agrees that (1) any rights and remedies that the Village may otherwise have pursuant to the terms of the REIA or Requirements of Law due solely and exclusively to the Developer Parties' inability to perform certain obligations prior to the Effective Date of this Fourth Amendment are hereby waived and (2) the sole rights and remedies of the Village in the event the Retail Developer is deemed to be in default under Section 2.A of this Fourth Amendment due to a Redevelopment Project Abandonment are limited to those expressly set forth in this Section 3.

SECTION 4. EFFECT.

All terms, conditions and provisions of the REIA not expressly amended or modified by this Fourth Amendment shall remain unchanged and in full force and effect. To the extent that the terms and provisions of this Fourth Amendment conflict with the REIA, the terms and provisions of this Fourth Amendment shall control.

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

SECTION 5. AUTHORITY TO EXECUTE.

The Village hereby warrants and represents to the Developer Parties that the persons executing this Fourth Amendment on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer Parties hereby warrant and represent to the Village (i) that they have the full and complete right, power and authority to enter into this Fourth Amendment and to agree to the terms, provisions and conditions set forth in and to bind the Redevelopment Property as set forth in this Fourth Amendment; (ii) that all legal actions needed to authorize the execution, delivery and performance of this Fourth Amendment have been taken; and (iii) that neither the execution of this Fourth Amendment nor the performance of the obligations assumed by the Developer Parties will (a) result in a breach or default under any agreement to which the Developer Parties are a party or to which it or the Redevelopment Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Developer Parties or the Redevelopment Property are subject.

[END OF TEXT - SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have affixed their signatures the date and year first above written.

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By:_____
Its: Village President

ATTEST:

By:_____
Its: Village Clerk

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

RETAIL DEVELOPER:

NORTHBROOK ANCHOR ACQUISITION, LLC,
a Delaware limited liability company

By:_____
Name (Printed):_____
Its: Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO **HEREBY CERTIFY**, that _____, as an Authorized Signatory of **NORTHBROOK ANCHOR ACQUISITION, LLC**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument on behalf of the limited liability company as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2023.

_____
Notary Public

My commission expires:

(SEAL)

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

RESIDENTIAL DEVELOPER:

NORTHBROOK COURT RESIDENTIAL OWNER LLC,
a Delaware limited liability company

By:_____
Name (Printed):_____
Its: _____, Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO **HEREBY CERTIFY**, that _____, as an Authorized Signatory of **NORTHBROOK COURT RESIDENTIAL OWNER LLC**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument on behalf of the limited liability company as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2023.

_____
Notary Public

My commission expires:

(SEAL)

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

MALL BUILDING OWNER:

NORTHBROOK COURT NEWCO LLC,
a Delaware limited liability company

By:_____
Name (Printed):_____
Its: _____, Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO **HEREBY CERTIFY**, that _____, as an Authorized Officer of **NORTHBROOK COURT NEWCO LLC**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument on behalf of the limited liability company as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2023.

_____
Notary Public

My commission expires:

(SEAL)

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

EXHIBIT A

LEGAL DESCRIPTION OF THE REDEVELOPMENT PROPERTY

LOTS 1, 5 AND LOT 6 OF THE NORTHBROOK COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF NORTHBROOK COURT DATED AS OF DECEMBER 4, 2019 AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 23, 2019 AS DOCUMENT NO. 1935706196.

PINS: 04-03-101-018-0000, 04-03-101-126-0000, 04-03-200-028-0000 and 04-03-200-031-0000

Commonly known as 1515, 1555 and 1775 Lake Cook Road, Northbrook, Illinois 60062.

Attachment: NB. Brookfield Northbrook Court Redevelopment - 4th Amendment to REIA (April 2023) (00131685) (6642 : A Resolution Approving

EXHIBIT B

EXTENDED BUILDING PERMIT LETTER

[see attached]

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, DIRECTOR OF PUBLIC WORKS

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING A CONTRACT FOR ASPHALT STREET CRACK SEALING SERVICES

The Village of Northbrook owns and maintains roughly 97 centerline miles of asphalt streets. To help the Village's roads reach the full extent of their useful life, the Public Works Department performs maintenance tasks such as selective patching and crack sealing. Crack sealing is used to help prevent moisture and debris from entering the road base through seams or cracks in the pavement that can form over time. As water seeps into these seams/cracks it can cause premature failure to the roadway as it expands in freezing temperatures and contracts in warmer temperatures.

The crack sealing process includes routing, cleaning and application of hot poured sealer in accordance with IDOT specifications. Staff completed a review of the Village's roads and identified several streets that require crack sealing in the FY 2023/2024 program including: Lindenwood Lane, Applewood Lane, Constance Lane, Cardinal Court, Estate Court, Phyllis Road, Pamella Lane, Picardy Circle, Picardy Drive, Kayla Lane, Henry Way, Sarah Lane, Bordeaux Drive. These locations are shown in Exhibit A.

Competitive bids were solicited with the project notice being posted to the Village's website and advertised in the *Northbrook Star* on Thursday, February 16. On March 14, 2023 the Village received three proposals which were all considered to be responsive. The proposals are summarized below in Table 1.

Table 1. Summary of Bids

Company	Hot Poured Joint Sealer	Street Sweeper
Patriot Pavement Maintenance	$1.44/lb	$125/hour
Denler Inc.	$1.98/lb	$110/hour
SKC Construction, Inc	$2.23/lb	$190/hour

Patriot Pavement of Des Plaines, Illinois submitted the lowest responsive proposal. The Fiscal Year 2023/24 Draft Budget provides sufficient funds for pavement crack sealing in Account No. 11-4100-531-71. Additional contract renewal options are available for Fiscal Year 2024/25 and Fiscal Year 2025/26.

Staff recommends Village Board approval of a Resolution authorizing a contract with Patriot Pavement of Des Plaines, Illinois for asphalt street crack sealing services in a not-to-exceed amount of $25,000 at the unit costs outlined in Exhibit B. Staff will be present at the Board meeting to answer any questions that may arise.

Resolution (ID # 6527)

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

A Resolution Authorizing a Contract for Asphalt Street Crack Sealing Services with Patriot Pavement of Des Plaines, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook owns and maintains roughly 97 centerline miles of asphalt streets. Crack sealing is a common maintenance procedure used to prolong the useful life of the pavement. Public Works recently released a Request for Proposals for a contract for providing crack sealing services ("***Work***") and opened proposals on Tuesday, March 14, 2023. Three contractors submitted bid proposals. The lowest responsive bid was received from Patriot Pavement Maintenance, of Des Plaines, Illinois ("***Contractor***").

Based on these factors, Village staff recommends execution of a contract with the Contractor in an amount not to exceed of $25,000 for crack sealing services in accordance with the RFP's specifications ("***Contract***"). This Contract includes options for two additional one year renewals in Fiscal Year 2024/25 and Fiscal Year 2025/26 at the prices submitted during the bidding process.

The Village's Fiscal Year 2023/24 Draft Budget provides sufficient funds in Account No. 11-4100-531-71 for crack sealing services, which will allow for roughly 30,000 linear feet of crack sealing. The President and the Village Board of Trustees intend to retain this funding in the Final Fiscal Year 2023/2034 Budget as approved.

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

Section 2. Approval of Contract.

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

Section 3. Authorization to Execute Contract.

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

Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Work from the Contractor in exchange for the prices set forth in ***Exhibit B.***

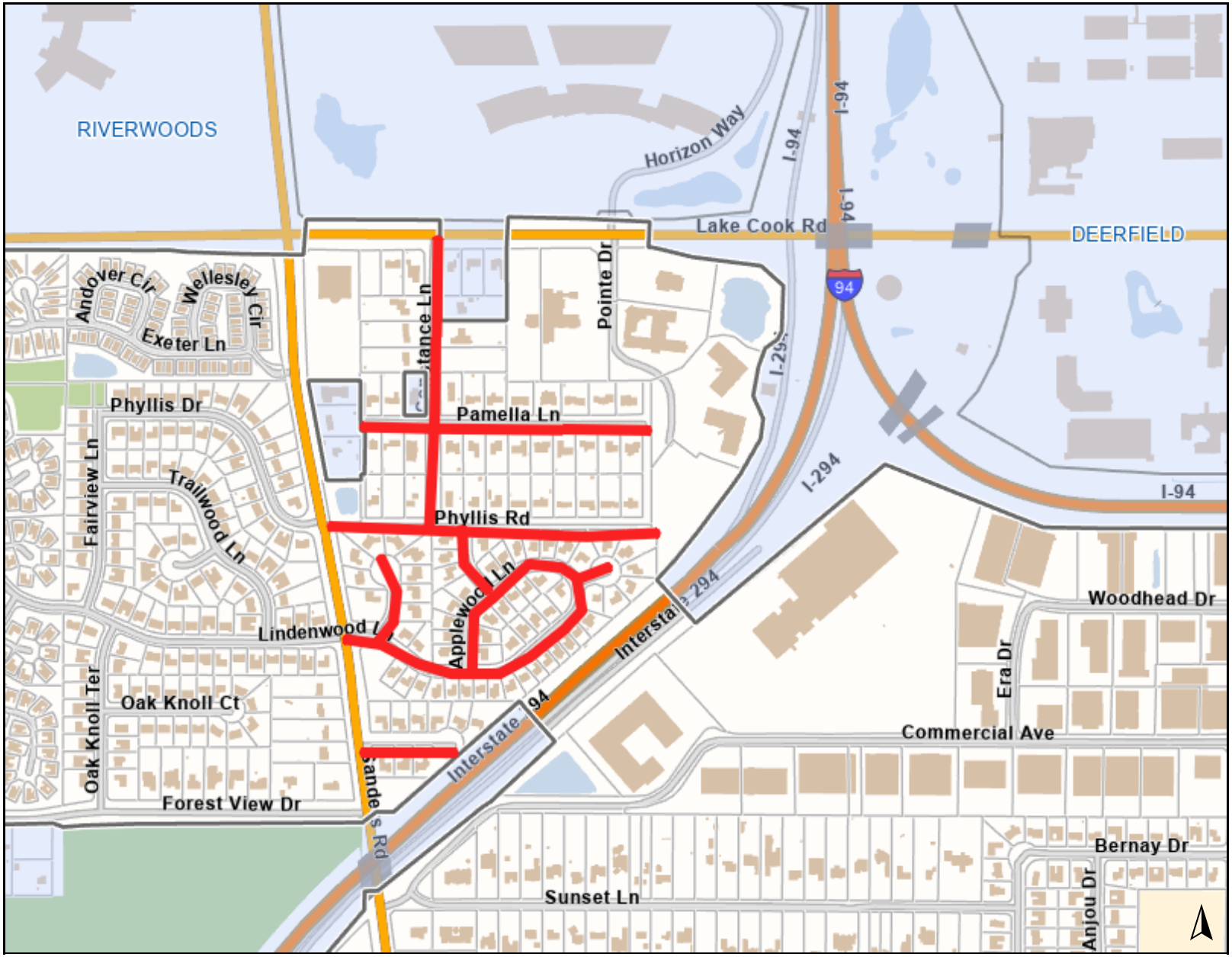
Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

GISConsortium | Location Map - For Crack Sealing Services



Legend

Crack Sealing

EXHIBIT A

0 1000 2000 ft

Print Date: 1/24/2023

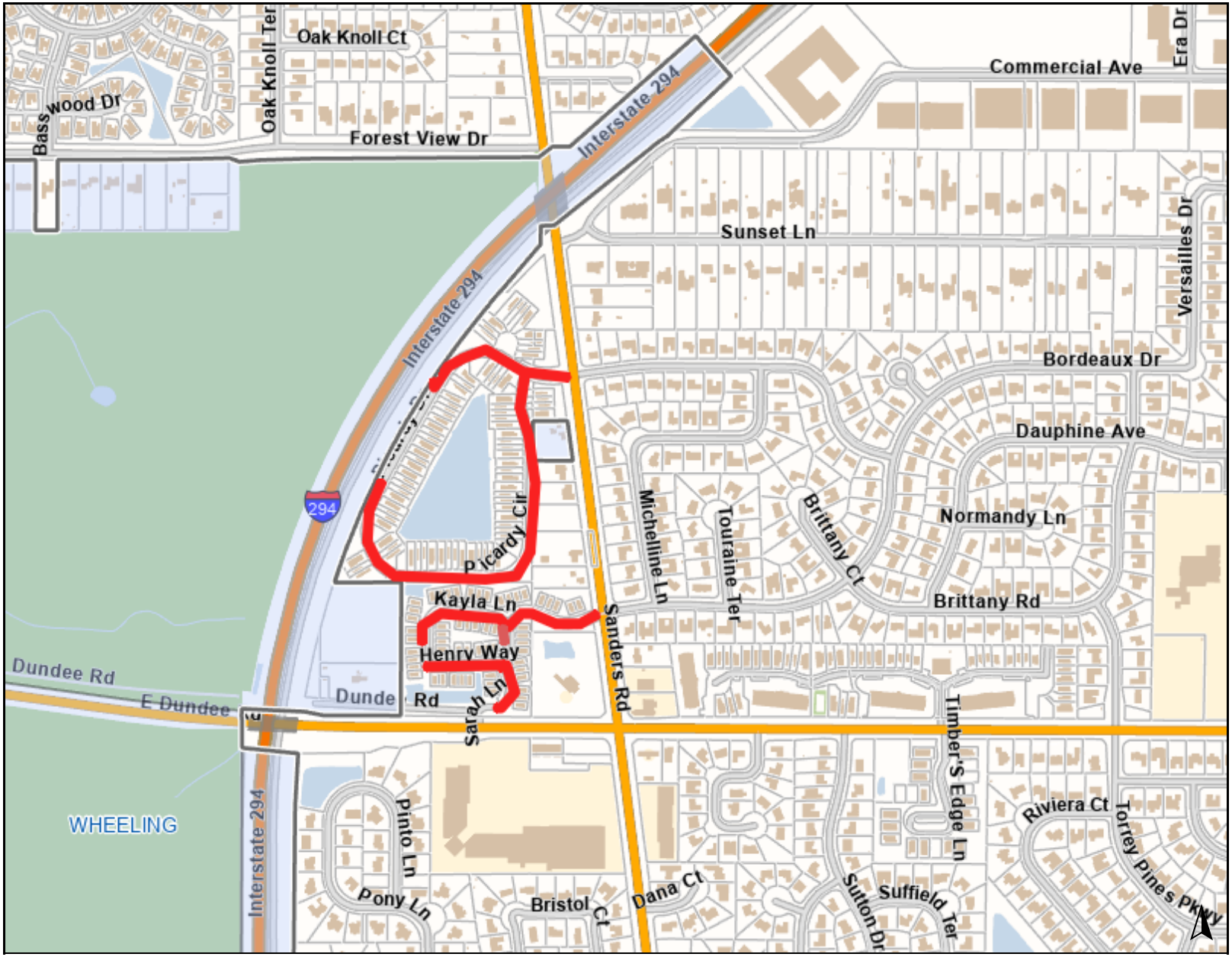
Notes

Village of Northbrook -Crack Sealing Services

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.

Attachment: Exhibit A - Crack Sealing Project Location Map 23-24 (6527 : A Resolution Authorizing a

GISConsortium | Location Map - For Crack Sealing Services



Legend

Crack Sealing

EXHIBIT A

0 1000 2000 ft

Print Date: 1/24/2023

Notes

Village of Northbrook -Crack Sealing Services

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.

Attachment: Exhibit A - Crack Sealing Project Location Map 23-24 (6527 : A Resolution Authorizing a

Exhibit B FY 23/24 Unit Prices for Cracksealing Services		
Description	**Unit**	**Unit Price**
Hot Poured Joint Sealer (IDOT 1050.02)	Pound	$1.44
Street Sweeper with disposal performed by contractor	Hour	$125.00

Attachment: Exhibit B - Unit Pricing for Crack Sealing Services (6527 : A Resolution Authorizing a Contract for Asphalt Street Crack Sealing

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING RENEWAL OF AN AGREEMENT FOR MANHOLE REHABILITATION SERVICES

As part of its ongoing responsibilities, the Public Works Department maintains approximately 132 miles of sanitary sewer main with 3,411 manholes. To ensure the Village's sanitary sewers function as designed, crews periodically clean, televise, and assess the condition of each individual manhole, and schedule repairs as necessary.

Depending on the deficiency, manholes can be rehabilitated with simple repairs, such as installing new riser rings, or more complex means, such as applying epoxy lining to interior walls. The primary objectives of these repairs are to preserve the structural integrity of the manhole, prevent or correct points where stormwater or groundwater can infiltrate the structure, and extend the useful life of the structures. The manhole rehabilitation program is an important part of the Village's responsibilities for managing inflow and infiltration under the Metropolitan Water Reclamation District of Greater Chicago's (MWRD) Watershed Management Ordinance.

Since 2010, the Village has actively participated in the Municipal Partnering Initiative (MPI) Consortium, a cooperative purchasing consortium of communities in Chicagoland. The goal of the Consortium is to foster cooperation by combining contractual scopes of work and jointly bidding work. In April 2019, the MPI Consortium issued a joint request for proposals for manhole rehabilitation with unit pricing for a three-year period. Ultimately, Culy Contracting, LLC. of Winchester, Indiana (the "Contractor") was determined to have submitted the lowest responsive proposal and was subsequently awarded the contract.

In January 2021, staff reviewed MPI's contract and determined that it met the Village's manhole rehabilitation specifications and competitive bidding requirements. The Contractor agreed to honor the terms, conditions, and pricing of the original agreement, and the Village and Contractor subsequently entered into an initial two-year agreement for the completion of manhole rehabilitation services for Fiscal Years 2020/21 and 2021/22, and renewed the agreement for FY 2022/23. In accordance with the original MPI agreement, the contract included provisions for one remaining one-year renewal if agreeable to both parties with an annual cost increase not to exceed the Consumer Price Index (CPI) average for the previous 12 months. Staff has been satisfied with the Contractor's performance, and both Staff and the Contractor wish to renew the agreement for Fiscal Year 2023/24 with no price increase. This would be the fourth renewal of this agreement. The Fiscal Year 2023/24 Program, which will be completed during the summer and fall of 2023, will include repairs and lining for roughly 30 manholes in the northwestern and western areas of the Village. A map of these areas is attached as Exhibit B.

The Fiscal Year 2023/24 Draft Budget provides funds in Account No. 14-4160-723-00 (Sanitary Line

Construction) for manhole rehabilitation services.

Staff recommends Village Board approval of a Resolution authorizing the renewal of an agreement with Culy Contracting, LLC. of Winchester, Indiana for manhole rehabilitation services at the unit costs outlined in Exhibit A for Fiscal Year 2023/24 in a not-to-exceed amount of $60,690. Staff will be present at the Board of Trustees meeting to address any questions that may arise.

Resolution (ID # 6549)

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

A Resolution Authorizing the Renewal of an Agreement for Manhole Rehabilitation Services with Culy Contracting, LLC. of Winchester, Indiana

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook rehabilitates manholes ("***Services***") to improve the structural integrity of the manhole, seal manholes from stormwater and groundwater infiltration, and repair defects as necessary. In April 2019, the Municipal Partnership Initiative (MPI) Consortium released a request for proposals for a three-year agreement for the Services. Culy Contracting, LLC of Winchester, Indiana ("***Contractor***") submitted the lowest, most responsive proposal and was subsequently awarded the contract. In January 2021, staff reviewed the MPI contract and determined that it met the Village's specifications for the Services and its competitive bidding requirements. The Contractor agreed to honor all terms, conditions and pricing of that contract for the Village and subsequently entered into an agreement for the completion of the Services ("***Agreement***"). The Agreement included an initial two-year term (Fiscal Years 2020/21 and 2021/22) with the option to renew annually if mutually agreed upon for up to two additional one-year terms with cost increases not to exceed the Consumer Price Index (CPI) average for the Chicagoland region over the previous 12 months. The Contractor has offered to renew this Agreement for Fiscal Year 2023/24 with no price increase. This will be the fourth renewal of this agreement.

Based on these factors, staff recommends that the Board of Trustees authorize renewal of the Agreement in accordance with the unit prices attached to this resolution as ***Exhibit A*** (*"**Renewal**"*) in a not-to-exceed amount of $60,690.

The Fiscal Year 2023/24 Draft Budget provides sufficient funds in Account No. 14-4160-723-00 for the Services. The President and the Village Board intend to retain this funding in the Fiscal Year 2023/24 Budget as adopted.

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

Section 2. Approval of Renewal.

The Renewal with the Contractor is approved in a form acceptable to the Village Manager and the Village Attorney.

Section 3. Authorization to Execute Renewal.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Renewal only after receipt by the Village Clerk of at least three

original copies of the Renewal executed by the Contractor and compliance by the Contractor with all conditions precedent to closing; provided, however, that if such executed copies of the Renewal are not received by the Village Clerk within 60 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

Attachment: Exhibit A - Unit Pricing for Sanitary Manhole Rehabilitation Services (6549 : A Resolution Authorizing Renewal of an Agreement for

Exhibit A

Unit Pricing for Sanitary Manhole Services for Fiscal Year 2023/24

Unit Item	Unit of Measurement	Unit Pricing
Manhole Wall Cementitious Coating (Cementitious Lining Only)	Vertical Foot	$145.00
Manhole Wall Cementitious Coating (Done in Combination with Epoxy Lining)	Vertical Foot	$100.00
Full Depth Epoxy Lining (Used in Combination with Cementitious Coating)	Linear Foot	$150.00
Manhole Exterior Wall Grouting	Each	$10.00
Grout/Seal Abandoned Service	Each	$175.00
Reconstruct Manhole Bench/Trough Invert	Each	$400.00
Internal Frame/Chimney Seal (Epoxy)	Each	$350.00
International Frame/Chimney Seal (Mechanical)	Each	$550.00
Ring Adjustment	Each	$1,200.00
Ring Replacement	Each	$1,500.00
Lid Replacement	Each	$725.00
Pre/Post Construction Video	Each	$55.00

Village of Northbrook

Manhole Rehabilitation FY 23/24

EXHIBIT B

Manholes for Rehab

The GIS material is made available as a public service. Maps and data are to be used for reference purposes only and Northbrook, Illinois, is not responsible for any inaccuracies herein contained. No Responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided. Any errors should be reported to the Information Technology Department.

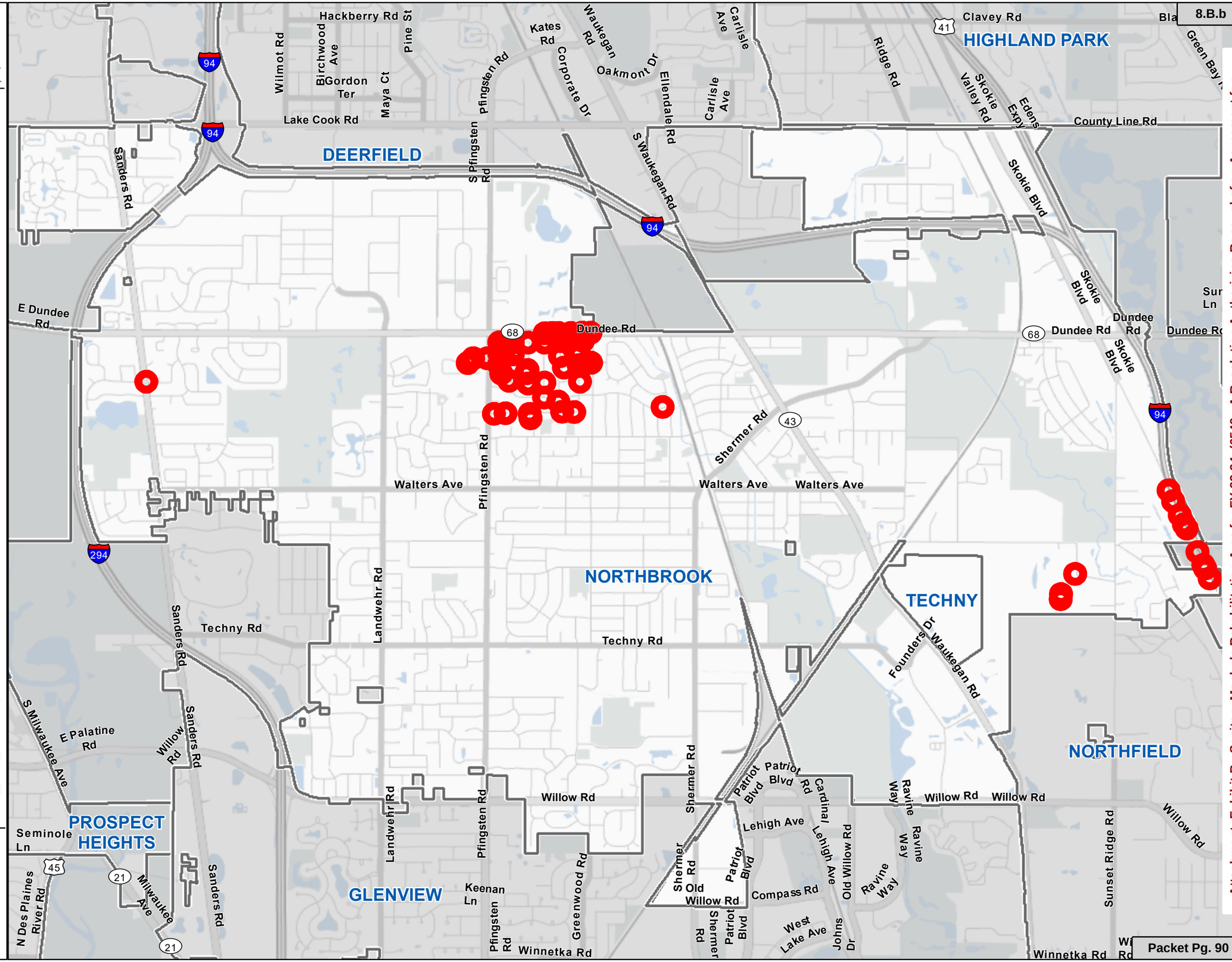
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Feet

GIS Consortium

3/16/2023



Attachment: Exhibit B - Sanitary Manhole Rehabilitation Area for FY 23-24 (6549 : A Resolution Authorizing Renewal of an Agreement for

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING RENEWAL OF AN AGREEMENT FOR SEWER TELEVISING AND MANHOLE INSPECTION SERVICE

The Village of Northbrook owns and maintains approximately 132 miles of sanitary sewer and 123 miles of storm sewer within its boundaries. As part of the regular maintenance of these systems, the Village utilizes a contractor to televise segments of both systems and complete inspections of selected manholes each year. The televising process begins with sewer cleaning/flushing then a robotic camera records the interior of the pipes. These recordings are reviewed and ratings applied based on the condition of the pipe. Items affecting the rating of pipes include whether there are cracks or tree roots, and whether the joints of the pipe are offset. Lower rated segments of pipe are included in the Village's sewer lining program.

Additionally, as part of the televising program, sanitary sewer structures (manholes) are inspected. These inspections look at the structural integrity of the manholes and whether or not there is ground water infiltrating the sewer structures. These inspections produce a rating for sewer structures similar to those for the sewer pipes. Lower rated structures are included in the Village's manhole rehabilitation program.

In December 2019, staff prepared and issued a Request for Proposals (RFP) document for televising and manhole inspection services and sent it to five local companies specializing in this work. After reviewing the proposals, staff determined that American Underground, Inc. of Wheeling, Illinois (the "Contractor") submitted the lowest, most responsive proposal and was subsequently awarded the contract. This contract included provisions for up to four one-year renewals if agreeable to both parties with an increase not exceeding the Chicago Area Consumer Price Index (CPI) average for the previous 12 months. Staff has been satisfied with the Contractor's performance over the past year, and both the Village and Contractor wish to renew the contract for Fiscal Year 2023/24 with the allowable 5.0% CPI increase. This will be the third renewal of this contract.

The Fiscal Year 2023/24 Draft Budget provides $58,150 in Account No. 14-4160-526-00 (Sanitary Sewer Fund) and $25,000 16-4190-527-00 (Stormwater Fund) for televising and inspection services.

Staff recommends Village Board approval of a Resolution authorizing renewal of an agreement with American Underground of Wheeling, Illinois for televising of sanitary and storm sewers and manhole inspections at a not-to-exceed amount of $83,150 based on the unit costs outlined in Exhibit A. Staff will be present at the Board of Trustees meeting to address any questions that may arise.

Resolution (ID # 6550)

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

A Resolution Authorizing Renewal of an Agreement for Sewer Televising and Manhole Inspection Services with American Underground, Inc. of Wheeling, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook televises segments of both its sanitary and storm sewers and inspects select sanitary manholes ("***Services***") to view and assess the condition of the Village's underground infrastructure. These inspections allow staff to identify areas where sewers or manholes have failed and where tree roots have infiltrated the sewer. These inspections also aid in identifying locations where sewers and manholes should be lined.

In December 2019, staff prepared a Request for Proposals document for the Services and issued it to five local companies specializing in this work. Ultimately, American Underground, Inc. of Wheeling, Illinois ("***Contractor***") submitted the lowest, most responsive proposal and was awarded the contract ("***Agreement***"). The Agreement contained provisions for up to four one-year renewals with cost increases not exceeding the Consumer Price Index (CPI) average for the previous 12 months. This would be the third of the four allowable renewals. The Contractor has performed satisfactorily over the past year and wishes to renew the Agreement for Fiscal Year 2023/24 with the allowable 5% increase in unit pricing.

Based on these factors. Staff recommends that the Board renew the Agreement to obtain the Services from the Contractor in accordance with the unit prices attached to this resolution as ***Exhibit A*** ("***Renewal***") in a not to exceed amount of $83,150.

The Fiscal Year 2023/2024 Draft Budget provides $58,150 in Account No. 14-4160-526-00 (Sanitary Sewer Fund) and $25,000 in Account No. 16-4190-527-00 (Stormwater Fund) for the Services. The President and the Village Board of Trustees intend to retain this funding in the Final Fiscal Year 2023/2034 Budget as approved.

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

Section 2. Approval of Renewal.

The Renewal is approved in a form acceptable to the Village Manager and Village Attorney.

Section 3. Authorization to Execute Renewal.

The Village Manager and Village Clerk shall be, and are hereby, authorized and directed

to execute and seal, on behalf of the Village, the Renewal only after receipt by the Village Clerk of at least three original copies of the Renewal executed by the Contractor; provided, however, that if such executed copies of the Renewal are not received by the Village Clerk within 60 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

Exhibit A Unit Pricing for Sanitary and Storm Sewer Televising and Inspection for Fiscal Year 2023/24		
Service	**UOM**	**Price**
8” Sanitary Televising	LF	$1.24
8” Storm Televising	LF	$1.24
10” Sanitary Televising	LF	$1.24
10” Storm Televising	LF	$1.73
12” Sanitary Televising	LF	$1.24
12” Storm Televising	LF	$1.73
15” Sanitary Televising	LF	$1.73
15” Storm Televising	LF	$1.73
18” Sanitary Televising	LF	$1.73
18” Storm Televising	LF	$1.73
24” Sanitary Televising	LF	$1.99
24” Storm Televising	LF	$1.99
8” Sanitary Heavy Cleaning	LF	$3.50
10” Sanitary Heavy Cleaning	LF	$3.50
12” Sanitary Heavy Cleaning	LF	$3.50
15” Sanitary Heavy Cleaning	LF	$1.16
18” Sanitary Heavy Cleaning	LF	$1.16
24” Sanitary Heavy Cleaning	LF	$1.16
Manhole Inspections	Manhole	$152.22

Attachment: Exhibit A - Summary of Proposal Unit Prices for Sanitary and Storm Televising and Inspection Services (6550 : A Resolution

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING AN AGREEMENT FOR PLUMBING SERVICES

The Public Works Department maintains 13 public buildings and uses contractual assistance to make plumbing repairs on an as-needed basis. These facilities have fire suppression systems or irrigation systems that require a backflow prevention device and annual testing by a certified plumber.

In February 2023, Staff issued a request for proposals (RFP) for the annual backflow inspections and plumbing repair services required to manage the Village's plumbing systems and sent it to seven local plumbing companies. The RFP was also made available on the Village's website. The Village received two responses to its RFP. Of those responses, Drain & Plumbing Services, Inc. of Northbrook, Illinois ("Vendor") offered the lowest, most responsive bid at the unit prices found attached as Exhibit A and B for plumbing services and backflow testing, respectively.

The Village does not have experience with Drain & Plumbing Services, Inc. as a vendor; however, references were checked and both references praised Drain & Plumbing Services, Inc. for their quality, price, and ability to meet service expectations on short deadlines. Staff is confident that the Vendor will be able perform the work as specified.

The initial term for this agreement is May 1, 2023 through April 30, 2024 with the option for up to four, one-year renewals upon mutual consent and cost adjustments not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12 month period.

Staff has included sufficient funds in the Draft Fiscal Year 2023/2024 Budget in the General Fund Accounts 11-4100-524-71 through 11-4100-524-78 and Water Production Fund Account 21-4170-524-82 for this work. Funding for backflow prevention device testing and plumbing repairs will be drawn from these accounts as needed.

Staff recommends Village Board approval of a Resolution authorizing the procurement of plumbing services from Drain & Plumbing Services, Inc. of Northbrook, Illinois at the unit costs outlined in Exhibits A and B. Staff will be present at the Board of Trustees meeting to address any questions that may arise.

Resolution (ID # 6572)

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

A Resolution Authorizing an Agreement for Plumbing Services with Drain & Plumbing Services, Inc. of Northbrook, IL

is hereby adopted, as follows:

Section 1. Recitals.

The Public Works Department maintains 13 public buildings and uses contractual assistance to make plumbing repairs on an as-needed basis. These facilities have fire suppression or irrigation systems that require a backflow prevention device and annual testing by a certified plumber.

In February 2023, Staff issued a request for proposals (RFP) for the annual backflow inspections and supplemental repair services required to manage the Village's plumbing systems **(*"Services"*)** and sent it to seven local plumbing companies. The RFP was also made available on the Village's website. The Village received two responses to its RFP. Of those responses, Drain & Plumbing Services, Inc. of Northbrook, Illinois (**"*Vendor"***) offered the lowest, most responsive bid at unit prices detailed in ***Exhibit A*** and ***Exhibit B*** of this Resolution.

The initial term for this agreement is May 1, 2023 through April 30, 2024 with the option for up to four, one-year renewals upon mutual consent and cost adjustments not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12 month period ***("Contract")***.

Staff has included sufficient funds in the draft Fiscal Year 2023/2024 Budget in the General Fund Accounts 11-4100-524-71 through 11-4100-524-78 and Water Production Fund Account 21-4170-524-82 for these services.

The President and the Board of Trustees have considered the Contract with the Vendor for the Services and determined that it is in the best interests of the Village and the public to approve the Contract.

Section 2. Approval of Contract.

The Contract is approved in a form acceptable to the Village Manager and the Village attorney.

Section 3. Authorization to Execute Contract.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Contract with the Vendor only after receipt by the Village Clerk of at least three original copies of the Contract executed by the Vendor; provided, however, that if such executed copies of the Contract are not received by the Village Clerk within 30 days after the date of

adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Services from the Vendor in exchange for the prices set forth in ***Exhibit A*** and ***Exhibit B***.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

Plumbing Services: Drain & Plumbing Services 3663 Woodhead Dr. Northbrook IL				
	Item	Description	Rate	
1	Plumber	Hourly Rate Regular Time (7:00 am to 3:30 pm Weedays)	$	140.00
2	Laborer	Hourly Rate Regular Time (7:00 am to 3:30 pm Weedays)	$	120.00
3	Plumber	Hourly Rate Non-Regular Time (3:30 pm to 7:00 am Weekdays + Saturdays)	$	210.00
4	Laborer	Hourly Rate Non-Regular Time (3:30 pm to 7:00 am Weekdays + Saturdays)	$	200.00
5	Plumber	Hourly Rate Premium Time (Sundays + Holidays)	$	250.00
6	Laborer	Hourly Rate Premium Time (Sundays + Holidays)	$	250.00
7	Mobilization	Includes Mileage and Standard Plumbing Tools	$	50.00
8	Sewer Rodding	Fire Station 10 (every four months) approximately 60 feet	$	180.00

Attachment: EXHIBIT A - Drain & Plumbing Price Schedule Plumbing Services (6572 : A Resolution Authorizing an Agreement for Plumbing Services)

	A	B	C
1	**Backflow Prevention Device Testing:** Drain & Plumbing Services		
2	Size of Device	Quantity	Price Per Inspection
3	1/2 Inch	3	$ 95.00
4	3/4 Inch	7	$ 100.00
5	1 Inch	1	$ 155.00
6	1.5 Inch	1	$ 170.00
7	2 Inch	12	$ 215.00
8	2.5 Inch	1	$ 240.00
9	3 Inch	5	$ 280.00
10	4 Inch	5	$ 340.00
11	6 Inch	5	$ 455.00
12	8 Inch	1	$ 575.00

Attachment: EXHIBIT B - Drain & Plumbing Price Schedule Backflow Testing (6572 : A Resolution

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING AN AGREEMENT FOR PARKWAY TREE AND STUMP REMOVAL SERVICES

As part of managing the Village's parkway trees, staff periodically assess the condition of each individual tree to determine its overall health. If a tree is found to be dead or dying, the tree and stump will be removed. Each tree and stump are removed as soon as practical for health of the urban forest and for the safety of the public. The Public Works Department utilizes contractual assistance for these removals to supplement in-house crews.

In January 2023, staff developed a set of detailed specifications and created a request for proposal (RFP) for these services. The RFP was sent to seven local contractors who specialize in this type of work. The bid was also made available on the Village's website. In addition to requesting pricing for regular tree and stump removals, the RFP asked bidders to submit pricing on a time and materials basis for emergency tree work (ex. trimming after a wind or ice storm), as well as limited-access non-parkway tree work (ex. trees located along creek beds). On Wednesday, February 22, the Village received three proposals. Tables 1 and 2 summarize the proposals below.

Table 1. TREE REMOVAL - Per Tree Size

	Class A (up to 6")		Class B (7" to 14")		Class C (15" to 24")		Class D (25" to 36")		Class E (37"+)	
	Nov - Apr	May - Oct	Nov - Apr	May - Oct	Nov - Apr	May - Oct	Nov - Apr	May - Oct	Nov - Apr	May - Oct
Advanced Tree Care	$54	$54	$189	$189	$408	$408	$756	$756	$925	$925
Robert W. Henrickson Company	$475	$475	$675	$675	$1,075	$1,075	$1,775	$1,775	$2,175	$2,175
SavATree	$130	$150	$920	$920	$1,475	$1,475	$3,690	$3,690	$4,275	$4,275

Table 2. STUMP REMOVAL - Per Diameter Inch

	Class A (up to 6")		Class B (7" to 14")		Class C (15" to 24")		Class D (25" to 36")		Class E (37"+)	
	Nov - Apr	May - Oct	Nov - Apr	May - Oct	Nov - Apr	May - Oct	Nov - Apr	May - Oct	Nov - Apr	May - Oct
Advanced Tree Care	$24	$24	$56	$56	$96	$96	$216	$216	$222	$222
Robert W. Hendrickson Company	$42	$42	$98	$98	$168	$168	$252	$252	$259	$259
SavATree	No bid	No bid	No bid	No bid	No bid	No bid	No bid	No bid	No bid	No bid

Based on the combined unit cost of tree and stump removals, Advanced Tree Care, Inc. of Lincolnshire, Illinois (the "Contractor") submitted the lowest most responsive proposal for these services. The Contractor has satisfactorily performed similar work for the Village in the past. The initial term for this agreement will be May 1, 2023 through April 30, 2024, with the option for up to four, one-year renewals

upon mutual consent and cost adjustments not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12-month period.

Staff has included $70,00 in the Fiscal Year 2023/2024 Draft Budget in the General Fund Account No. 11-4100-531-80 for contractual tree and stump removal services and other related services. Funding for tree removal, stump removal, and related services will be taken from this account as needed.

Staff recommends Village Board approval of a resolution authorizing the procurement of parkway tree and stump removals and related tree services from Advanced Tree Care, Inc. of Lincolnshire, Illinois at the unit costs outlined in Exhibit A.

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

Resolution (ID # 6574)

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

A Resolution Authorizing an Agreement for Parkway Tree and Stump Removal Services from Advanced Tree Care, Inc. of Lincolnshire, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

Contractual tree and stump removal services are utilized to supplement Public Works' tree maintenance crew operations. The Fiscal Year 2023/2024 Draft Budget includes sufficient funds for the removal of parkway trees and stumps and other related services.

Staff prepared a Request for Proposals ("***RFP***") for contractual assistance to remove parkway trees and stumps. The RFP also included unit costs for emergency tree related services due to extreme wind or ice storms and unit costs for limited access non-parkway trees to be removed on a time and material basis ("***Services***"). Three proposals were received and publicly opened on Wednesday, February 22, 2023. Advanced Tree Care, Inc. of Lincolnshire, Illinois ("***Vendor***") submitted the overall lowest responsive proposal. The contract with the Vendor includes a provision for up to four one-year renewals not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12-month period. The initial term for this agreement will be May 1, 2023 through April 30, 2024.

Based on these factors, Staff recommends that the Village Board approve the contract to obtain the Services from the Vendor ("***Contract***"), in accordance with the unit prices attached to this resolution as ***Exhibit A***.

The Fiscal Year 2023/2024 Draft Budget provides $70,000 in the General Fund Account No. 11-4100-531-80 for the Services. Funding for the Services will be taken from this account as needed. The President and the Village Board of Trustees intend to retain this funding in the Final Fiscal Year 2023/2034 Budget as approved.

The President and the Board of Trustees have considered the expenditures authorized by the Contract and determined that it is in the best interests of the Village and the public to approve the Contract.

Section 2. Approval of the Contract.

The Contract is approved in a form acceptable to the Village Manager and Village Attorney.

Section 3. Authorization to Execute Contract.

The Village Manager and the Village Clerk are hereby authorized and directed to execute

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

Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as necessary to complete procurement of the Services at the unit costs outlined in ***Exhibit A***.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

Exhibit A FY 23/24 Unit Prices for Parkway Tree & Stump Removal Services		
Tree Removals		
Description	**Unit**	**Unit Price**
Class A Trees (1" to 6")	Dia. Inch	$54.00
Class B Trees (7" to 14")	Dia. Inch	$189.00
Class C Trees (15" to 24")	Dia. Inch	$408.00
Class D Trees (25" to 36")	Dia. Inch	$756.00
Class E Trees (37+")	Dia. Inch	$925.00
Stump Removals		
Description		
Class A Stumps (1" to 6")	Dia. Inch	$24.00
Class B Stumps (7" to 14")	Dia. Inch	$56.00
Class C Stumps (15" to 24")	Dia. Inch	$96.00
Class D Stumps (25" to 36")	Dia. Inch	$216.00
Class E Stumps (36+")	Dia. Inch	$222.00
Emergency Tree Services		
Description	**Unit**	**Unit Price**
General Labor	Hour	$65.00
Skilled Labor	Hour	$85.00
Supervisor/Foreman	Hour	$95.00
Aerial Tower	Hour	$30.00
Dump Truck	Hour	$25.00
Log Loader, Grapple or Clam Loader	Hour	$45.00
Chipper w/Truck & Mounted Chip Box, Saws and Basic Equipment	Hour	$60.00
Horizontal/Tub Grinder	Hour	$650.00
Front-end Loader	Hour	$95.00
Wood Chip Disposal	Cubic Yard	$8.50
Limited Access Tree Removals (Non-Parkway)		
Description	**Unit**	**Unit Price**
General Labor	Hour	$65.00
Skilled Labor	Hour	$85.00
Supervisor/Foreman	Hour	$95.00
Aerial Tower	Hour	$30.00
Dump Truck	Hour	$25.00
Chipper Truck	Hour	$60.00
Pick up Truck	Hour	$25.00
Skidsteer	Hour	$50.00
Log Loader, Grapple or Clam Loader	Hour	$45.00
Front-end Loader	Hour	$95.00
Crane	Hour	$380.00

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE COLD MIX ASPHALT MATERIALS

The Village of Northbrook purchases high performance asphalt cold patching materials (often called "Cold Mix") to complete temporary utility restorations and street patching. In January 2023, staff prepared specifications and estimated quantities for Cold Mix materials inclusive of delivery for Fiscal Year 2023/2024 and sent it to three local vendors. The Village received two bid responses. A summary of the bids can be found outlined in Table 1.

Table 1: Summary of Cold Mix Asphalt Bid

Firm	Winter Blend (Per Ton)	Summer Blend (Per Ton)
Peter Baker & Son, Inc.	$165	$165
Arrow Road Construction Co.	$167	$167

After review, staff determined that Arrow Road Construction Company, of Elk Grove, Illinois, with a facility in Mount Prospect, submitted the bid that best met the Village's needs. The initial term for this agreement will be May 1, 2023 through April 30, 2024, with the option for up to four, one-year renewals upon mutual consent and cost adjustments not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12-month period.

Peter Baker & Son, Inc. has provided the Village with Cold Mix materials over the past several years; however, staff has noticed a decrease in product quality. The lower quality has resulted in a shorter useful life of the materials. The Village has utilized Arrow Road Construction from time to time when materials have not been available at other plants. They have been working in the Chicagoland area for over 90 years in both the private and public sectors. Staff believes Arrow Road Construction Company will best serve the Village's needs for delivered cold mix asphalt.

The Draft Fiscal Year 2023/2024 Budget provides sufficient funds in account numbers 11-4100-625-71 (General Fund) and 21-4180-645-00 (Water Distribution Fund) for the purchase of the Cold Mix Materials. Funds will be drawn from these accounts as necessary for the average annual total of $16,700 for Cold Mix materials. This figure multiplies the unit price submitted by the historical tonnage used for Cold Mix materials.

Staff recommends Village Board approval of a Resolution authorizing a contract for the purchase of Cold Mix Materials from Arrow Road Construction Company, of Elk Grove, Illinois at the unit costs outlined in

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

Resolution (ID # 6582)

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

A Resolution Authorizing a Contract to Purchase Cold Mix Asphalt Materials from Arrow Road Construction Company, Corp. of Elk Grove, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Budget provides for the procurement of high performance cold patch asphalt materials for its day-to-day operations. Village staff prepared specifications and sent bid solicitation packages to three area companies that supply and deliver this type of material.

Arrow Road Construction Company, of Elk Grove, Illinois ("***Vendor***") submitted the most responsive bid that best met the Village's needs and specifications for cold patch asphalt materials ("***Materials***"). The initial term for this agreement will be May 1, 2023 through April 30, 2024, with the option for up to four, one-year renewals upon mutual consent and cost adjustments not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12 month period (***"Contract")***.

The Village's Fiscal Year 2023/24 Budget provides sufficient funds in Account Nos. 11-4100-625-71 (General Fund) and 21-4180-645-00 (Water Distribution Fund) for the purchase of the Materials. Funds will be drawn from these accounts on as-needed basis to purchase Materials for street repairs and utility restorations.

Based on these factors, staff recommends that the Board authorize a Contract for the purchase of the Materials from the Vendor at the unit prices outlined in ***Exhibit A*** of this Resolution.

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

Section 2. Waiver of Competitive Bidding.

Notwithstanding the low unit price, Village staff has determined that the selected Vendor will provide materials that better meet the specifications and needs of the Village and, therefore, the President and the Board of Trustees hereby waive the Village's competitive bidding requirements and accept the Vendor's bid.

Section 3. Approval of Contract.

The President and the Board of Trustees have considered the Contract with the Vendor for the Materials and determined that it is in the best interests of the Village and the public to approve the Contract.

Section 4. Authorization to Execute Contract.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Contract with the Vendor only after receipt by the Village Clerk of at least three original copies of the Contract executed by the Vendor; provided, however, that if such executed copies of the Contract are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 5. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Materials, on an as needed basis, from the Vendor in exchange for the prices set forth in ***Exhibit A***.

Section 6. Effective Date.

This resolution shall be in full force and effect after its passage and approval by a 2/3 majority of the Board of Trustees.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

Exhibit A Fiscal Year 2023/2024 - Cold Mix Asphalt Unit Pricing		
Item	**Unit**	**Unit Price**
"High performance cold mix" patching material (Sylvax, UPM, or Equivalent) Winter Blend	Ton	$167
"High performance cold mix" patching material (Sylvax, UPM, or Equivalent) Summer Blend	Ton	$167

Attachment: Exhibit A - Cold Mix Asphalt Materials Pricing (6582 : A Resolution Authorizing a Contract to

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE HOT MIX ASPHALT MATERIALS

The Village of Northbrook procures asphalt surface and binder course (often called "**Hot Mix**") on an as-needed basis to perform maintenance activities and repairs, utility restorations, and street patching. In January 2023, staff prepared specifications and estimated quantities for Hot Mix Asphalt ("**Materials**") to be purchased in Fiscal Year 2023/2024 and sent it to three local vendors. The bid was also made available on the Village's website. The Village received three bid responses. A summary of the bids can be found outlined in Table 1.

Table 1: Summary of Hot Mix Asphalt Bids

Firm	Surface Course (Per Ton)	Binder Course (Per Ton)
Arrow Road Construction Co.	$59	$54
Builder's Asphalt, LLC	$60	$60
Peter Baker & Son, Inc.	$64	$59

Arrow Road Construction Co. of Elk Grove, Illinois offered the lowest bid. However, after review, staff determined that Builder's Asphalt, LLC of Hillside, Illinois, with a plant in Wheeling, submitted a bid that best meets the Village's needs. The proximity of Builder's Asphalt, LLC to the Village (approximately 4.4 miles driving) compared to that of Arrow Road Construction Co. (approximately 17 miles driving) will reduce travel time for staff and lead to less material loss due to cooling of the asphalt while it is being transported.

The initial term for this contract will be May 1, 2023 through April 30, 2024, with the option for up to four, one-year renewals upon mutual consent and cost adjustments not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12-month period.

The Draft Fiscal Year 2023/2024 Budget provides sufficient funds in account numbers 11-4100-625-71 (General Fund) and 21-4180-645-00 (Water Distribution Fund) for the purchase of the Materials. Funds will be drawn from these accounts as necessary.

Staff recommends Village Board approval of a Resolution authorizing a contract for the purchase of the Materials from Builders Asphalt, LLC of Hillside, Illinois at the unit costs outlined in Exhibit A. Staff will be present at the Board of Trustees meeting to answer any questions that may arise.

Resolution (ID # 6583)

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

A Resolution Authorizing a Contract to Purchase Hot Mix Asphalt Materials from Builders Asphalt, LLC of Hillside, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Draft Fiscal Year 2023/24 Budget provides for the procurement of surface and binder course asphalt materials for its day-to-day operations. Village staff prepared specifications and sent bid solicitation packages to three area companies that supply this type of material. Builders Asphalt, LLC, of Hillside, Illinois ("***Vendor***") submitted the bid that best met the Village's needs for annual surface and binder course asphalt materials (collectively, "***Materials***").

The initial term for this agreement will be May 1, 2023 through April 30, 2024, with the option for up to four, one-year renewals upon mutual consent and cost adjustments not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12 month period (***"Contract")***.

The Village's Draft Fiscal Year 2023/24 Budget provides sufficient funds in Account Nos. 11-4100-625-71 (General Fund) and 21-4180-645-00 (Water Distribution Fund) for the purchase of the Materials. The Village Board intends to retain these funds in the Final FY 2023/24 Budget. Funds will be drawn from these accounts on an as-needed basis to purchase Materials for street repairs and utility restorations in compliance with the Village's purchasing policies.

Based on these factors, staff recommends that the Board authorize the Contract to purchase the Materials from the Vendor at the unit prices outlined in ***Exhibit A*** of this Resolution.

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

Section 2. Waiver of Competitive Bidding.

Notwithstanding the low unit price, Village staff has determined that the selected Vendor will provide materials that better meet the specifications and needs of the Village and, therefore, the President and the Board of Trustees hereby waive the Village's competitive bidding requirements and accept the Vendor's bid.

Section 3. Approval of Contract.

The President and the Board of Trustees have considered the Contract with the Vendor for the Materials and determined that it is in the best interests of the Village and the public to approve the Contract.

Section 4. Authorization to Execute Contract.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Contract with the Vendor only after receipt by the Village Clerk of at least three original copies of the Contract executed by the Vendor; provided, however, that if such executed copies of the Contract are not received by the Village Clerk within 30 days after the date of adoption of this resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 5. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Materials from the Vendor in exchange for the prices set forth in ***Exhibit A***.

Section 6. Effective Date.

This resolution shall be in full force and effect after its passage and approval by a 2/3 majority of the Board of Trustees.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

Exhibit A Fiscal Year 2023/2024 - Hot Mix Asphalt Materials		
Item	**Unit**	**Unit Price**
Bituminous Concrete Surface Course, (Class 1) 3/8”	Ton	$ 60.00
Bituminous Concrete Binder Course, (Class 1) 3/4”	Ton	$ 60.00

Attachment: Exhibit A - Hot Mix Asphalt Materials (6583 : A Resolution Authorizing a Contract to Purchase Hot Mix Asphalt Materials)

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT FOR MATERIAL HAULING SERVICES

The Village of Northbrook contracts for the purchase of aggregate material, disposal of debris, and the transport of these materials on an annual basis. The Village uses stone, top soil, and sand in its maintenance activities such as road and sidewalk repairs, water main break repair and forestry activities. A limited supply is stockpiled at Public Works and materials are replenished as they are used to ensure sufficient quantities are available when needed. Additionally, the Village generates debris and spoils such as removed concrete, asphalt grindings, logs and wood chips and waste from street sweeping. This debris and spoil material is stored at the Public Works Center until it can be hauled away for disposal by the Village's hauling contractor.

In January 2023, staff prepared specifications with estimated quantities and sent a request for proposals (RFP) document to three vendors for the material delivery and disposal of various types of debris generated by the Village. The RFP was also made available on the Village's website. The Village received and opened three bid responses. A summary of the bids based on the estimated quantities included in the RFP is outlined in Table 1.

Table 1. Summary of Bids

Item	Weidner Farms Material	Menoni & Mocogni	Dynasty Logistic Solutions
Pulverized high quality topsoil	$8,025	$6,975	$9,750
CA-6 Crushed Aggregate Limestone	$2,187	$3,020	$3,100
CA-7 Crushed Aggregate Limestone	$55,740	$77,000	$90,000
CA-6 Recycled Crushed Concrete	$918.50	$1,300	$1,500
FA-2 Torpedo Sand	$1,063.50	$1,225	$3,750
Hauling of Spoil - Dirt/Mud	$16,750	$22,250	$22,500
Hauling of Spoil - Concrete	$4,000	$8,000	$7,000
Hauling of Spoil - Asphalt	$5,700	$9,900	$8,100
Hauling of Spoil - Street Sweeping Debris	$6,800	$10,200	$42,000
Hauling of Spoil - Woodchips	$9,500	$11,750	$11,250
Hauling of Spoil - Logs	$5,800	$5,100	$4,500
Hauling of Spoil - Leaves	$3,250	$5,200	$4,500
Total	**$119,734**	**$161,920**	**$207,950**

Weidner Farms Material, Inc. (the "Vendor") submitted the lowest, most responsive proposal. The initial term for this agreement will be through April 30, 2024. The agreement includes an option for up to four,

one-year renewals upon mutual consent and cost adjustments not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12-month period. The Village has worked with the Vendor for over five years and has been satisfied with their work.

The Fiscal Year 2023/24 Draft Budget provides funds in Account Nos. 11-4100-625-71, 11-4100-585-72 (General Fund), 16-4190-585-73, 16-4190-531-71 (Stormwater Fund), 21-4180-585-00 and 21-4180-645-00 (Water Distribution Fund) in the aggregate amount of $233,735 for the hauling of materials and disposal of debris. Funding for the services will be taken from these accounts as needed.

Staff recommends Village Board approval of a resolution authorizing the execution of an agreement with Weidner Farms Material, Inc. of Cary, Illinois for material delivery and debris disposal services at the unit costs outlined in Exhibit A. Staff will be present at the Board of Trustees meeting to answer any questions that may arise.

Resolution (ID # 6584)

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

A Resolution Approving an Agreement with Weidner Farms Material, Inc. of Cary, Illinois for Material Hauling and Debris Disposal Services

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Draft Budget provides for material delivery and hauling and debris disposal services ("***Materials and Services***"). In January 2023, staff issued a request for proposals for the Materials and Services. Weidner Farms Material, Inc. of Cary, Illinois ("***Vendor***") submitted the lowest, most responsive proposal ("***Agreement***"). The Agreement includes an initial one-year term with the option to renew annually for up to four additional one-year terms with cost increases not to exceed the average annual increase of the Consumer Price Index (CPI) for the Chicago-Naperville-Elgin region. The initial term for the Agreement will be through April 30, 2024.

The Village's Fiscal Year 2023/24 Draft Budget provides sufficient funds in Account Nos. 11-4100-625-71, 11-4100-585-72 (General Fund), 16-4190-585-73, 16-4190-531-71 (Stormwater Fund), 21-4180-585-00, and 21-4180-645-00 (Water Distribution Fund) in the aggregate amount of $233,735 for the Materials and Services.

Based on these factors, staff recommends that the Board approve the Agreement to obtain the Materials and Services from the Vendor in accordance with the unit prices attached to this resolution as ***Exhibit A***.

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

Section 2. Approval of Agreement.

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

Section 3. Authorization to Execute Agreement.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement with the Vendor only after receipt by the Village Clerk of at least three original copies of the Agreement executed by the Vendor; provided, however, that if such executed copies of the Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 2. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Materials and Services on an as-needed basis from the Vendor in exchange for the prices set for in ***Exhibit A.***

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

Exhibit A Fiscal Year 2023/2024 Material Hauling Unit Pricing		
Item	**Unit of Measurement**	**Unit Price**
Pulverized high quality topsoil	21 ton truckload	$ 535.00
CS-6 Crushed Aggregate Limestone	Tons	$ 21.87
CS-7 Crushed Aggregate Limestone W/O Screening	Tons	$ 27.87
CS-6 Recycled Crushed Concrete	Tons	$ 18.37
FA-2 Torpedo Sand	Tons 21 Ton Truckload	$ 21.27
Hauling Spoil - Dirt/Mud	Tons 21 Ton Truckload	$ 335.00
Hauling Spoil - Concrete	Tons 21 Ton Truckload	$ 200.00
Hauling Spoil - Asphalt	Tons 21 Ton Truckload	$ 285.00
Hauling Spoil - Street Sweeping Debris	Tons 21 Ton Truckload	$ 340.00
Hauling Spoil - Woodchips	Tons 21 Ton Truckload	$ 380.00
Hauling Spoil - Logs	Tons 21 Ton Truckload	$ 580.00
Hauling Spoil - Leaves	Tons 21 Ton Truckload	$ 325.00
Additional cartage fee per ton if hauled directly to a job site within Northbrook	Per Mile from 655 Huehl Road	$ -
Discount on hauling load price if trip includes a load of delivered material (Round Robin)	Round Robin	$ 310.00

Attachment: Exhibit A - Material Hauling Unit Pricing (6584 : A Resolution Approving an Agreement for

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING A BUDGET AMENDMENT FOR GASOLINE AND DIESEL FUEL PURCHASES

The Public Works Department stores gasoline and diesel fuel on premise and orders replacement gasoline and diesel fuel on an as-needed basis for the entirety of the Village's fleet. Funds are drawn down, based on monthly usage, from the following: General Fund Account Nos. 11-4100-615-01, 11-2100-615-01, and 11-3100-615-01, Sanitary Sewer Fund Account No. 14-4160-615-01, Stormwater Utility Fund Account No. 16-4190-615-01, Water Production Fund Account No. 21-4170-615-01, and Water Distribution Fund Account No. 21-4180-615-01. Purchases of gasoline and diesel fuel are billed back to corresponding accounts based on the monthly usage.

Public Works Staff estimates for the year end and budgets for future years using information from the Energy Information Administration (EIA) on fuel price projections. Information from the EIA is combined with historical usage by Village Departments. Over the past year, the price of gasoline and diesel fuel increased higher than the EIA projections used to estimate the FY 22/23 Budget for each of the funds listed above. The cost of gasoline has been 26% higher and diesel fuel has been 7% higher than the EIA projections. Staff forecasts an additional $38,506 in gasoline and diesel fuel purchases for the remainder of the fiscal year. At present, all funds listed are overdrawn. An amendment to the FY 2022/2023 Budget in the total amount of $109,240 is requested at the account breakdown listed below in Table 1 to provide sufficient funds for the amounts overdrawn and for forecasted purchases over the remainder of the fiscal year.

Table 1. Summary of Fuel Accounts

Account Name	Account #	Budget	Current Balance	Budget Amendment Requested	Amended Budget	Available for Remainder of Fiscal Year	Within Budget
Gasoline & Diesel Fuel	11-2100-615-01	$127,100	-$23,528	$30,700	$157,800	$7,172	Yes
Gasoline & Diesel Fuel	11-3100-615-01	$61,175	-$19,133	$35,295	$96,470	$16,162	Yes
Gasoline & Diesel Fuel	11-4100-615-01	$79,500	-$19,301	$29,600	$109,100	$10,299	Yes
Gasoline & Diesel Fuel	14-4160-615-01	$10,075	-$2,381	$3,650	$13,725	$1,269	Yes
Gasoline & Diesel Fuel	16-4190-615-01	$12,125	-$2,498	$5,175	$17,300	$2,677	Yes

Gasoline & Diesel Fuel	21-4170-615-01	$2,260	-$343	$605	$2,865	$262	Yes
Gasoline & Diesel Fuel	21-4180-615-01	$24,050	-$1,916	$4,215	$28,265	$2,299	Yes

Staff recommends Village Board approval of a Resolution authorizing budget amendments to account 11-2100-615-01 in the amount $30,700, account 11-3100-615-01 in the amount $35,295 account 11-4100-615-01 in the amount $29,600, account 14-4160-615-01 in the amount of $3,650, account 16-4190-615-01 in the amount of $5,175, account 21-4170-615-01 in the amount of $605 and account 21-4180-615-01 in the amount of $4,215 for a total amount of $109,240. Staff will be present at the Village Board meeting to answer any questions that may arise.

Resolution (ID # 6592)

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

A Resolution Authorizing a Budget Amendment for Gasoline and Diesel Fuel Purchases from Al Warren Oil Company, Inc. of Hammond, Indiana

is hereby adopted, as follows:

Section 1. Recitals.

The Public Works Department stores gasoline and diesel fuels on premise and orders replacement gasoline and diesel fuel on an as-needed basis for the entirety of the Village's fleet. Funds are drawn down, based on monthly usage, from the following budget accounts: General Fund Account Nos. 11-2100-615-01, 11-3100-615-01, and 11-4100-615-01, Sanitary Sewer Fund Account No. 14-4160-615-01, Stormwater Utility Fund Account No. 16-4190-615-01, Water Production Fund Account No. 21-4170-615-01, and Water Distribution Fund Account No. 21-4180-615-01. Purchases of gasoline and fuel are billed back to corresponding accounts based on the monthly usage.

Due to gasoline and diesel prices being higher than originally forecasted, funds for the payment of gasoline and diesel fuel have been exhausted. Staff is projecting an additional $38,506 worth of gasoline and diesel fuel purchases by the end of the 2022/2023 Fiscal Year. To allow for payment for these purchases, an amendment in the amount of $109,240 ("***Budget Transfer***") is needed for the FY 2022/2023 Budget in the following accounts: account 11-2100-615-01 in the amount of $30,700, account 11-3100-615-01 in the amount of $35,295, account 11-4100-615-01 in the amount of $29,600, account 14-4160-615-01 in the amount of $3,650, account 16-4190-615-01 in the amount of $5,175, account 21-4170-615-01 in the amount of $605 and account 21-4180-615-01 in the amount of $4,215.

The President and the Board of Trustees have determined that it is in the best interest of the Village and the Public to approve the Budget Transfer.

Section 2. Budget Transfer.

The Budget Officer is authorized to amend the FY 2022/2023 Budget to transfer funds (i) in the amount of $30,700 from the General Fund Reserve Balance to Account No. 11-2100-615-01; (ii) in the amount of $35,295 from the General Fund reserve balance to Account No. 11-3100-615-01; (iii) in the amount of $29,600 from the General Fund reserve fund balance to Account No. 11-4100-615-01 of the General Fund; (iv) in the amount of $3,650 from the Sanitary Sewer Fund reserve fund balance to Account No. 14-4160-615-01; (v) in the amount of $5,175 from the Stormwater Fund reserve fund balance to Account No. 16-4190-615-01; (vi) in the amount of $605 from the Water Production reserve fund balance to Account No. 21-4170-615-01; and (vii) in the amount of $4,215 from the Water Distribution reserve fund balance to Account No. 21-4180-615-01 for the purpose of making final payments to Al Warren Oil Co. Inc. of Hammond, Indiana for gasoline and diesel fuel purchases.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT FOR FIRE ALARM TESTING SERVICES

The Village of Northbrook contracts for the testing of fire alarm devices at 10 municipal facilities. The inspection requirements, testing frequencies and testing records are all performed in accordance with schedules and requirements of the National Fire Protection Association 72, 2023 Edition (or most current adopted edition). The contractor is responsible for providing all labor, materials, tools and equipment necessary to perform complete inspection and reporting on all fire alarm detection devices listed in the contract specifications for each building.

In January 2023, staff prepared specifications and sent a request for proposals (RFP) to seven vendors for annual fire alarm testing services. The bid was also made available on the Village's website. Four bids for fire alarm testing were received and opened. The bids are outlined in Table 1 below.

Table 1. Summary of Fire Alarm Bids

	Nelbud Services, LLC.	Fire & Security Systems	Reliable Fire & Security Systems	Renaissance Communication Systems, Inc.
Crestwood Place	**$4,110**	$3,252	$3,555	$5,720
Fire Station 10	**$300**	$432	$510	$3,190
Fire Station 11	**$300**	$696	$1,235	$4,180
Fire Station 12	**$300**	$384	$655	$2,860
Fleet Garage	**$350**	$324	$510	$4,180
Police Station	**$750**	$483	$1,235	$3,080
Public Works Center	**$850**	$696	$1,235	$4,180
Village Hall	**$950**	$936	$1,235	$3,080
Water Plant	**$1400**	$2,310	$3,075	$4,180
West Side Reservoir	**$300**	$260	$510	$1,760
Total	**$9,610**	$9,773	$13,755	$36,410

Nelbud Services, LLC. (the "Contractor") submitted the lowest, most responsive proposal. The Contractor is based out of Indianapolis but has a local office in McHenry. This is a new Contractor for the Village. References were checked and both praised the Contractor for their ability to perform the work competently and at a price that was continually lower than their competitors.

The initial term for this agreement is May 1, 2023 through April 30, 2024, with the option for up to four, one-year renewals upon mutual consent and a cost adjustments not to exceed the average Consumer

Price Index (CPI) increase for the Chicago area over the previous 12-month period.

The Draft Fiscal Year 2023/24 Budget provides sufficient funds in General Fund Account Nos. 11-4100-524-00, 11-4100-524-73, 11-4100-524-75, 11-4100-524-76, 11-4100-524-77, 11-4100-524-80, Senior Housing Fund Account No. 15-7100-524-01, and Water Production Fund Account Nos. 21-4170-528-81 and 21-4170-528-83 for fire alarm testing. Funding for fire alarm testing will be taken from these accounts as needed.

Staff recommends Village Board approval of a resolution authorizing the execution of an agreement with Nelbud Services, LLC. of Indianapolis, Indiana for fire alarm testing services at the costs outlined in Exhibit A. Staff will be present at the Board of Trustees meeting to answer any questions that may arise.

Resolution (ID # 6593)

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

A Resolution Approving an Agreement for Fire Alarm Testing Services with Nelbud Services, LLC. of Indianapolis, Indiana

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Draft Fiscal Year 2023/24 Budget provides for fire alarm testing services ("***Services***"). In January 2023, staff issued a request for proposals for the Services and sent it to seven local vendors who provide these Services. The proposal was also made available on the Village's website. Four proposals were received and opened.

Nelbud Services, LLC, of Indianapolis, Indiana ("***Contractor***") submitted the lowest, most responsive proposal to perform the Services ("***Agreement***"). The initial term for this Agreement will be May 1, 2023 through April 30, 2024, with the option to renew annually for up to four one-year terms with cost increases not to exceed the average annual increase of the Consumer Price Index (CPI) for the Chicago-Naperville-Elgin region over the previous 12-month period.

The Village's Draft Fiscal Year 2023/24 Budget provides sufficient funds in the General Fund Account Nos. 11-4100-524-00, 11-4100-524-73, 11-4100-524-75, 11-4100-524-76, 11-4100-524-77, 11-4100-524-80, Senior Housing Fund Account No. 15-7100-524-01, and Water Production Fund Account Nos. 21-4170-528-81 and 21-4170-528-83 for the Services. The Village Board intends to retain this funding in the final Fiscal Year 2023/24 Budget as approved.

Based on these factors, staff recommends that the Board approve the Agreement to obtain the Services from the Contractor in accordance with the prices attached to this Resolution as ***Exhibit A***.

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

Section 2. Approval of Agreement.

The President and Board of Trustee have considered the Agreement with the Contractor for the Services and determined that it is in the best interests of the Village and the public to approve the Agreement.

Section 3. Authorization to Execute Agreement.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement with the Contractor only after receipt by the Village Clerk of at least three original copies of the Agreement executed by the Contractor; provided, however, that if such executed copies of the Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, the this authority to execute and seal shall, at the option of the

President and Board of Trustees, be null and void.

Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Services from the Contractor, as needed, in exchange for the price set forth in ***Exhibit A.***

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

Fire Alarm Testing Services Fiscal Year 2023/2024 Schedule of Prices											
	Crestwood Place	Fire Station 10	Fire Station 11	Fire Station 12	Fleet Garage	Police Department	Public Works	Village Hall	Water Plant	West Side Reservoir	Total
Nelbud Services, LLC	$4,110.00	$300.00	$300.00	$300.00	$350.00	$750.00	$850.00	$950.00	$1,400.00	$300.00	$9,610.00

Attachment: Exhibit A - Fire Alarm Testing Unit Pricing (6593 : A Resolution Approving an Agreement for

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT FOR IRRIGATION SYSTEM MAINTENANCE

The Village has automatic irrigation systems at Crestwood Place, the Police Department and Village Hall for landscape watering. There are also multiple systems in the Central Business District that were installed under the Streetscape Projects and an earlier landscape enhancement project in the Cherry/Church/Keystone area.

In January 2023, staff prepared specifications and sent a request for proposals (RFP) document to five vendors that specialize in this type of work. The RFP was also made available on the Village's website. The specifications include base annual costs for spring start up, fall shut down and a mid-summer check of the systems. Also included are labor and material rates for call back repairs. The Village received and opened five responses. A summary of the proposals can be found outlined in table 1.

Table 1: Summary of Irrigation System Maintenance Proposals

Company	Crestwood Place	Police Dept.	Village Hall	Northbrook Streetscape	Cherry- Church Improvements	Total	Repair Services Hourly rate Trip Charge Material Mark-up
North Shore Lawn Sprinkler	**$710**	**$770**	**$525**	**$1,325**	**$625**	**$3,955**	**$85/HR $40 Trip 35% Markup**
Halloran & Yauch, In.c	$800	$750	$700	$1,050	$700	$4,000	$100/HR $0 Trip 20% Markup
Milieu Design, LLC	$700	$750	$530	$1,400	$650	$4,030	$100/HR $0 Trip 45% Markup
Sprinklers, Inc.	$855	$945	$825	$2,475	$765	$5,865	$125/HR $0 Trip 30% Markup
BP Lawn Sprinklers	$1,320	$1,760	$1,100	$1,700	$750	$6,630	$135/HR $75 Trip 250% Markup

North Shore Lawn Sprinkler, Inc. (the "Contractor") submitted the lowest, most responsive proposal. The initial term for this agreement will be May 1, 2023 through April 30, 2024, with the option for up to four, one-year renewals upon mutual consent and a cost adjustment not to exceed the average Consumer Price Index (CPI) increase for the Chicago area over the previous 12 month period. The Village has worked with the Contractor since 2020 and been satisfied with their work.

The Draft Fiscal Year 2023/24 Budget provides sufficient funds in the General Fund Account Nos. 11-4100-524-75, 11-4100-524-77, and 11-4100-554-00 and Senior Housing Fund Account No. 15-7100-524-04 for annual contractual maintenance of these base systems. Should problems or damage to the

systems occur, repairs will be handled on a time and material basis.

Staff recommends Village Board approval of a resolution authorizing the execution of an agreement with North Shore Lawn Sprinkler, Inc. of Highland Park, Illinois for annual contractual maintenance of automatic lawn irrigation systems and repair services at the costs outlined in Exhibit A. Staff will be present at the Board of Trustees meeting to answer any questions that may arise.

Resolution (ID # 6598)

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

A Resolution Approving an Agreement for Irrigation System Maintenance Services with North Shore Lawn Sprinkler, Inc. of Highland Park, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Draft Fiscal Year 2023/24 Budget provides for irrigation system maintenance and repair services ("***Services***"). In January 2023, staff issued a request for proposals for the Services. North Shore Lawn Sprinkler, Inc. of Highland Park, Illinois ("***Contractor***") submitted the lowest, most responsive proposal ("***Agreement***"). The initial term for this agreement will be May 1, 2023 through April 30, 2024, with the option for up to four, one-year renewals upon mutual consent and a cost adjustment not to exceed the average Consumer Price Index (CPI) increase for the Chicago-Naperville-Elgin region over the previous 12 month period.

Staff has included sufficient funds in the Draft Fiscal Year 2023/24 Budget in General Fund Account Nos.11-4100-524-75, 11-4100-524-77, 11-4100-554-00 and Senior Housing Fund Account No. 15-7100-524-04 for the Services. The Village Board intends to retain this funding in the Final FY 2023/24 Budget as approved.

Based on these factors, staff recommends that the Board approve the Agreement to obtain the Services from the Contractor, on an as-needed basis, in accordance with the prices attached to this Resolution as ***Exhibit A***.

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

Section 2. Approval of Agreement.

The President and the Board of Trustees have considered the Agreement with the Contractor for the Services and determined that it is in the best interest of the Village and the public to approve the Agreement.

Section 3. Authorization to Execute Agreement.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement with the Contractor only after receipt by the Village Clerk of at least three original copies of the Agreement executed by the Contractor; provided, however, that if such executed copies of the Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, the this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Services from the Contractor in exchange for the prices set forth in ***Exhibit A.***

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

Exhibit A FY 2023/2024 Unit Prices for Lawn Irrigation Services	
Item	**Unit Price**
Crestwood Place	$710
Police Department	$770
Village Hall	$525
Northbrook Streetscape	$1,325
Cherry-Church Improvements	$625
Repair Services	
Hourly Rate	$85.00
Trip Charge	$40.00
Material Mark-up	35%

Attachment: Exhibit A - Lawn Irragation Services Unit Price (6598 : A Resolution Approving an Agreement for Irrigation System Maintenance)

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT FOR ELECTRICAL SERVICES

The Public Works Department maintains 13 public buildings and uses contractual assistance to perform electrical preventive maintenance operations, repairs and small projects on an as-needed basis. This work ranges from performing infrared assessments of our electrical panels to assessing the condition of our infrastructure to replacing lights in our Village buildings. Staff recently issued a request for proposals (RFP) for the repair services required to manage the Village's electrical systems and sent it to eight contractors. The Village received three complete cost proposals. The goal of the RFP was to secure pricing in advance from multiple contractors to perform the work and subsequently select a primary contractor to call first when a need arose and one or more alternate contractors to call in the event that the primary contractor was unavailable. A summary of the proposals is included in Table 1.

Table 1: Summary of cost proposals for electrician services

Item		**Description**	Kordick Electric	Title Electric	LiteZone Electric
1	Electrician	Hourly Rate Regular Time	$99.00	$142.00	$155.00
2	Laborer	Hourly Rate Regular Time	$48.00	$0.00	$120.00
3	Electrician	Hourly Rate Overtime	$149.00	$213.00	$175.00
4	Laborer	Hourly Rate Overtime	$72.00	$0.00	$120.00
5	Electrician	Hourly Rate Premium Time	$198.00	$284.00	$200.00
6	Laborer	Hourly Rate Premium Time	$96.00	$0.00	$130.00
7	Mobilization	Includes Mileage and Standard Electrical Tools	$0.00	$125.00	$0.00
8	Material	% Markup of materials over contractor cost	10%	10%	0%

Kordick Electric Company, Inc. of Northbrook, Illinois (the "Primary Vendor") submitted the lowest price proposal. The Primary Vendor has previously worked for the Village and staff has been satisfied with their work. Staff recommends retaining Kordick Electric Company, Inc. of Northbrook, Illinois, as the Primary Vendor for electrical services.

Title Electric Company, Corp., of Arlington Heights, Illinois (the "Alternate Vendor") submitted the second lowest, most responsive bid followed by LiteZone Electric, LLC. of Skokie, Illinois (the "Alternate Vendor"). An Alternate Contactor would provide services should the Primary Contactor be unavailable or unable to meet the Village's needs. The Alternate Vendors both received positive reviews from all of their references listed.

Staff is confident that the Primary and Alternate Vendors can perform the work as specified. The initial term for these agreements will be May 1, 2023 through April 30, 2024 with the option for up to four, one-year renewals upon mutual consent with cost adjustments not exceeding the Chicago area consumer price index (CPI) average increase for the previous 12-month period.

The FY 2023/2024 Draft Budget provides funds in accounts 11-4100-524-71 through -77 (General Fund), 11-4100-524-80 (General Fund), 21-4170-524-82 (Water Production Fund), 22-7200-524-00 (Parking Fund) and 15-7100-524-01 (Senior Housing Fund) for electrical services for Village buildings, the Metra Station and Crestwood Place. Funding for electrical preventative maintenance operations, repairs and small projects will be taken from these accounts as needed.

Staff recommends Village Board approval of a Resolution authorizing agreements for the procurement of electrical services on an as-needed basis from Kordick Electric Company, Inc. of Northbrook, Illinois; Title Electric Company, Corp., of Arlington Heights, Illinois; and LiteZone Electric, LLC. of Skokie, Illinois at unit costs outlined in Exhibit A. Staff will be present at the Board of Trustees meeting to address any questions that may arise.

Resolution (ID # 6602)

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

A Resolution Approving Agreements for Electrical Services with Kordick Electric Company, Inc. of Northbrook, Illinois; Title Electric Company, Corp. of Arlington Heights, Illinois; and LiteZone Electric, LLC. of Skokie, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/2024 Draft Budget provides sufficient funds for the maintenance of Village buildings, including electrical preventive maintenance operations, repairs, and improvements ("***Electrical Services***").

Staff issued a Request for Proposals for the Electrical Services (**"*RFP*"**) to eight local electrical contractors that specialize in this work. Three complete proposals were returned and the Village determined that all three contractors are responsible and provided responsive proposals. Kordick Electric Company, Inc. of Northbrook, Illinois (**"*Primary Vendor*"**) provided the lowest responsible proposal. In cases where the Primary Vendor is unavailable, Title Electric Company, Corp., of Arlington Heights, Illinois and LiteZone Electric, LLC. of Skokie, Illinois (each an **"*Alternate Vendor*"**) will be used. Village staff recommended entering into agreements for contractual electrical services on an as-needed basis with the Primary and Alternate Vendors (collectively, "***Agreements***"). The term of the Agreements will be from May 1, 2023 through April 30, 2024 with the option for up to four one-year renewals with cost adjustments not exceeding the Chicago-Naperville-Elgin region consumer price index (CPI) average over the previous 12-month period.

Based on these factors, staff recommends that the Village Board authorize Agreements for the procurement of the Electrical Services from the Primary and Alternate Vendors in accordance with the unit prices attached to this resolution as **Exhibit A**.

The FY 2023/2024 Draft Budget provides funds in Accounts Nos. 11-4100-524-71 through -77 (General Fund), 11-4100-524-80 (General Fund), 21-4170-524-82 (Water Production Fund), 22-7200-524-00 (Parking Fund), and 15-7100-524-01 (Senior Housing Fund) for electrical services at Village buildings, the Metra Station and Crestwood Place. Funding for the Electrical Services will be drawn from these accounts as needed. The President and Board of Trustees intend to retain this funding in the Fiscal Year 2023/2024 Budget as adopted.

Section 2. Approval of Agreements.

The President and Board of Trustees have considered the Agreements with the Primary Vendor and the Alternate Vendors for the Electrical Services and determined that it is in the best interests of the Village and the public to approve the Agreements.

Section 3. Authorization to Execute Agreements.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreements with the Primary Vendor and the Alternate Vendors only after receipt by the Village Clerk of at least three original copies of the Agreements executed by the respective Vendors; provided, however, that if such executed copies of an Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Electrical Services, as needed, from the Primary Vendor and the Alternate Vendors in exchange for the prices set forth in **Exhibit A.**

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

Exhibit A
Fiscal Year 2023/2024 Electrician Services Unit Pricing

Vendor	Electrician Regular	Laborer Regular	Electrician Non Regular	Laborer Non Regular	Electrician Premium	Laborer Premium	Mobilization	Material
Kordick Electric Co.	$ 99.00	$ 48.00	$ 149.00	$ 72.00	$ 198.00	$ 96.00	$ -	10%
Title Electric Company	$ 142.00	$ -	$ 213.00	$ -	$ 284.00	$ -	$ 125.00	10%
LiteZone Electic LLC	$ 155.00	$ 120.00	$ 175.00	$ 120.00	$ 200.00	$ 130.00	$ -	0%

Attachment: Exhibit A - Electrician Services Unit Pricing (6602 : A Resolution Approving an Agreement

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING EXTENSION OF AN AGREEMENT FOR SEWER LINING SERVICES

As part of its ongoing responsibilities, the Public Works Department maintains 132 miles of sanitary sewer main. In order to ensure that the Village's sewers function as designed, crews periodically clean, televise, and assess the condition of each individual sewer segment and schedule any repairs as necessary.

The primary means of repair for sewer mains is sewer lining. This process involves installing a thin polyester liner into an individual segment of main and allowing it to cure in place. After curing, the liner reinforces the structural integrity of the main, seals it from groundwater infiltration, and repairs any holes or cracks in the pipe. Unlike sewer main replacement work, this work does not require excavation and only causes a minimal amount of interruption to services. Additionally, because lining is a common method of mitigating sources of groundwater infiltration into sewers, the lining program is an important part of meeting the Village's responsibilities for managing inflow and infiltration under the Metropolitan Water Reclamation District of Greater Chicago's (MWRD) Watershed Management Ordinance.

Since 2010, the Village has been actively participating in the Municipal Partnering Initiative (MPI) Consortium, a cooperative purchasing consortium made up of a number of communities in Chicagoland. The goal of the Consortium is to foster cooperation amongst municipalities by combining contractual scopes of work and jointly bidding this work. In March 2022, the MPI Consortium issued a joint request for bids for sewer lining seeking unit pricing for a one-year period (April 2022 to March 2023) with an optional one-year extension. Ultimately, Insituform Technologies USA of Chesterfield, Missouri (the "Contractor") was determined to have submitted the lowest responsive bid and was subsequently awarded the contract.

The Fiscal Year 2023/24 program includes lining approximately 5,713 linear feet of sanitary sewer generally within the area depicted on the map attached as Exhibit B.

The Draft Fiscal Year 2023/24 Budget provides funds in Account No. 14-4160-723-00 (Sewer Line Construction) in the amount of $235,000 for sewer lining services.

Staff recommends Village Board approval of a Resolution authorizing an extension to the agreement with Insituform Technologies USA of Chesterfield, Missouri for sewer lining services in the not-to-exceed amount of $235,000 at the unit costs outlined in Exhibit A for Fiscal Year 2023/24. Staff will be present at the Board of Trustees meeting to address any questions that may arise.

Resolution (ID # 6608)

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

A Resolution Authorizing Extension of an Agreement for Sewer Lining Services with Insituform Technologies USA of Chesterfield, Missouri

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook lines segments of its sanitary sewers ("***Services***") to improve the structural integrity of the main, seal mains from groundwater infiltration, and repair defects as necessary.

In March 2022, the Municipal Partnering Initiative (MPI) Consortium released a request for proposals for a one-year agreement for the Services with an optional one-year extension. Insituform Technologies USA of Chesterfield, Missouri ("***Contractor***") submitted the lowest, most responsive proposal and was subsequently awarded the contract. In March 2022, staff reviewed the MPI bid and determined that it met the Village's specifications for the Services and its competitive bidding requirements. The Contractor has agreed to honor all terms, conditions and pricing of that contract for the Village. Based on these factors, staff recommends exercising the one-year extension agreement between the Village and Contractor for the completion of the Services in an amount not-to-exceed $235,000 for Fiscal Year 2023/24 ("***Extension***"), in accordance with the unit prices attached to this resolution as ***Exhibit A***.

The Draft Fiscal Year 2023/24 Budget provides funds in account 14-4160-723-00 in the amount of $235,000 for the Services. The Village Board intends to retain this funding in the Final Fiscal Year 2023/24 Budget.

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

Section 2. Approval of Extension.

The Extension with the Contractor is approved in a form acceptable to the Village Manager and the Village Attorney.

Section 3. Authorization to Execute Extension.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Extension only after receipt by the Village Clerk of at least three original copies of the Extension executed by the Contractor and compliance by the Contractor with all conditions precedent to closing; provided, however, that if such executed copies of the Extension are not received by the Village Clerk within 60 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

Exhibit A Unit Pricing for Sanitary Sewer Lining Services FY 23/24		
Item	Unit of Measurement	Unit Pricing
8" Cured in Place Pipe	Linear Foot	$39.06
10" Cured in Place Pipe	Linear Foot	$39.85
12" Cured in Place Pipe	Linear Foot	$47.57
15" Cured in Place Pipe	Linear Foot	$69.80
18" Cured in Place Pipe	Linear Foot	$96.45
20" x 30" Brick	Linear Foot	$186.48
24" Cured in Place Pipe	Linear Foot	$149.10
27" Cured in Place Pipe	Linear Foot	$147.90
30" Cured in Place Pipe	Linear Foot	$144.85
33" Cured in Place Pipe	Linear Foot	$188.10
36" Cured in Place Pipe	Linear Foot	$194.70
8" Easement	Linear Foot	$39.85
Heavy Cleaning	Linear Foot	$2.00
Reinstatement of Service-Sanitary Sewer	Each	$105.54
Protruding Tap Removal	Each	$251.50
8" End Seals	Each	$118.37
10" End Seals	Each	$123.62
12" End Seals	Each	$148.53
15" End Seals	Each	$154.50
18" End Seals	Each	$181.40
20" x 30" End Seals	Each	$337.80

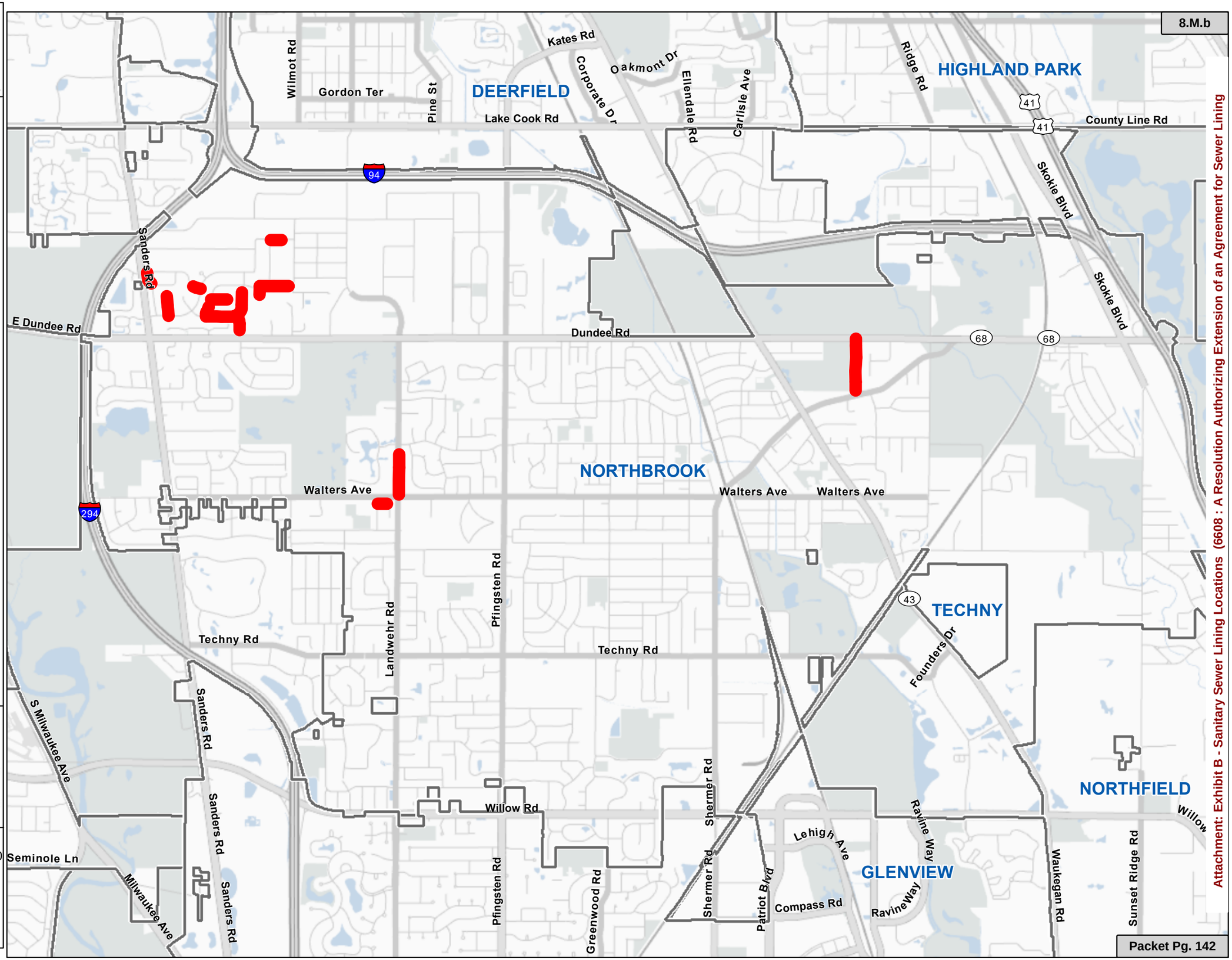
Attachment: Exhibit A - Unit Pricing for Sanitary Sewer Lining Services (6608 : A Resolution Authorizing Extension of an Agreement for Sewer

Village of Northbrook

Sanitary Lining
FY 23/24

EXHIBIT B

Sanitary Mains to be Lined



The GIS material is made available as a public service. Maps and data are to be used for reference purposes only and Northbrook, Illinois, is not responsible for any inaccuracies herein contained. No Responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided. Any errors should be reported to the Information Technology Department.

N W E S

0 1,000 2,000 3,000 4,000

Feet

GIS Consortium

2/8/2023

Attachment: Exhibit B - Sanitary Sewer Lining Locations (6608 : A Resolution Authorizing Extension of an Agreement for Sewer Lining

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: MATT MORRISON, DEPUTY PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A CONFIRMING RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR THE PURCHASE OF ELECTRICITY

The Village has aggregated and collectively sought pricing for the electric usage of its water plant, street lights, lift stations, and train station on the open market since Illinois' deregulation of the electricity market in 2007. Staff works with a Northbrook based broker to solicit pricing for its electricity needs and secure electricity on the open market. It is important to note that the Village does not pay the broker for these services, instead they are compensated by the awarded vendor.

Working with the broker, staff identified the most advantageous time frame for the contract (15 months) and requested pricing for electricity that was either all renewable energy generated or completely offset by Green-e certified renewable energy credits (RECs). It is important to note that given the Village's overall electric load it is near impossible for local renewable energy producers to meet the Village's demand, which is why RECs are the accepted alternative. Constellation New Energy of Houston Texas provided the most advantageous pricing and met the Village's requirement for 100% REC offset. In doing so, the Village will see approximately 20% savings in its electric commodity pricing, with the price going from $0.06853 per kWh to $0.05344 per kWh.

To lock in the pricing, the Village Manager executed the necessary agreements in accordance with Section 2-118 of the Municipal Code (which was amended with Ordinance 2022-24) which grants the authority to do so for such purchases. Due to the total value of the contract, staff is seeking the Village Board's concurrence with the execution of the contract.

Sufficient funds are available in the Draft FY 2023/24 Budget in accounts 11-4100-538-73, 11-4100-562-72, 11-4100-562-73, 21-4170-538-81, 21-4170-538-82, 21-4170-538-83, 22-7200-538-00, 14-4160-538-00, 15-7100-538-00 and 16-4190-538-91 for electricity for Village facilities and street lights.

Staff recommends that the Village Board approve a confirming Resolution authorizing the Village Manager to execute a contract for the purchase of electricity for a 15-month contract with Constellation New Energy, Inc of Houston, Texas for various Village facilities.

Resolution (ID # 6617)

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

A Confirming Resolution Authorizing the Execution of a Contract for the Purchase of Electricity from Constellation New Energy, Inc. of Houston, Texas

is hereby adopted, as follows:

Section 1. Recitals.

Since electricity deregulation in Illinois was passed, the Village has purchased electricity on the open market for Village facilities. Staff worked with a Northbrook based broker to solicit pricing for its electricity needs and secure electricity on the open market with a 100% offset by Green-E certified renewable energy credits. The energy pricing provided by Constrellation New Energy, Inc. of Houston, Texas ("***Vendor***"), was most advantageous for Village operations at a rate of $0.05344 per kWh, representing approximately a 20% savings over current rates.

To lock in these rates, the Village Manager executed the necessary agreements in accordance with Section 2-118 (as amended by Ordinance 2022-24) of the Municipal Code. The Village's Draft Budget for FY 2023/24 (Accounts No. 11-4100-538-91, 11-4100-562-72, 11-4100-562-73, 11-2100-538-00, 14-4160-538-00, 15-7100-538-00, 21-4170-538-81, 21-4170-538-82, 21-4170-538-83, 22-7200-538-00) provides sufficient funds for the purchase of electricity. The President and the Board of Trustees intend to retain this funding in the Final Budget as approved.

Based on these factors, the Village staff recommends entering into an agreement with the Vendor for the purchase of electricity for various Village facilities for a 15-month period commencing with the April 2023 billings ("***Agreement***").

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

Section 2. Ratification of the Agreement

The execution of the Agreement is hereby ratified.

Section 3. Authorization of Expenditure.

The Village Manager is hereby authorized to execute such documents and make such payments as are necessary to complete the procurement of electricity from the Vendor.

Scheduled: 4/11/2023

ATTEST:

_____

Village President

Village Clerk

MEMORANDUM
VILLAGE OF NORTHBROOK
INFORMATION TECHNOLOGY

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: LORI D. BAKER, CHIEF INFORMATION OFFICER

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING THE PURCHASE OF FY22/23 RUGGED COMPUTER UPGRADES FROM CDS OFFICE TECHNOLOGIES

As Village staff continues to access data while in the field, the need for rugged computing devices that can withstand the elements and handle the typical bumps and drops while mobile continues to increase. The Village has standardized on Panasonic Toughbook laptops, utilizing both rugged and semi-rugged models, for Village Staff that require access to Microsoft Windows-based applications in the field.

The laptops currently in use are nearing the end of their useful life and the end of their warranty coverage. Given the expected life cycle of four to five years for these laptops, it is time to replace them to ensure the Village Staff utilizing the computers can continue to perform their job functions in the field. Also, once the warranty expires on these devices, the vendors can no longer provide support or replacements in the event of a failure, requiring the Village to make an emergency purchase to keep them operational.

The Panasonic Toughbooks continue to meet the Village needs for performance and reliability, and also the Panasonic Technical Support and replacement policies continue to meet the Information Technology (IT) Department's needs. Village IT Staff reviewed the needs of Development & Planning Services, Public Works, and Fire Department Staff currently utilizing these laptops, reviewed the current Toughbook models, and determined the Toughbook FZ-55 and CF-33 models best meet those needs.

In the past, the Village has utilized pricing on the State of Illinois contract for Panasonic Toughbook purchases, but the renewal of that contract has not yet been executed, so for this purchase, IT Staff requested bids from four authorized Panasonic resellers. A summary of the quotes for the laptops and accessories follow:

			CDS Office Tech	**CDW-G**	**Insight**	**ITSavvy**
			No contract	Sourcewell	OMNIA	No contract
Description	**Part #**	**Qty**				
FZ-55 Laptops	FZ-55FZ-13KM	13	$40,196.00	$44,704.53	$44,005.00	$46,241.26
FZ-55 Laptop Extended Warranty	CF-SVCPSY5	13	$7,410.00	$0.00	$0.00	$7,707.31
CF-33 Laptops	CF-33RZ-	4	$15,460.00	$17,126.92	$16,920.00	$17,478.24

	0BKM					
CF-33 Laptops Extended Warranty	CF-SVCPSY5	4	$2,280.00	$0.00	$0.00	$2,371.48
CF-33 Keyboards	CF-VEK333LMP	6	$3,234.00	$3,315.54	$3,318.00	$3,513.54
G2 Tablets	FZ-G2AZ-0AKM	4	$12,960.00	$14,364.76	$14,196.00	$14,912.76
G2 Tablets Extended Warranty	CF-SVCPSY5	4	$2,280.00	$0.00	$0.00	$2,371.48
G2 Keyboards	FZ-VEKG21LM	4	$2,160.00	$2,250.00	$2,252.00	$2,375.80
Extended Warranty	CF-SVCPSY5	21	Included above	$12,211.08	$11,802.00	Included above
			$85,980.00	**$93,972.83**	**$92,493.00**	**$96,971.87**

CDS Office Technologies, with headquarters in Springfield, and a local office in Itasca, provided the lowest cost, most responsible bid in the amount of $85,980.00.

The purchase of these laptops was planned for in the Village's CIP and also included in the FY 2022/2023 budget. Account No. 11-1400-706-00 contains sufficient funds for this purchase.

IT Department Staff recommends approval of this purchase in an amount not to exceed $85,980.00 for the purchase of Panasonic Toughbook laptops, extended warranties, and accessories from CDS Office Technologies.

Staff will be present at the April 11, 2023 Regular Meeting of the Board of Trustees to answer any questions that may arise.

Resolution (ID # 6564)

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

A Resolution Approving the Purchase of FY22/23 Rugged Computer Upgrades from CDS Office Technologies

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Annual Budget for FY2022/23 provides for the procurement of rugged mobile computers for use by the Village's Development & Planning Services, Public Works, and Fire Departments (Account No. 11-1400-706-00). These computers are used to access electronic data while in the field and enable communications with Village staff.

Information Technology Department staff prepared and reviewed specifications for replacement computers and recommends the procurement of Panasonic ToughBook FZ-55 and CF-33 computers based on their robust design and Panasonic's reputation for using high-quality components. After soliciting bids from authorized Panasonic resellers, Information Technology staff determined that CDS Office Technologies, Inc. of Springfield, Illinois ("***Vendor***") provided the lowest responsible bid for the purchase of computers, extended warranties, and accessories ("***Computers***") in an amount not to exceed $85,980.00. Based on these factors, staff recommends the procurement of the Computers from the Vendor.

The President and the Board of Trustees have considered the procurement of the Computers from the Vendor and determined it is in the best interest of the Village and the public.

Section 2. Authorization to Purchase.

The Village Manager shall be, and is hereby, authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the Computers from the Vendor in the not-to-exceed amount of $85,980.00.

Scheduled: 4/11/2023

ATTEST:

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Village President

_____
Village Clerk

CDS Office Technologies
1271 HAMILTON PARKWAY
Itasca, Illinois 60143
United States
(P) 630-625-4519
(F) 630-305-9876

Quotation (Open)
Date Feb 23, 2023 10:55 AM CST
Modified Date Mar 02, 2023 04:44 PM CST
Quote # 498322 - rev 1 of 1
Description 13 x FZ-55FZ-13KM, 4 x CF-33RZ-0BKM, 4 x FZ-G2AZ-0AKM
SalesRep Gottlieb, Mark (P) 630-625-4519 (F) 630-305-9876
Customer Contact D. Baker, Lori lori.baker@northbrook.il.us

Customer
Village of Northbrook- IT Department (20285)
D. Baker, Lori
1225 Cedar Lane
Northbrook, IL 60062
United States

Bill To
Village of Northbrook- IT Department
Accounts, Payable
1225 Cedar Lane
Northbrook, IL 60062
United States
Lori.Baker@northbrook.il.us

Ship To
Northbrook Police Department
Baker, Lori
1225 Cedar Lane
Northbrook, IL 60062
United States
(P) 847-272-5050 ext. 4036
Lori.Baker@northbrook.il.us

Customer PO:	Terms:	Ship Via:
	Undefined	Best Way
Special Instructions:		**Carrier Account #:**

#	Description	Part #	Qty	Unit Price	Total
	Panasonic Toughbook FZ-55 Semi Rugged - Public Sector Specific				
1	Panasonic Toughbook FZ-55 Public Sector Specific (i5, 4G, GPS) Win10 Pro (Win11 DG), Intel Core i5-1145G7 (up to 4.4GHz), 14.0" FHD 1000 nit Gloved Multi Touch, 16GB, 512GB OPAL SSD, Intel Wi-Fi 6, Bluetooth, 4G LTE Band 14 (EM7511), GPS, Dual Pass (Ch1:GPS/Ch2:WWAN), Infrared Webcam, NO USB-C, Standard Battery Note: - TPM 2.0, Emissive Backlit Keyboard, Flat, CF-SVC512SSD3Y - 3 Year No Return of Defective Drive, CF-SVCADDPRM12B - 1 Year Absolute Resilience Panasonic Warranty Bundle SKU Only, CF-SVCLTNF3YR - 3 Year Protection Plus Warranty, CF-SVCPDEP3Y - 3 Year Premier Deployment	FZ-55FZ-13KM	13	$3,092.00	$40,196.00
2	Panasonic Public Sector Service Package 4th and 5th years Public Safety Service Bundle Extension (Year 4 & 5 only). Includes Premier, Protection Plus, Customer Portal, Disk Image Management, HDD No Return.	CF-SVCPSY5	13	$570.00	$7,410.00
	Panasonic Toughbook CF-33 - Fully Rugged Tablet Only Public Sector Bundle				
3	Panasonic Toughbook CF-33 Public Sector Specific (4G, GPS) Win10 Pro (Win11 DG), Intel Core i5-10310U 1.7GHz (4.4GHz), vPro, 12.0" QHD Gloved Multi Touch+Digitizer, 16GB, 512GB OPAL SSD, Intel Wi-Fi 6, Bluetooth, 4G LTE Band 14 (EM7511), GPS, Dual Pass (Ch1:WWAN/Ch2:GPS), Infrared Webcam Note: - 8MP Rear Camera, Contactless Smartcard, Standard Batteries (2), TPM 2.0, Flat, CF-SVCPDEP3Y - 3 Year Premier Deployment, FZ-SVC512SSD3Y - 3 Year No Return of Defective Drive, FZ-SVCTPNF3YR - 3 Year Protection Plus Warranty, CF-SVCBIOS1 - Custom BIOS, CF-SVCADDPRM12B - 1 Year Absolute Resilience Panasonic Warranty Bundle SKU Only PS/EDU/SLG Bundle SKU Only	CF-33RZ-0BKM	4	$3,865.00	$15,460.00
4	Public Safety Service/Warranty Bundle Extension 4th and 5th years Public Safety Service Bundle Extension (Years 4 & 5 only); Must be purchased in conjunction with PS bundle base unit. Includes Premier, Protection Plus, Customer Portal, Disk Image Management, HDD No Return Note:	CF-SVCPSY5	4	$570.00	$2,280.00
	Accessories				
5	Premium Keyboard for CF-33 Mk1 & Mk2 3x Brighter Emissive Red Backlit - Handle Kickstand - Display can be opened to any angle - Compatible with Tablet, CF-33 Laptop Vehicle Dock & CF-33 Desktop Dock - Ethernet, SDXC (full-size), HDMI, VGA, USB 2.0, USB 3.0 (2), Serial (USB)	CF-VEK333LMP	6	$539.00	$3,234.00

Attachment: CDS Quote 498322 (6564 : A Resolution Approving the Purchase of FY22/23 Rugged Computer Upgrades from CDS Office

#	Description	Part #	Qty	Unit Price	Total
	Panasonic Toughbook FZ-G2 - Public Sector Specific				
6	Panasonic Toughbook FZ-G2 Public Sector Specific (i5, 4G, GPS) Win10 Pro (Win11 DG), Intel Core i5-10310U 1.7GHz vPro (4.4GHz), AMT, 10.1" WUXGA Gloved Multi Touch+Digitizer, 16GB, 512GB OPAL SSD (quick-release), Intel Wi-Fi 6, Bluetooth, 4G LTE Band 14 (EM7511), GPS, Dual Pass (Ch1:WWAN/Ch2:GPS), Infrared Webcam Note: - 8MP Rear Camera, Standard Battery, TPM 2.0, CF-SVCPDEP3Y - 3 Year Premier Deployment, FZ-SVC512SSD3Y - 3 Year No Return of Defective Drive, FZ-SVCTPNF3YR - 3 Year Protection Plus Warranty, CF-SVCADDPRM12B - 1 Year Absolute Resilience Panasonic Warranty Bundle	FZ-G2AZ-0AKM	4	$3,240.00	$12,960.00
7	Panasonic - Public Safety Service/Warranty Bundle Extension 4th and 5th years Public Safety Service Bundle Extension (Years 4 & 5 only); Must be purchased in conjunction with PS bundle base unit. Includes Premier, Protection Plus, Customer Portal, Disk Image Management, HDD No Return	CF-SVCPSY5	4	$570.00	$2,280.00
	Accessories				
8	Panasonic Keyboard for FZ-G2 Emissive Color-selectable Backlit (4 levels). Handle/kickstand. USB-A, USB-C, Kensington Lock.	FZ-VEKG21LM	4	$540.00	$2,160.00

Subtotal:	**$85,980.00**
Tax (.0000%):	$0.00
Shipping:	$0.00
Total:	**$85,980.00**

CDS Office Technologies disclaims any responsibility for product information and products described on this site. Some product information may be confusing without additional explanation. All product information, including prices, features, and availability, is subject to change without notice. Applicable taxes & shipping may be added to the final order. All returns must be accompanied by original invoice and authorized RMA number within 30 days of invoice date and are subject to a 15% restocking fee. Due to manufacturer's restrictions, Panasonic items are not eligible for return. Late fees may apply to payments past 30 days from invoice date. Please contact your sales representative if you have any questions.

Attachment: CDS Quote 498322 (6564 : A Resolution Approving the Purchase of FY22/23 Rugged Computer Upgrades from CDS Office

MEMORANDUM
VILLAGE OF NORTHBROOK
VILLAGE MANAGER'S OFFICE

TO: BOARD OF TRUSTEES

FROM: CARA PAVLICEK, VILLAGE MANAGER

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING AN IGA WITH SCHOOL DISTRICT 28 FOR RECIPROCAL REPORTING

An Intergovernmental Agreement (IGA) has been prepared between the Village and Northbrook District 28, which will authorize and encourage intergovernmental cooperation between Northbrook Police Officers and the Principal(s) of School District 28, as well as the District's Superintendent. The IGA is compliant with the Illinois School Code, 105 ILCS 5/10-20.14, the Illinois School Student Records Act, 105 ILCS 10/6, and the Juvenile Court Act of 1987, 705 ILCS 405/1-7(A), all of which inform the confidentiality of student records and law enforcement records of juveniles. The IGA establishes best practices in school safety related to procedures and protocols between the Northbrook Police Department and District 28, to allow reciprocal reporting as defined in the IGA to promote the safety and well-being of students and community residents.

The Board of Education for School District 28 approved the agreement at their March 14, 2023 meeting.

The Village and Northbrook District 28 have a long-term partnership which prioritizes the safety of our school children, teachers and school staff. The collaborative partnership includes a Northbrook Police Liaison Officer at each Elementary, Middle and Jr. High school building. A Police Liaison Officer works closely with their assigned school's Principal and school staff throughout the year and is a daily resource. Officers assigned to this role are exclusively Certified Juvenile Officers by the State of Illinois. The assignment of a Police Liaison Officer is done by the Chief of Police with support of the District Superintendent and School Principal.

Another key element of the collaboration with the Police Department is the Counseling Services Unit. Northbrook is proud to be a leader in providing counseling services through the Police Department for more than 35 years. Staffed with three full-time licensed clinical social workers, these members of the police department are trained civilians that provide crisis intervention, criminal court advocacy with victims of crimes, short-term counseling for police referred cases, information and referral and consultation to local schools, social service agencies and the faith-based community. Referrals are made by police officers who have had contact with individuals or families experiencing social, psychological and/or behavioral problems. School personnel, local hospitals and community agencies that encounter individuals with problems of a high-risk nature can also refer to the Counseling Services Unit. Treatment services are offered to adults and children of all ages.

There is no fee charged for these services. Advocacy is provided in criminal court for victims of domestic violence, sexual assault, child and elder abuse, and other types of violent crimes. Additional court services include advocacy with individuals involved in the mental health court or juvenile court systems.

The IGA has been developed in consultation with legal counsel for each entity and thru the

Superintendent, Village Manager and Chief of Police.

Resolution (ID # 6648)

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

A Resolution Approving an IGA with School District 28 for Reciprocal Reporting

is hereby adopted, as follows:

Section 1. RECITALS.

Both the Board of Education of Northbrook District 28 (***"School District"***) and the Village of Northbrook (***"Village"***) are interested in fostering positive relationships with students, parents, and staff in an effort to promote safety and collaboration with law enforcement. The School District and the Village agree that enhanced communication between these entities under a reciprocal reporting agreement would promote the safety and well-being of students and community residents.

The School District and the Village have determined that it is in their best interests to enter into an agreement to engage in reciprocal reporting (***"Agreement"***), which will authorize and encourage intergovernmental cooperation between Northbrook Police Officers and the Principal of the School District, as well as the Superintendent. The Agreement establishes best practices in school safety related to procedures and protocols between the Northbrook Police Department and School District, to allow reciprocal reporting, as defined in the Agreement, to promote the safety and well-being of students and community residents.

The Agreement is compliant with the Illinois School Code, 105 ILCS 5/10-20.14, the Illinois School Student Records Act, 105 ILCS 10/6, and the Juvenile Court Act of 1987, 705 ILCS 405/1-7(A), all of which inform the confidentiality of student records and law enforcement records of juveniles.

The School District and the Village are authorized to enter into the Agreement pursuant to the Illinois Constitution, Article VII, Section 10, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq*.

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

Section 2. APPROVAL OF AGREEMENT.

The Agreement is approved in substantially the form attached to this Resolution as ***Exhibit A***, and in a final form to be approved by the Village Manager and Village Attorney.

Section 3. AUTHORIZATION.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement only after receipt by the Village Clerk of at least two original copies of the Agreement executed by the School District; provided, however, that if such

executed copies of the Agreement are not received by the Village Clerk within 60 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF NORTHBROOK AND THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT 28 PROVIDING FOR RECIPROCAL REPORTING BETWEEN SCHOOL DISTRICT 28 AND THE NORTHBROOK POLICE DEPARTMENT

WHEREAS, both the Board of Education of Northbrook School District 28 (hereinafter "School District") and the Village of Northbrook (hereinafter "Village") are interested in fostering positive relationships with students, parents, and staff in an effort to promote safety and collaboration with law enforcement; and

WHEREAS, both the 1970 Illinois Constitution (Article VII, Section 10) and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et. seq.*) authorize and encourage intergovernmental cooperation; and

WHEREAS, local police officers assist school districts in the preparation of educational and preventive programs related to community programs; and

WHEREAS, local police officers serve as a law enforcement related resource; and

WHEREAS, the Illinois School Code, 105 ILCS 5/10-20.14, requires the school district created parent – teacher advisory committee, in cooperation with local law enforcement agencies, to work with the board of education to develop "policy guideline procedures" to establish and maintain a reciprocal reporting system between the school district and local law enforcement agencies regarding criminal offenses committed by students; and

WHEREAS, the School District and the Village have determined that it is in their best interests to enter into an agreement to engage in reciprocal reporting; and

WHEREAS, under the Illinois School Student Records Act, 105 ILCS 10/6, school student records are considered confidential and no school student records or information therein may be released, transferred or disclosed except as permitted by the Student Records Act; and

WHEREAS, under the Juvenile Court Act of 1987, 705 ILCS 405/1-7(A), juvenile law enforcement records are considered confidential and the inspection and copying of such records that relate to a minor who has been investigated, arrested, or taken into custody before his or her 18th birthday are restricted to certain authorized persons specified in the Juvenile Court Act; and

WHEREAS, the Illinois School Student Records Act, 105 ILCS 10/6(a)(6.5), and the Family Educational Rights and Privacy Act, 20 U.S.C. 1232g, authorize school districts to release student records and information to law enforcement officers when necessary for the discharge of their official duties prior to adjudication of the student and upon written certification that the

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

information will not be disclosed to any other party except as provided under law or order of court; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-5-9, authorizes school districts to disclose education records relating to attendance to any municipality that enforces, prosecutes, of adjudicates municipal ordinances that regulate truants or otherwise works with school districts to address truancy problems if the school district determines that such "disclosure will enhance the juvenile justice system's ability to effectively serve, prior to adjudication, the student whose records are released" and receives written certification from the municipality that such information will not be disclosed to any party other than the parent or custodian of the student except as otherwise provided under law or order of court; and

WHEREAS, the Juvenile Court Act, 705 ILCS 405/1-7(A)(8) and 405/5-905, authorizes law enforcement agencies to allow appropriate school officials to inspect and copy law enforcement records under a reciprocal reporting system for certain offenses; and

WHEREAS, the School District and the Village agree that enhanced communication between these entities under reciprocal reporting agreement would promote the safety and well-being of students and community residents; and

WHEREAS, the School District and the Village are authorized to enter into intergovernmental agreements pursuant to the Illinois Constitution, Article VII, Section 10, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq*.;

NOW THEREFORE, in consideration of the mutual promises, covenants, and conditions contained in this Agreement and other good and valuable consideration, the School District and the Village hereby agree as follows:

POLICY REGARDING COOPERATION

The School District and the Village acknowledge that the purpose of this Agreement is to establish a reciprocal reporting agreement between the School District and the Police Department of the Village of Northbrook (hereinafter "Police Department"), regarding criminal offenses committed by students and instances of truancy.

PROCEDURE REGARDING THE RECIPROCAL REPORTING SYSTEM

Administrative Guidelines for Reciprocal Reporting of Criminal Offenses Committed by Students and Instances of Truancy

1. INFORMATION SHARING.

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

A) The Superintendent of Schools (the "Superintendent") and Police Department's Chief of Police (the "Police Chief"), or their representatives, will arrange meetings, as needed, between school officials and individuals representing the two governmental units to share information allowed to be shared under the terms of this Agreement and the applicable law. The following additional people may be invited to these meeting: Teachers of the students in question, State's Attorney, and Juvenile Probation Officer.

B) GUIDELINES FOR RECIPROCAL REPORTING AND COOPERATION BETWEEN THE SCHOOL DISTRICT AND THE VILLAGE. The Village and the School District shall share information as obligated and/or restricted by law, including without limitation Sections 10-20.14 (105 ILCS 5/10-20.14), 10-21.7 (105 ILCS 5/10-21.7), 10-27.1 A & B (105 ILCS 5/10-27.1A &105 ILCS 5/10-27.1B), and 22-20 (105 ILCS 5/22-20) of the School Code of Illinois, Section 127/2 of the School Reporting of Drug Violations Act (105 ILCS 5/127/2, and Sections 1-7 (705 ILCS 405/1-7) and 5-905 (705 ILCS 405/5-905) of the Juvenile Court Act of 1987, all as currently drafted and hereafter amended. The parties to this Agreement will cooperate to review and periodically amend the Guidelines to reflect changes in any applicable law(s) or to better meet the needs of the parties. Any amendment to the Guidelines shall be in writing and executed by the Superintendent of the School District and the Village Manager.

C) Confidentiality of Records and Criminal Activity Information. Any law enforcement and student records subject to disclosure under this Agreement shall not be disclosed or made available in any form to any person or agency other than as set forth in this Agreement or as authorized by law or court order. Police Officials and School Officials shall develop procedures to ensure such nondisclosure of criminal activity information and ensure that this information is not available to other employees, or any persons other than as authorized by this Agreement or by law. This Section and this Agreement is intended to satisfy Section 6(a)(6.5) of the Illinois School Student Records Act 105 ILCS 10/6(a)(6.5), which authorizes a school district to release information to law enforcement officers when necessary for the discharge of their official duties prior to adjudication of the student and upon written certification that the information disclosed by the school will not be disclosed to any other party, except as provided by law or order of court. The School District accepts responsibility for maintenance of confidentiality by its employees.

2. DESIGNATED REPRESENTATIVES.

A) Within fourteen (14) days after the execution of this Agreement, the Superintendent shall provide the Police Chief with a list of administrators, identified by name and title, to be contacted, as needed, containing regular and emergency telephone numbers, and identifying the particular types of problems for which particular administrators are to be contacted. The administrators identified in the list shall be considered the "Appropriate School Official" for purposes of subsection 1-7(A) (8) of the Juvenile Court Act of 1987. The Police Department shall be under no obligation to provide information as discussed herein, except to the individuals named by the Superintendent as appropriate school officials.

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

B) Within fourteen (14) days after the execution of this agreement, the Police Chief shall provide the Superintendent with a primary contact and at least two back up contacts who shall be considered the "Department Representative".

C) The Superintendent and Police Chief may, as they deem necessary and upon written notice, designate different persons to the respective positions of Appropriate School Official and Department Representative.

3. SCHOOL DISTRICT TO REPORT STUDENT CRIMINAL ACTIVITY.

The School District, when it deems it necessary for the safety of student(s), staff or other members of the school community or when required by law, acting through the Superintendent, Principals, or designees, will promptly report alleged or suspected criminal acts of students which occurred on school grounds, off school grounds at a school sponsored activity, or against school personnel to the Department Representative, subject to any limitations imposed by law. To the extent such information constitutes school student record information, the School District will follow the procedures set forth in Section 5 below, and as otherwise required by law. Such criminal activity is intended to include, but is not limited to the following:

(a) Fights or violent activity which might reasonably carry over into the community;
(b) Abuse, neglect, lock-out and runaway situations; and
(c) Other activities involving students which threaten the safety of students or community members off campus.

4. SCHOOL DISTRICT DUTY TO REPORT CERTAIN INCIDENTS.

The Superintendent and/or School Principal(s), or their designees, must report certain incidents involving firearms, drugs, forcible felonies, and attacks on school personnel, as set out below. When a report may be required of both the Superintendent and Principal, a single report from one or the other shall meet the duty to report.

A) **School Superintendent.** The Superintendent (or his/her designee) is to immediately report the following to the Police Department:

(I) **Firearms**. Any verified incident involving a firearm in a school or on school-owned or leased property and on any transportation that is owned, leased or used by the school for its students or school personnel. *See* 105 ILCS 5/10-27.1A, as amended.

(ii) **Drugs.** Any verified incident involving drugs in a school or on school-owned or leased property and on any transportation that is owned, leased or used by the school for its students or school personnel. "Drugs" means "cannabis" as defined under subsection (a) of Section 3 of the Cannabis Control Act (720 ILCS 550/3), "narcotic drug" as defined under subsection (aa) of Section 102 of the Illinois

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

Controlled Substances Act (720 ILCS 570/102), or "methamphetamine" as defined under Section 10 of the Methamphetamine Control and Community Protection Act (720 ILCS 646/10). *See* 105 ILCS 5/10-27.1B

(iii) **Forcible Felony**. Any forcible felony as defined in Section 2-8 of the Criminal Code (720 ILCS 5/2-8) (Sec. 2-8. "Forcible felony". "Forcible felony" means first degree murder, second degree murder, predatory criminal sexual assault of a child, aggravated criminal sexual assault, criminal sexual assault, robbery, burglary, residential burglary, aggravated arson, arson, aggravated kidnaping, kidnaping, aggravated battery resulting in great bodily harm or permanent disability or disfigurement and any other felony which involves the use or threat of physical force or violence against any individual.), as amended from time to time.

B) **School Principal.** The School Principal (or his/her) designee) is to report the following to the Police Department.

(i) **Firearms.** Upon receiving a report from any school staff that they observed any person in possession of a firearm on school grounds, an immediate report of the incident must be made. If the person in possession of a firearm on school grounds is a student, the principal or his/her designee shall also immediately notify the student's parent or guardian. See 105 ILCS 5/10-27.1A, as amended.

(ii) **Attacks on School Personnel.** Immediately upon receipt of a written complaint from any school personnel, all incidents of battery committed against teachers, teacher personnel, administrative personnel or educational support personnel. *See* 105 ILCS 5/10-21.7, as amended.

(iii) **Cannabis, Illegal Drugs or Controlled Substances on or near School Grounds.** Immediately upon receipt of any report of any violation of the Cannabis Control Act or the Methamphetamine Control and Community Protection Act or the Illinois Controlled Substances Act in a school, on school property, or within 1,000 feet of the school, or on any transportation used, owned or leased by the School District to transport students. *See* 105 ILCS 127/1, as amended.

(iv) **Forcible Felony.** Immediately upon receipt of any information regarding the commission of a forcible felony, as defined by the Illinois Criminal Code. *See* 720 ILCS 5/2-8.

(v) **Gang Activity.** Immediately upon receipt of any report of suspected gang activity.

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

5. SCHOOL DISTRICT RELEASE OF SCHOOL STUDENT RECORDS AND RECORD INFORMATION TO POLICE DEPARTMENT.

A) School officials shall follow state and federal laws regarding school student records, which are considered confidential, and no school student records or information therein may be released, transferred or disclosed except with parental consent or as otherwise permitted by the Illinois School Student Records Act, 105 ILCS 10/1 *et seq*., as amended, and other applicable laws. The following exceptions permit the release of student records and information to the Police Department without parental consent:

(i) **Adjudication of Student by Juvenile Court.** School districts can release student records and information to the Police Department, upon request of the Police, when necessary for the discharge of their official police duties, prior to adjudication of the student and upon written certification from the Police Department that the information or records disclosed by the school, will not be disclosed to any other party, except as provided by law or order of court. 105 ILCS 10/6, as amended.

(ii) **Emergency Release of Information.** Records and information may be released to the Police Department if such information is needed by the Police Department to protect health or safety of the student or other persons, provided that the parents are notified as soon as possible of the information released, the date of release, the fact that the information was shared with the Police Department, and the purpose of the release. The factors to be considered in determining whether an emergency exists requiring the release of student information include:

(1) **Degree of Threat.** Seriousness of threat to health/safety of students or others;

(2) **Need.** Need for records to meet the emergency;

(3) **Police Involvement.** Whether the Police Department is in a position to deal with the emergency; and

(4) **Urgency.** Extent to which time is of the essence in dealing with the emergency. 105 ILCS 10/6, amended; 23 IL. Admin. Code Sec. 376.60

B) **Law Enforcement Records Not School Records.** It is recognized that the information maintained by law enforcement officers working in the school district are not student records. Such information shall be kept separate from and shall not become a part of the student's official school record. 105 ILCS 10/2(d), as amended.

6. POLICE DEPARTMENT TO SHARE LAW ENFORCEMENT DATA WITH SCHOOL DISTRICT.

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

A) The Police Department will comply with applicable state and federal law in implementing these procedures. In furtherance of the information-sharing hereunder, the Department Representative will release information regarding students under the age of 18 as follows:

i) To the appropriate school official only if the Police Department believes that there is an imminent threat of physical harm to students, school personnel, or others. Any information provided in this paragraph shall consist of oral information only, and not written law enforcement records. The oral information shall be used solely by the appropriate school official or officials to protect the safety of students and employees in the school and aid in the proper rehabilitation of the child.

ii) Inspection and copying shall be limited to law enforcement records transmitted to the appropriate school officials whom the Police Chief has determined to have a legitimate educational or safety interest to the District. Law enforcement records subject to inspection and copying under this paragraph shall be limited to minors taken into custody for any of the following offenses:

(1) any violation of article 24 of the Criminal Code of 1961 or Criminal Code of 2012;
(2) a violation of the Illinois Controlled Substances Act;
(3) a violation of the Cannabis Control Act;
(4) a forcible felony as defined in section 2-8 of the Criminal Code of 1961 or the Criminal Code of 2012;
(5) a violation of the Methamphetamine Control and Community Protection Act;
(6) a violation of Section 1 or Section2 of the Harassing and Obscene Communication Act;
(7) a violation of the Hazing Act; or
(8) a violation of Section 12-1, 12-2, 12-3, 12-3.05, 12-3.1, 12-3.2, 12-3.4, 12-3.5, 12-5, 12-7.3,12-7.4, 12-7.5, 25-1, or 25-5 of the Criminal Code of 1961 or the Criminal Code of 2012.

B) The information derived from the Police Department or law enforcement records, be the information oral or written, shall be kept separate from and shall not become a part of the official school record of that child and shall not be a public record. The information shall be used solely by the appropriate school official or officials whom the school has determined to have a legitimate educational or safety interest to aid in the proper rehabilitation of the child and to protect the safety of students and employees in the school.

C) Pursuant to Section 5-905(2.5) of the Juvenile Court Act, Police Officials may report to school officials the identity of the victim of certain specified offenses in an effort to prevent foreseeable future violence.

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

7. **SCHOOL DISTRICT MAY DISCLOSE EDUCATION RECORDS RELATED TO ATTENDANCE.**

In the event that the Village enforces, prosecutes, or adjudicates any municipal ordinance that regulates truants within its jurisdiction or is otherwise working with the School District to address truancy problems, the Superintendent or School Principal, or their designee(s), may disclose education records relating to attendance to the Police Department if the following conditions are satisfied: (1) the School District determines that the disclosure of such attendance information will enhance the juvenile justice system's ability to effectively serve, prior to adjudication, the student whose records are released; and (2) the Village certifies in writing to the School District that the disclosed attendance records will not be disclosed to any other individual or entity without prior written consent of the parent or custodian of the student, except as otherwise provided by State law.

8. **POLICE DEPARTMENT DUTY TO REPORT DETENTIONS OF MINORS TO THE SCHOOL DISTRICT.**

The Police Department, when it deems it necessary for the safety of student(s), staff or other members of the school community or when required by law, shall report to the principal of the school the child attends whenever a child enrolled the school is detained, as defined in the Juvenile Court Act of 1987 for 1) proceedings under the Juvenile Court Act of 1987, as heretofore and hereafter amended, 2) for any criminal offense, including illegal gang activity, or 3) any violation of a municipal or county ordinance. The report shall not include actual law enforcement records, unless the Police Department is authorized to provide them. The report shall only include the basis for detaining the child, circumstances surrounding the events which led to the child's detention, and status of proceedings. The report shall be updated as appropriate to notify the principal of the school the child attends of developments and the disposition of the matter. See 105 ILCS 5/22-20.

9. **COOPERATION BETWEEN SCHOOL DISTRICT AND POLICE DEPARTMENT.**

Nothing in this policy and procedure is intended to limit or restrict the duty and authority of the School District to request police services for disturbances or other emergencies occurring in or around any of its school buildings, nor is it intended to limit or restrict the duty or ability of any person attending or employed by the School District to provide information or otherwise cooperate in School District and law enforcement investigations, including but not limited to providing witness statements and testimony in juvenile or criminal adjudications, or in school discipline proceedings.

10. CAMERA ACCESS.

The School District will provide access to its live security camera feeds to its buildings in the event of a health or safety emergency. Access is strictly to allow Police Department tactical forces to become familiar with current conditions that underlie the health or safety emergency in the

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

District's buildings. In the event the Police Department must access the School District's live security camera feed, after such access and in no event more than 48 hours later, the Police Department will notify the School District and provide an explanation of the health or safety emergency that required the Police Department to access the live security camera feed.

The parties' Information Technology staff will coordinate in advance to ensure the technology described in this section is enabled and fully functional for law enforcement purposes as established in this section, and that appropriate training is provided as needed.

11. OTHER TERMS

A) **Term and Renewal.** This agreement shall immediately take effect on the date of its execution and shall be in full force and effect until one of the parties terminates the agreement as set forth below.

B) **Termination.** This agreement may be terminated at any time upon (30) days advance written notice by either party. The parties additionally agree to make notice, in accordance with Section 11.L of this Agreement, of any intent to terminate this Agreement at least 10 business days prior to the public meeting in which either the Village Board or Board of Education intends to consider such termination.

C) **Amendments and Modifications.** This agreement may be modified or amended from time to time provided, however, that no such amendment or modification shall be effective unless reduced to writing and duly authorized and signed by authorized representatives of the parties.

D) **Information.** Information may be communicated verbally among the designees at any time deemed necessary by the designees, unless otherwise prohibited by this Agreement or applicable laws.

E) **Savings Clause**. If any provision of this agreement, or the application of such provision, shall be rendered or declared invalid by a court of competent jurisdiction, the remaining parts or portions of this agreement shall remain in full force and effect.

F) **Entire Agreement.** This agreement sets forth all the covenants, conditions and promises between the parties. There are not covenants, promises, agreements conditions or understandings between the parties, either oral or written, other than those contained in this agreement.

G) **Governing Law.** This agreement shall be governed by the laws of the State of Illinois both as to interpretation and performance. Terms as used in this document, which are not defined herein, shall be defined under the Juvenile Court Act of 1987.

H) **Indemnification.** Each party to this agreement agrees to indemnify, defend, and hold harmless the other party, its elected officials, officers, employees, and agents, for any injury, liability, cost,

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

expense, claim demand, judgment or attorney's fees arising out of the disclosure and/or provision of law enforcement records or criminal activity information by the party disclosing and/or providing such law enforcement records or criminal activity information not in accordance with applicable law. Nothing contained herein shall be construed as prohibiting Police Officials and the School District, their commissioners, officers, agents, or their employees, from defending through the selection and use of their own agents, attorneys, and experts, and claims, actions or suits brought against them.

Nothing contained in this section or in any other provision of this Agreement is intended to constitute nor shall it constitute a waiver of the defenses available to the School District or the Village under the Illinois Local Government and Governmental Employees Tort Immunity Act.

I) **Illinois Freedom of Information Act.** The Parties agree to comply with all State and federal laws and regulations governing the release of records relating to this Agreement, including but not limited to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq. The Parties will cooperate with each other with any request for public records made pursuant to FOIA by providing full access to and copying of all relevant records within a time period which allows the other Party to timely comply with the time limits imposed by FOIA. The obligations imposed by this section shall survive the termination of the other obligations imposed by this Agreement.

J) **Non Liability.** Police officials and the School District shall each utilize their best efforts to provide the information to be reported under this Agreement, but in no event shall either party be liable for the failure to provide such information, whether through inadvertence or otherwise.

K) **Relationship.** Nothing contained in this Agreement, nor any act of the Village or the School District, respectively, shall be deemed or construed by either of the Parties or by third persons, to create any relationship of a third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the Village or the School District respectively.

L) **Notice.** Any and all notices required to be delivered hereunder shall be deemed delivered when personally delivered or mailed by registered or certified mail, return receipt requested, postage pre-paid; or sent by a recognized overnight courier service with instructions and payment for delivery on the next business day to the parties as set forth below:

If to the School District: Superintendent, School District 28
1475 Maple Avenue
Northbrook, IL 60062

With a copy to: Nicki B. Bazer
Franczek P.C.
300 South Wacker Drive Suite 3400
Chicago, IL 60606

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

If to the Village: Village Manager, Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

With a copy to: Steven M. Elrod
Elrod Friedman, LLP
325 N. LaSalle St., Suite 450
Chicago, IL 60654

Any party may change the name and address of the designee to whom notice shall be sent by giving written notice of such change to the other party in the same manner as all other notices are required to be delivered. Notice as provided herein does not waive service of summons or process.

M) **Effective Date**. This Agreement shall be deemed dated and become effective on the date the last of the Parties signs as set forth below the signature of their duly authorized representatives.

[SIGNATURE PAGE TO FOLLOW]

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

IN WITNESS THEREOF, the PARTIES have executed this AGREEMENT on the dates indicated.

VILLAGE OF NORTHBROOK

By: _____ Attest: _____
Village Manager

Date: _____

NORTHBROOK SCHOOL DISTRICT 28

By: _____ Attest: _____
Board President

Date: _____

Attachment: Exhibit A - D28 IGA (6648 : A Resolution Approving an IGA with School District 28 for Reciprocal Reporting)

MEMORANDUM
VILLAGE OF NORTHBROOK
VILLAGE MANAGER'S OFFICE

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: MADELINE FARRELL, DEPUTY VILLAGE MANAGER

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING PAYMENT TO THE NORTHBROOK PARK DISTRICT FOR A SPRING 2023 EVENT

In response to the Village Board's advocacy for special events in the community, including a new event for adults-only in the spring, Village staff reached out to the Northbrook Park District in late 2022 to explore the opportunity to partner on such an event. The Village and Park District have successfully partnered on Brewfest in the fall of both 2021 and 2022 with plans to do the same in 2023. The Park District has experience and resources tied to hosting, planning, and producing special events that have proven beneficial to the Village.

Village and Park District staff spoke multiple times on the concept of an adults-only springtime event and decided to explore a wine-focused, upscale version of Brewfest. The Park District prepared and shared initial event details. At this time, the details highlighted below are still tentative and subject to change.

Proposed event details:

- Adults only Wine Tasting Event, "Grapes on the Green," scheduled for June 17, 2023
- The proposed outdoor event will take place on June 17 from 4pm to 8pm at Village Green Park. Final time to be further evaluated.
- Park District staff will partner with distributors to be determined to arrange for 7-10 wineries to be present at the event.
- Included in the ticket price will be a branded charcuterie board and the ticket price provides snacks for participants to make their own charcuterie trays utilizing food from local vendors.
- In addition to charcuterie boards, Park District suggested asking restaurants surrounding Village Green Park and beyond to offer participating restaurant food specials for pickup or delivery to the park. They are also looking into dessert bar options.
- Jazz music and softer contemporary music will be presented live.
- This will be a more upscale event than Brewfest with tents set up for the tastings, string lights, and softer music.
- In addition to wine, food, and live music, there will also be activities for attendees and rating cards for guest to track which wines they liked at the event.
- The Park District will engage a security company to check bags and work at this event.

The Park District provided an estimated budget of $20,000 - $25,000 for this first-time event. The Park District has expressed its desire to partner with the Village on this event and has requested $10,000 from the Village with the understanding that the Park District would coordinate nearly all of the logistics, preparations, and event staffing. The Draft FY23/24 Budget includes $10,000 total for this event in Account Number 11-1110-575. Village staff recommends approval of payment to the Northbrook Park District. Partnering with the Park District on these large-scale community-wide events allows access to

experienced event planning staff, a plethora of vendors and other event resources, and day-of event staff that the Village does not currently have when planning events on its own.

Resolution (ID # 6622)

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

A Resolution Approving Payment to the Northbrook Park District for a Spring 2023 Event

is hereby adopted, as follows:

Section 1. RECITALS.

In response to the President and the Board of Trustees' request for an adults-only springtime event, Village staff reached out to the Northbrook Park District (***"Park District"***) in late 2022 to explore the opportunity of partnering on such an event. The Village and Park District have successfully partnered on Brewfest in the fall of both 2021 and 2022, with plans to do the same in 2023. The Park District has experience and resources tied to hosting, planning, and producing special events that has proven beneficial to the Village.

Village and Park District staff spoke multiple times on the concept of an adults-only springtime event and have decided to explore a wine-focused, upscale version of Brewfest (***"Event"***).

The Park District provided an estimated budget of $20,000 - $25,000 for the Event. The Park District has expressed its desire to partner with the Village on the Event and has requested $10,000 from the Village with the understanding that the Park District will coordinate nearly all of the logistics, preparations, and Event staffing.

The Draft FY23/24 Budget includes $10,000 total for this Event in Account Number 11-1110-575. The Board of Trustees intend to retain these funds in the final, approved budget for FY 23/24.

The President and the Board of Trustees have considered the Event and determined it is in the best interest of the Village and the public to partner with the Park District on the Event.

Section 2. COORDINATION WITH PARK DISTRICT.

The President and the Board of Trustees hereby direct the Village Manager and Village staff to coordinate and work with the Park District on the Event.

Section 3. APPROVAL OF EXPENDITURE.

The Village Manager is hereby authorized and directed to make a payment, in an amount not to exceed $10,000, to the Park District for the Event.

Section 4. EFFECTIVE DATE.

The approval of this Resolution shall be in full force and effect following passage by the Board of Trustees in the manner provided by law.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: MICHAELA KOHLSTEDT, DIRECTOR OF DEVELOPMENT & PLANNING SERVICES

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT WITH COMMUNITY PARTNERS FOR AFFORDABLE HOUSING

On April 11, 2023 the Board of Trustees will consider a resolution approving a contract with Community Partners for Affordable Housing (CPAH) and designating CPAH as the appointed entity responsible for studying affordable housing initiatives and the development of affordable housing programs, procedures, policies, forms, and program manuals.

The contract accounts for general program services and project based services to be provided by CPAH for a term of three years. The first year has a not to exceed spending limit of $25,000.00 while the two following fiscal years will have a limit not to exceed the budgeted amount as determined by the Village President and Board of Trustees.

The scope of services provided by CPAH is outlined in Exhibit A of the attached contract and includes, but is not limited to:

- Update and maintain inclusionary housing policies and procedures manual, technical service guide, FAQ sheet, standards for alternative means of compliance, resident selection criteria, application materials, waitlist procedures, and other relevant inclusionary housing documents.

- Help communicate Program requirements to prospective developers and property managers as well as best practices for successful implementation.

- Annually develop, with the Director of Development and Planning Services, a community program for local elected/appointed officials and/or community members to explore the benefits, opportunities, costs and challenges of developing integrated affordable housing in the community.

- Provide general consulting services regarding the design and operations of the Program, as requested by Village staff.

- Assist developers in marketing specific affordable housing units including outreach to school districts, local employers, senior centers, social service agencies, civic groups, libraries, real estate agents, fliers, community events, web and social media,

and other strategies to reach the targeted income levels.

- Conduct screening and eligibility determination for specific affordable housing units and refer approved tenants and homebuyers to the developer per the resident selection criteria until all affordable units are leased or sold.

Staff will be in attendance at the April 11 meeting should there be any questions.

Resolution (ID # 6610)

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

A Resolution Approving an Agreement with Community Partners For Affordable Housing for Consulting and Advising Services Related to the Implementation of Northbrook's Affordable Housing Ordinance

is hereby adopted, as follows:

Section 1. Recitals.

On December 8, 2020, the Board of Trustees adopted an Affordable Housing Plan ("***Affordable Housing Plan***"). The Affordable Housing Plan included a statement that the Board of Trustees shall designate a commission to serve as the standing commission to study affordable housing issues and make recommendations to the Board of Trustees.

Community Partners For Affordable Housing (***"Consultant"***) is a HUD-certified nonprofit organization that provides general consulting and advisory services relating to the implementation of affordable housing initiatives and the development of affordable housing programs, procedures, policies, forms, and program manuals and conducts trainings on the proper use of such materials (***"Services"***).

Based on Consultant's experience in providing the Services, the President and Board of Trustees have determined that it is appropriate to designate the Consultant as the entity responsible with studying affordable housing issues and making recommendations to the Board of Trustees until such time as the Village Board of Trustees designates a commission to perform the functions established in the Affordable Housing Plan.

The President and Board of Trustees have further determined that it is in the best interest of the Village and the public to designate the Consultant as the appointed entity to study affordable housing issues as set forth in this resolution.

The Village desires to enter into an Agreement with Consultant for the Services ("***Agreement***"), the cost of which will be based on the set fee schedule and hourly billing rates set forth in the Agreement.

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

Section 2. Approval of Agreement.

The Agreement is approved in substantially the form attached to this Resolution as ***Exhibit A***, and in a final form to be approved by the Village Manager and Village Attorney.

Section 3. Authorization to Execute Agreement.

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

Section 4. Designation of Consultant to Study of Affordable Housing Issues.

The President and Board of Trustees designate the Consultant as the entity responsible with studying affordable housing issues and making recommendations to the Board of Trustees in lieu of designating a public body or establishing a standing commission. The Consultant will be responsible for studying affordable housing issues in the Village of Northbrook and shall provide recommendations to the Village Board of Trustees on all matters relating to Affordable Housing.

Section 5. Effective Date.

This resolution shall be effective upon its passage and approval in the manner required by law.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

EXHIBIT A

AGREEMENT

Attachment: Resolution Exhibit A - Agreement (6610 : A Resolution Approving an Agreement with Community Partners for Affordable Housing)

Attachment: Resolution Exhibit A - Agreement (6610 : A Resolution Approving an Agreement with Community Partners for Affordable Housing)

VILLAGE OF NORTHBROOK
PROFESSIONAL SERVICES AGREEMENT
FOR CONSULTING AND ADVISING RELATED TO THE
IMPLEMENTATION OF THE NORTHBROOK AFFORDABLE HOUSING ORDINANCE

THIS AGREEMENT (***"Agreement"***) is dated as of the _____day of _____ 2023 ***("Effective Date")*** and is by and between the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation ***("Village"),*** and **COMMUNITY PARTNERS FOR AFFORDABLE HOUSING,** an Illinois not-for-profit corporation ***("the Consultant")*** (collectively, the ***"Parties").***

IN CONSIDERATION OF the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the Village's statutory and home rule powers, the Parties agree as follows:

SECTION 1. SCOPE AND PROVISION OF SERVICES.

A. **Engagement of the Consultant.** The Village hereby engages the Consultant identified above to provide all necessary professional consulting services and to perform the work described as follows:

1. General Program Services: General Program Services as outlined in Exhibit A include but are not limited to developing and updating procedures, policies, forms, and program manuals and conducting trainings on the proper use of such materials necessary to the implementation of the Village's Affordable Housing Ordinance ***("Program")*** and general consulting and advising on Program matters***;*** managing the wait list; and conducting program screening and eligibility determination, including full income certification; and

2. Project Based Services: Meet with prospective developers to advise and answer questions about the Program, review development submittals for compliance with Program requirements, and prepare review comments and recommendations in response to development submittals;

(collectively, the ***"Services").*** The Consultant will provide the Village with general advisory and consulting services only. All final decisions on all zoning and development applications, as well as any and all decisions relating to the adoption or implementation of any procedure, policy, or training related to the Program will be in the sole and absolute discretion of the Village.

B. **Services.** The Consultant has submitted to the Village a description of the Services to be provided by the Consultant, a copy of which is attached as ***Exhibit A*** to this Agreement (***"Scope of Services").*** The Consultant will provide the Services pursuant to the terms and conditions of this Agreement and as described more fully in the Scope of Services.

C. **Commencement; Time of Performance.** The Consultant will commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties ***("Commencement Date").*** The Consultant will diligently and continuously prosecute the Services in the time frames set forth for the Program Initiation Services and the Program Administration Services set forth in the Scope of Services (***"Time of Performance").***

Attachment: Resolution Exhibit A - Agreement (6610 : A Resolution Approving an Agreement with Community Partners for Affordable Housing)

D. **Reporting.** The Consultant will regularly report to the Village regarding the progress of the Services during the term of this Agreement.

E. **Relationship of the Parties.** The Consultant will act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement will be construed: (i) to create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and the Consultant; or (ii) to create any relationship between the Village and any subcontractor of the Consultant.

F. **Information Releases.** The Consultant will not issue any news releases or other public statements regarding the Services without prior approval from the Village.

G. **Mutual Cooperation.** The Village will cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with any non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the Work and with any other the Consultants engaged by the Village.

H. **Compliance with laws and Grants.**

1. The Consultant will give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.,* and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.* The Consultant will also comply with all conditions of any federal, state, or local grant received by Village or the Consultant with respect to this Agreement or the Services.

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

3. Every provision of law required by law to be inserted into this Agreement will be deemed to be inserted herein.

I. **Consultant as Developer of Affordable Housing**

1. Nothing in this Agreement for consulting services for the implementation of the Northbrook Affordable Housing Ordinance shall preclude Consultant from providing the Village services as a developer of affordable housing.

SECTION 2. COMPENSATION AND METHOD OF PAYMENT.

Attachment: Resolution Exhibit A - Agreement (6610 : A Resolution Approving an Agreement with Community Partners for Affordable Housing)

A. Compensation. The total amount billed by the Consultant for the Services under this Agreement will be based on the Consultant's actual time spent per staff timesheets. CPAH's President shall be billed at the rate of $110 per hour and the Director of Development and Community Relations shall be billed at the rate of $70 per hour. Any other staff shall be billed at the rate of $50 per hour ***("Compensation"),*** as outlined in the Scope of Services, plus reimbursable expenses as identified in the Scope of Services, without the prior express written authorization of the Village. The total amount of the Compensation will not exceed $25,000.00 for FY 2024 and will not exceed the budgeted amount, as determined by the Village President and Board of Trustees in their sole and absolute discretion, for each subsequent Fiscal Year.

B. Invoices and Payment. The Consultant will be paid as provided in the Scope of Services. The Consultant will submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The Village will pay to the Consultant the amount billed in accordance with the Illinois Prompt Payment Act, 50 ILCS 505/1 *et seq.*

C. Records. The Consultant will maintain records showing actual time devoted and costs incurred and will permit the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under this Agreement. The records required to be made available to the Village under this Section 2.C will be made available at reasonable times during the term of this Agreement, and for five years after the termination of this Agreement.

D. Claim in Addition to Compensation. If the Consultant claims a right to additional compensation as a result of action taken by the Village, the Consultant must provide written notice to the Village of the claim within seven days after occurrence of the action, and no claim for additional compensation will be valid unless made in accordance with this Section 2.D. Any changes in the Compensation will be valid only upon written amendment pursuant to Section 10.A of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant will proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption.

E. Taxes, Benefits, Royalties. The Compensation includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services, including, without limitation, all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. The Consultant waives and releases any claim or right to claim additional compensation by reason of the payment of any tax, contribution, premium, costs, royalties, or fees.

F. Completion and Acceptance of Services. The Services, and any phase of the Services, will be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be.

G. Additional Services. The Village will not be liable for any costs incurred by the Consultant in connection with any services provided by the Consultant that are outside the scope of this Agreement (***"Additional Services"),*** regardless of whether the Additional Services are requested or directed by the Village, except upon the prior written consent of the

Village.

H. No Additional Obligation. The Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant, or with any vendor solicited or recommended by the Consultant.

SECTION 3. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The employees, officials, and personnel of the Consultant described in the Scope of Services (***"Key Project Personnel"),*** if any, will be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel may not be changed without the Village's prior written approval. The Consultant will notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant will have no claim for damages and may not bill the Village for additional time and materials charged as the result of any portion of the Services that must be duplicated or redone due to termination or for any delay or extension of the Time of Performance as a result of any termination, reassigning, or resignation.

B. Availability of Personnel. The Consultant will provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement or in the Scope of Services.

C. Approval and Use of Subcontractors. The Consultant will perform the Services with its own personnel and under the management, supervision, and control of its own organization, unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant will be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract will not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Agreement. All Services performed under any subcontract will be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" will be deemed also to refer to all subcontractors of the Consultant, and every subcontract will include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village, then, immediately upon notice from the Village, the Consultant will remove and replace the personnel or subcontractor. The Consultant will have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any removal or replacement.

SECTION 4. TERM OF AGREEMENT.

A. Term. The term of this Agreement, unless terminated pursuant to the terms of this Agreement, will expire three years from the Commencement Date. A determination of completion will not constitute a waiver of any rights or claims that the Village has, before or after completion, with respect to any breach of this Agreement by the Consultant or any right of indemnification of the Village by the Consultant.

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B. Termination. Notwithstanding any other provision hereof, the Village or Consultant may terminate this Agreement, at any time and for any reason, upon seven days prior written notice to each Party. In the event that this Agreement is so terminated, the Consultant will be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as provided in the Scope of Services.

SECTION 5. CONFIDENTIAL INFORMATION; OWNERSHIP OF WORK PRODUCT AND DOCUMENTS.

A. Confidential Information. In the performance of this Agreement, the Consultant may have access to or receive certain information in the possession of the Village that is not generally known to members of the public (***"Confidential Information").*** Confidential Information includes, without limitation, proprietary information, copyrighted material, personal or private data of every kind, financial information, health records and information, maps, and all other information of a personal nature. The Consultant must not use or disclose any Confidential Information without the prior written consent of the Village. If the Consultant has any doubt about the confidentiality of any information, then the Consultant must seek a determination from the Village regarding the confidentiality of the information. The Consultant and all of its personnel and subcontractors must make and apply all safeguards necessary to prevent the improper use or disclosure of any Confidential Information. At the expiration or termination of this Agreement, the Consultant must promptly cease using, and must return or destroy (and certify in writing destruction of), all Confidential Information, including all copies, whether physical or in any other form, in its possession. The Consultant may not transfer to, store in, or otherwise allow work product containing Confidential Information to be located in any location, whether physical or digital not under the control of the Consultant. If the Consultant is required, by any government authority or court of competent jurisdiction, to disclose any Confidential information, the Consultant must immediately give notice to the Village with the understanding that the Village will have the opportunity to contest the process by any means available to it prior to submission of any documents to a court or other third party. The Consultant must cause all of its personnel and subcontractors to undertake and abide by the same obligations regarding Confidential Information as the Consultant.

B. Ownership. The Consultant agrees that all work product, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement will be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant will cause the work product to be promptly delivered to the Village. Any outstanding payment obligations will not be used as a basis to withhold work product. The Consultant agrees that, to the extent permitted by law, any and all work product will exclusively be deemed "works for hire" within the meaning and purview of the United States Copyright Act, 17 U.S.C. § 101 et seq subject to the terms of this Agreement. To the extent any work product does not qualify as a "work for hire," the Consultant irrevocably grants, assigns, and transfers to the Village all right, title, and interest in and to the work product in all media throughout the world in perpetuity and all intellectual property rights therein, free and clear of any liens, claims, or other encumbrances, to the fullest extent permitted by law. All intellectual property, Confidential Information, and work product will at all times be and remain the property of the Village. The Consultant will execute all documents and perform all acts that the Village may request in order to assist the Village in perfecting or protecting its rights in and to the work product and all intellectual property rights relating to the work product. All of the foregoing items will be delivered to the

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Village upon demand at any time and in any event, will be promptly delivered to the Village upon expiration or termination of this Agreement within three days after a demand. In addition, the Consultant will return the Village's data in the format requested by the Village. If any of the above items are lost or damaged while in the Consultant's possession, those items will be restored or replaced at the Consultant's expense.

C. Freedom of Information Act and Local Records Act. The Consultant acknowledges that this Agreement, all documents submitted to the Village related to this Agreement, and records in the possession of the Consultant related to this Agreement or the Services may be a matter of public record and may be subject to the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.* and any other comparable state or federal laws now existing or adopted later (collectively, the ***"Disclosure Laws").*** In the event that the Village requests records from the Consultant, the Consultant shall promptly cooperate with the Village to enable the Village to meet all of its obligations under the applicable Disclosure Law. The Consultant acknowledges and agrees that the determination as to whether information in the records is exempt from disclosure or should be released to the public will be made by the Village in its sole and absolute discretion.

D. Injunctive Relief. In the event of a breach or threatened breach of this Section 5, the Village may suffer irreparable injury not compensable by money damages and would not have an adequate remedy at law. Accordingly, the Consultant agrees that the Village will be entitled to seek immediate injunctive relief to prevent or curtail any breach, threatened or actual. The rights provided under this Section 5.D are in addition and without prejudice to any rights that the Village may have in equity, by law or statute. The Consultant will fully cooperate with the Village in identifying the scope of any improper use or dissemination of data protected by this Section 5 and will assist the Village in any notification efforts required by law.

SECTION 6. WARRANTY.

The Consultant warrants that the Services will be performed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized consulting firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are reserved unto the Village. Any of the Services required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

SECTION 7. CONSULTANT REPRESENTATIONS.

A. Ability to Perform. Consultant represents that it is financially solvent, has the necessary financial resources, has sufficient experience and competence, and has the necessary capital, facilities, organization, and staff necessary to provide, perform, and complete the professional Services in accordance with this Agreement and in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

B. Authorization. The execution, delivery and performance by the Consultant of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable requirements of law, or constitute a breach of or default under, or require any

consent under, any agreement, instrument, or document to which the Consultant is now a party or by which the Consultant is now or may become bound.

C. Company Background. The information disclosed by the Consultant regarding its corporate structure and financial condition is true and correct. The Consultant will promptly notify the Village in writing of any material change to or about the Consultant, including without limitation to change in ownership or control, and any change will be subject to Village approval which will not be unreasonably withheld.

D. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge: (1) no Village employee or agent has an interest in the business of the Consultant or this Agreement; (2) as of the date of this Agreement, neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant will at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

E. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.;* or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-1 *et seq.* The Consultant represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it is found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant will be liable to the Village for all loss or damage that the Village may suffer, and this Agreement will, at the Village's option, be null and void.

F. Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

G. No Default. The Consultant is not in arrears to the Village under any debt or contract and is not in default as surety, contractor, or otherwise to any person, unless as disclosed the Village inwriting.

H. No Legal Actions Preventing Performance. As of the Effective Date, the Consultant has no knowledge of any action, suit, proceeding, claim or investigation pending or to its knowledge threatened against the Consultant in any court, or by or before any federal, state, municipal, or governmental department, commission, board, bureau, agency, or instrumentality, domestic or foreign, or before any arbitrator of any kind, that, if adversely determined, would materially affect the Consultant's ability to perform its obligation under this Agreement.

I. Patriot Act Compliance. The Consultant represents and warrants to the Village that neither the Consultant nor any of its principals, shareholders, or others (collectively ***"Personnel"),*** is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further

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represents and warrants that the Consultant and its Personnel are not directly or indirectly engaged in or facilitating transactions related to this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant must, and will, defend, indemnify, and hold harmless the Village and its officials, officers, authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, and attorneys from and against every claim, damage, loss, risk, liability, and expense (including attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this Section 7.I.

SECTION 8. INDEMNIFICATION; INSURANCE; NO PERSONAL LIABILITY.

A. Consultant Indemnification. The Consultant agrees to, and does hereby, hold harmless and indemnify the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with this Agreement or the Consultant's performance, or failure to perform, all or any part of the Services; provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the Village.

B. Village Indemnification. The Village agrees to, and does hereby, hold harmless and indemnify the Consultant, from any and all claims that may be asserted at any time against the Consultant in connection with any decision, approval, or action taken by the Village President and Board of Trustees in connection with the Services or this Agreement; provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the Consultant.

C. Insurance. Contemporaneous with the Consultant's execution of this Agreement, the Consultant will provide certificates of insurance, all with coverages and limits acceptable to the Village, and the Consultant must provide certificates of insurance, endorsements, and insurance policies acceptable to the Village and including at least the minimum insurance coverage and limits set forth in ***Exhibit B*** to this Agreement. For good cause shown by the Consultant, the Village may extend the time for submission of the required certificates, endorsements, and policies and may impose deadlines or other terms to assure compliance with this Section 8.B. Each certificate and endorsement must be in a form acceptable to the Village and from a company with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Each insurance policy must provide that no change, modification, or cancellation of any insurance will become effective until the expiration of 30 days after written notice of the change, modification in, or cancellation will have been given by the insurance company to the Village (10 days' written notice in the event of cancelation due to the Consultant's non-payment of premium). The Consultant must maintain and keep in force, at all times during the term of this Agreement and at the Consultant's expense, the insurance coverage provided in this Section 8.B and ***Exhibit B,*** including without limitation at all times while correcting any failure to meet the warranty requirements of Section 6 of this Agreement.

D. No Personal Liability. No elected or appointed official, or employee of the Village will be personally liable, in law or in contract, to the Consultant as the result of the execution and performance of this Agreement.

SECTION 9. DEFAULT.

A. Default. If the Village determines that the Consultant has failed or refused to properly undertake the Services with diligence, or has delayed in the undertaking of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy

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the Services or any other requirement of this Agreement ***("Event* of *Default"),*** and fails to cure any Event of Default within ten days after the Consultant's receipt of written notice of the Event of Default from the Village, then the Village will have the right, notwithstanding the availability of other remedies provided by law or equity, to pursue any one or more of the remedies provided for under Section 9.B of this Agreement.

B. Remedies. In case of any Event of Default, the Village may pursue the following remedies:

1. Cure by the Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement;

2. Termination of Agreement. The Village may terminate this Agreement and, notwithstanding anything from 4.B., the Village will not have any liability for further payment of amounts due or to become due under this Agreement;

3. Withholding of Payment. The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of actions taken by the Village in response to any Event of Default by the Consultant.

SECTION 10. GENERAL PROVISIONS.

A. Amendment. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed.

B. Assignment. Neither Party may assign their rights or obligations under this Agreement without the prior written consent of the other party.

C. Village Actions, Consents, and Approvals. Any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Manager or their designee, to the extent provided for by law.

D. Binding Effect. The terms of this Agreement bind and inure to the benefit of the Parties and their agents, successors, and assigns.

E. Notice. Any notice required to be given under this Agreement will be in writing and will be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, and (iv) by E-mail. E- mail notices will be deemed valid and received by the addressee when delivered by e-mail and opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 10.E, each party will have the right to change the address or the addressee, or both, for all future notices to the

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other party, but no notice of a change of addressee or address will be effective until actually received.

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

Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Cara Pavlicek
Village Manager
E-mail: cara.pavlicek@northbrook.il.us

With a copy to:

Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: Stew Weiss
E-mail: stewart.weiss@elrodfriedman.com

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

Community Partners for Affordable Housing (CPAH)
800 S. Milwaukee Ave., Suite 201
Libertyville, IL 60048
Attention: Rob Anthony, President
Email: ranthony@cpahousing.org

F. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of the Consultant and Village only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement. The Village will not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Village Trustees.

G. Severability. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the Village will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain in full force and effect and will in no way be affected, impaired, or invalidated, or (ii) the entire agreement shall be invalid, void, and unenforceable.

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

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

J. Venue. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Circuit Court of Cook County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the Circuit Court of Cook County, Illinois.

K. Entire Agreement. This Agreement constitutes the entire agreement between

the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Scope of Services and the Services.

L. Non-Waiver. No waiver of any provision of this Agreement will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

M. Exhibits. Exhibits A and **B** attached to this Agreement are, incorporated in and made a part of this Agreement. In the event of a conflict between any Exhibit and the text of this Agreement, the text of this Agreement will control.

N. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement will be cumulative and will not be exclusive of any other rights, remedies, and benefits allowed by law.

O. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

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

Q. Survival. The provisions of Section 8 will survive the termination or expiration of the Agreement.

R. Calendar Days; Calculation of Time Periods. Unless otherwise specific in this Agreement, any reference to days in this Agreement will be construed to be calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under the laws of the State of Illinois, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central time.

S. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, is deemed to be an original, but all of which together will constitute one and the same instrument.

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

Village of Northbrook

By: _____
Village Clerk

By: _____
Village Manager

ATTEST:

Community Partners for Affordable Housing

By: _____

By: _____
President

Title: _____

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EXHIBIT A

SCOPE OF SERVICES

General Program Services

- Update and maintain inclusionary housing policies and procedures manual, technical service guide, FAQ sheet, standards for alternative means of compliance, resident selection criteria, application materials, waitlist procedures, and other relevant inclusionary housing documents.
- Help communicate Program requirements to prospective developers and property managers as well as best practices for successful implementation.
- Assist Village staff in marketing the overall Program.
- Conduct regular community information sessions for potential applicants at the request of the Director of Development and Planning Services, or their designee.
- Annually develop, with the Director of Development and Planning Services, a community program for local elected/appointed officials and/or community members to explore the benefits, opportunities, costs and challenges of developing integrated affordable housing in the community.
- Respond to inquiries from potential applicants and manage the pre-application process for potential tenants and homebuyers.
- Conduct Program screening and eligibility determination, including full income certification and approval of required supporting documentation.
- Manage the Village waiting list for inclusionary housing units, including annual waitlist updates.
- Provide general consulting services regarding the design and operations of the Program, as requested by Village staff.
- Provide optional HUD-certified housing counseling and education services for both tenants and homebuyers to prepare residents for successful, responsible homeownership or tenancy.
- Assist developers in marketing specific affordable housing units including outreach to school districts, local employers, senior centers, social service agencies, civic groups, libraries, real estate agents, fliers, community events, web and social media, and other strategies to reach the targeted income levels.
- Conduct screening and eligibility determination for specific affordable housing units and refer approved tenants and homebuyers to the developer per the resident selection criteria until all affordable units are leased or sold.

- Provide invoices to the Director of Development and Planning Services in a timely fashion indicating if work was performed for a zoning application or for other Village services as required in this contract.

Time of Performance: February 1, 2023 – January 31, 2026.

Project Based Services

- At the request of the Director of Development and Planning Services, or their designee, meet with developers and Village staff to discuss specific projects and the inclusionary housing requirements that relate to the project.

- Review development application submittals and affordable housing plans and provide written comments and recommendations to Village staff regarding how the proposed development meets the requirements of the Northbrook Affordable Housing Ordinance as amended from time to time.

- Assist Village staff in preparing information for the Village President and Board of Trustees to evaluate and consider cost-benefit analyses of developer requests for alternative means of compliance.

- Assist Village staff in determining maximum allowable rents and sale prices for specific affordable housing units related to the Program;

Time of Performance: February 1, 2023 through January 31, 2026.

Key Project Personnel:

- Rob Anthony - President

- Amy Rosenfeld Kaufman - Director of Development and Community Relations

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EXHIBIT B INSURANCE COVERAGES

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

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

Insurance will evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, or rented.

All employees will be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

$2,000,000 Bodily Injury and Property Damage Combined Single Limit

Coverage is to be written on an "occurrence" basis.

Coverages will include:

Broad Form Property Damage Endorsement

Blanket Contractual Liability (must expressly cover the indemnity provisions of this Agreement)

D. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and covering the Consultant against all sums that the Consultant may be obligated to pay on account of any liability arising out of this Agreement.

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

F. Owner as Additional Insured. Village will be named as an Additional Insured on all policies except for:

Worker's Compensation

Professional Liability

Each additional Insured endorsement will identify Village as follows: Village of Northbrook including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, the Consultants, and representatives.

G. Other Parties as Additional Insureds. In addition to Village, the following parties will be named as additional insured on the following policies:

Additional Insured	Policy or Policies
Village of Northbrook	General Liability

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GEOGRAPHIC INFORMATION SYSTEMS TECHNOLOGY RIDER

The Village has developed digital map information through Geographic Information Systems Technology ("G/S *Data")* concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. **Limited Access to GIS Data**. The GIS Data provided by the Village will be limited to the scope of the Work that the Consultant is to provide for the Village;

2. **Purpose of GIS Data.** The Consultant will limit its use of the GIS Data to its intended purpose of furtherance of the Work; and

3. Agreement with Respect to GIS Data.

a. **Trade Secrets of the Village.** The GIS Data constitutes proprietary materials and trade secrets of the Village and is the property of the Village;

b. **Consent of Village Required.** The Consultant may not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village.

c. **Supply to Village.** At the request of the Village, the Consultant will provide the Village with all information that has been developed by the Consultant based on the GIS Data;

d. **No Guarantee of Accuracy.** The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use of the GIS Data; and

e. **Discontinuation of Use.** At the time as the Services have been completed to the satisfaction of the Village, the Consultant will cease its use of the GIS Data for any purpose whatsoever; and, upon request, an authorized representative of the Village will be afforded sufficient access to the Consultant's premises and data processing equipment to verify that all use of the GIS Data has been discontinued.

MEMORANDUM
VILLAGE OF NORTHBROOK
FIRE DEPARTMENT

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: ANDREW CARLSON, FIRE CHIEF

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT WITH NORTHSHORE UNIVERSITY HEALTH SYSTEM FACULTY PRACTICE ASSOC.

The Village of Northbrook, through its Fire Department provides emergency medical services in the Village corporate limits and within the Northbrook Rural Fire Protection District under Chapter 2 of the Municipal Code. Northbrook is in Illinois Department of Public Health Region Ten and operates within the Highland Park Hospital Emergency Medical Service System ("HPH EMS"). All Northbrook firefighters are licensed paramedics and operate directly under the HPH EMS Medical Director's license.

The Village would like to enter into an agreement whereby the HPH EMS Medical Director, Dr. Feinzimer, as an extension of his existing training work with Northbrook's firefighter/paramedics will periodically spend time in Northbrook and respond to emergency medical calls with a hospital supplied vehicle, for the purposes of EMS response quality control, observing paramedic skills, and training paramedics. The agreement specifically provides that such training may not impair or impede the Fire Departments emergency response to a call or the provision of care. Scene control and operational decisions at that the scene of an emergency response will continue to remain with the ranking member of the Fire Department on scene and decisions related to the transportation of a patient will be made in accordance with the Fire Department's protocol.
There is no charge to the Village for this program and there has been positive feedback from the other communities that have already been participating.

The agreement is attached and staff will be at the April 11, 2023 Village Board meeting to answer any questions.

Resolution (ID # 6620)

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

A Resolution Approving an Agreement With Northshore University Health System Faculty Practice Associates to Participate in an Emergency Physician Response Program

is hereby adopted, as follows:

Section 1. RECITALS.

NorthShore University HealthSystem Faculty Practice Associates (***"NorthShore"***) operates Highland Park Hospital (***"HPH"***), a not-for-profit hospital located within the City of Highland Park and serving communities in southern Lake and northern Cook Counties, including the Village.

The Village Fire Department provides emergency medical services in accordance with the Emergency Medical Services (EMS) Systems Act (210 ILCS 50), and is one of five departments participating in the HPH EMS System.

Doctor Benjamin Feinzimer (***"Director"***) is an employee of HPH and serves as the current EMS Medical Director for the HPH EMS System in the Illinois Department of Health's designated EMS Region 10.

The Village's paramedics operate under the Director's license and direction.

HPH and the Director have established a Physician Response Vehicle program (***"Program"***) through which the Director may respond to EMS calls within EMS Region 10 for the purposes of EMS response quality control, observing paramedic skills, and training paramedics (collectively, the ***"Services"***).

The Village desires to participate in the Program and to receive the Services from the Director on a provisional basis to improve the quality of EMS response service, stimulate collaboration and innovation, and identify ways to provide improved services to the Village and its residents.

The Village and NorthShore desire to enter into an agreement to set forth their respective rights and responsibilities for the provision of the Services by the Director and the participation by the Village in the Program (***"Agreement"***).

The Village President and Village Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to enter into the Agreement with NorthShore and to participate in the Program.

Section 2. APPROVAL OF AGREEMENT.

The Agreement by and between the Village and NorthShore is hereby approved in substantially the form attached to this Resolution as ***Exhibit A***, and in a final form to be approved by the

Village Manager and the Village Attorney.

Section 3. AUTHORIZATION.

The Village Manager and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement upon receipt of fully executed copies of the Agreement by NorthShore and any other person or entities whose consent is required; provided, however, that if such executed copies of the Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. EFFECTIVE DATE.

The approval of this Resolution shall be in full force and effect following passage by the Board of Trustees in the manner provided by law.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

PHYSICIAN RESPONSE VEHICLE PROGRAM PARTICIPATION AGREEMENT

THIS PHYSICIAN RESPONSE VEHICLE PROGRAM PARTICIPATION AGREEMENT ("***Agreement***") is effective as of March _____, 2023, by and between **NORTHSHORE UNIVERSITY HEALTHSYSTEM FACULTY PRACTICE ASSOCIATES,** an Illinois not-for-profit corporation, which has as its sole corporate member **NORTHSHORE UNIVERSITY HEALTHSYSTEM,** an Illinois not-for-profit corporation (**"*NorthShore*"**), and the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation ("***Municipality***").

RECITALS

WHEREAS, NorthShore owns and operates various hospitals, including Highland Park Hospital (***"HPH"***), serving communities in southern Lake and northern Cook County;

WHEREAS, Doctor Benjamin Feinzimer (***"Director"***) is an employee of NorthShore and serves as the current EMS Medical Director for the HPH EMS System in Illinois Department of Health's designated EMS Region 10;

WHEREAS, Municipality's Fire Department ("***Department***") provides emergency medical services in accordance with the Emergency Medical Services (EMS) Systems Act (210 ILCS 50), and is one of five departments participating in the HPH EMS System;

WHEREAS, Municipality's paramedics operate under Director's license and direction;

WHEREAS, NorthShore and Director have established a Physician Response Vehicle (PRV) program ("***Program***") to allow Director to respond to EMS calls within EMS Region 10 for the purposes of EMS response quality control, observing paramedic skills, and training paramedics (collectively, "***Services***"); and

WHEREAS, Municipality desires to participate in the Program and to receive the Services from Director on a provisional basis to improve the quality of EMS response service, stimulate collaboration and innovation, and identify ways to provide improved services to Municipality and its residents;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NorthShore and Municipality agree as follows:

1. Recitals Incorporated.

1.1. Recitals Incorporated. The above recitals are incorporated herein as though fully set forth.

2. Scope of Services.

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

2.1. Response for EMS Calls. Director may monitor EMS calls within Municipality and respond to any calls within the Department's response area as depicted in Exhibit A ("Response Area"), but only in accordance with a general schedule to be approved in advance by the Municipality's Fire Chief or their designee. In addition, Director may, with the permission of the Fire Chief or their designee, respond as a ride-along in an ambulance operated by Municipality to mutual aid calls for service in another municipality, but may not respond in a separate vehicle unless he has permission from the other municipality. Director will, at all times during an EMS response, wear closed toe shoes and clean uniformed clothing that clearly identifies him as affiliated with NorthShore. Director will clearly display identification at all times when providing Services under the Program. Director must leave the scene of a call if the ranking member of the Department determines that the presence of the Director will impede or impair the Department's response.

2.2. Director's Role at EMS Response Sites. Director may conduct field training at the site of an EMS call ("***Response Scene***") so long as such training is reasonably provided in a manner that does not impair or impede the Department's response to the call or the provision of care. Field training provided by Director must be limited to guidance of Department Paramedics. Permitted field training does not include any methods that would be considered experimental or opportunities for personnel whom the Director believes, in his or her sole discretion, lack the adequate training or education to attempt new or invasive procedures. No procedures may be performed by Director on persons who have been declared deceased by a physician. In the event that Director elects to provide direct treatment beyond what a paramedic is permitted to perform on a patient(s) at a Response Scene, such action will meet the definition of a higher level of care and as a result, Director will take over medical care and will ride with the patient to the hospital. In no case may Director transport individuals from an EMS call to a hospital in a Program Vehicle or a personal vehicle.

2.3. Program Vehicles. Director may only respond to EMS calls in a clearly marked NorthShore vehicle ("***Program Vehicle***") or in a Northbrook Fire Department ambulance. NorthShore and Director will be required to obtain any and all necessary approvals for the use of emergency lights and sirens on Program Vehicles. No Program Vehicle may use Opticom, or similar equipment, for the purpose of overriding traffic signals in Municipality. Director must park the Program Vehicle in a legal manner and in a location that will not interfere with the response to the scene including law enforcement and other emergency equipment.

2.4. Response Scene Control. Scene control and operational decisions at a Response Scene will remain with the ranking member of the Department. Transport decisions will be made by Department's protocol. As medical control for the HPH EMS System, Director may provide appropriate transport recommendations to the Paramedics at the response scene, provided that any such direction is provided with the patient's best interest as the primary consideration, and the direction is not unduly influenced by the relationship (or lack thereof) between NorthShore and a hospital or other medical facility.

2.5. Accompanying Professionals.

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

- For training or assistance purposes, Director may occasionally be joined in a response by other doctors, emergency communications registered nurses, and other emergency medical professionals that are employed by, or otherwise affiliated with or under the supervision of, NorthShore. All accompanying professionals shall be subject to all insurance and indemnification requirements set forth herein, and must abide by all provisions of this Agreement while in transit to or from, or at, the location of a medical response by the Department.

- Director may also occasionally be joined in the Program Vehicle by non-medical passengers. NorthShore agrees that all non-medical passengers permitted to accompany Director must remain in the Program Vehicle at all times.

- No medical or non-medical passengers may accompany Director in the Program Vehicle while responding to call in the Municipality's response area except upon written request by Director, and prior written approval from the Department's Fire Chief or designated ranking member; provided, however, that no prior request or written approval is necessary for accompaniment: (a) by an emergency medical professional with specialized training that is necessary for a specific emergency response; or (b) as otherwise authorized by the Municipality. The Municipality will use reasonable efforts to respond to written requests submitted by Director within two business days.

2.6. Costs and Fees. Municipality will not incur any costs for the provision by NorthShore and Director of the Services, or its participation in the Program. Patients will not be charged any additional fees above the normal Municipality approved fees in connection with the provision by NorthShore and Director of the Services or due to this Agreement. Director may communicate with RED Center (Regional Emergency Dispatch Center) pursuant to his role as RED Center's Medical Director. Municipality will not be responsible for any expenses incurred by RED Center as a result of Director's provision of the Services.

2.7. Additional Services. Prior to commencing provision of the Services, Director will participate in Response Scene safety training with the Department, including, but not limited to:

- The Department's Driving Operating Guidelines;

- Driving, parking, and operating at a traffic accident scene, including on area expressways;

- Operating within Municipality's incident command system; and

- Operational awareness and safety at specific community locations.

3. Term and Termination.

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

3.1. Term. Unless earlier terminated, this Agreement shall be in full force and effect for a term of one year beginning on the Effective Date ("***Term***"). The Term may be extended upon written consent of both parties for successive one-year terms.

3.2. Termination for Cause. Either party shall have the right to terminate this Agreement upon fifteen days' prior written notice if the other party materially breaches any provision of this Agreement and fails to cure such breach within fifteen days of the receipt of such notice.

3.3. Termination for Convenience. NorthShore or Municipality shall have the right to terminate this Agreement without cause upon providing the other party with thirty days' advance written notice pursuant to the notice requirements set forth herein.

4. No Employment Relationship. In connection with the performance of the Services, duties and obligations of NorthShore and Director pursuant to this Agreement, it is mutually understood and agreed that Director is at all times acting as an employee of NorthShore. It is further understood and agreed that neither Director nor any employee, contractor, or agent of NorthShore shall be deemed to be an employee of Municipality for any purpose, including, but not limited to, applicable state and/or federal withholding taxes, FICA (Social Security), unemployment taxes or workers compensation insurance premiums.

4.1. Release and Discharge; Covenant not to Sue. NorthShore and Director forever release and discharge Municipality, its officials, officers, agents, employees, attorneys, and volunteers from all claims, demands, damages, actions or causes of action it may have which arise solely out of Municipality's participation in the Program. NorthShore and Director covenant not to sue or bring any action in law or equity or otherwise participate in any third-party action against Municipality, its officials, officers, agents, employees, attorneys, or volunteers for any claims, loss, damage, expense, debt or liability of any nature whatsoever with respect to allegations arising solely from Municipality's participation in the Program.

5. Insurance. Throughout the Term, NorthShore shall provide to Director and ensure that any accompanying professionals likewise have:

5.1. Professional and General Liability insurance coverage policies with limits not less than $1,000,000 per claim or occurrence and $3,000,000 in the annual aggregate, under NorthShore's self-insurance program (in the case of Director and NorthShore employees) or comparable insurance and limits for other accompanying professional not employed by NorthShore.

5.2. Worker's Compensation insurance at minimum levels required under state law to cover their respective personnel and Employers' Liability insurance with limits of at least $1,000,000 for each accident for bodily injury by accident and $1,000,000 by disease for each employee.

5.3. Automobile Liability insurance with a minimum combined single limit of $2,000,000.

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

5.4. Municipality shall maintain insurance in its own discretion pursuant to its status as an Illinois home rule municipal corporation and in accordance with applicable law.

5.5. NorthShore understands and agrees that any insurance protection required by this Agreement or otherwise provided by NorthShore shall in no way limit the responsibility to indemnify, keep and save harmless, and defend Municipality, its officers, officials, employees, agents and volunteers as herein provided.

6. Indemnification. Each party shall defend, indemnify and hold harmless the other party and its officers, officials, directors, employees, volunteers, contractors and agents, from and against any claims, suits, actions, demands, judgments, liabilities, damages, losses, or expenses (including without limitation, amounts paid in settlement of claims) arising from or related to this Agreement and incurred as a result of the gross negligence or willful misconduct of such party and/or its officers, officials, directors, employees, volunteers, contractors or agents. Each party further agrees to bear all costs and expenses, including, without limitation, reasonable attorney's fees, incurred in connection with the defense or settlement of any claim indemnified hereunder as such costs and expenses are incurred in advance of judgment. Nothing herein shall be deemed to diminish or otherwise restrict any indemnified party's right to indemnification under applicable law, or under any other agreement, instrument or document. In no event shall either party be liable for indirect, incidental, special, punitive or consequential damages of any kind (including without limitation downtime property damage, loss of profit or revenue, loss of data, damage to goodwill) however caused arising from this Agreement or the breach of this Agreement, whether in indemnity, tort, contract or otherwise.

7. Confidentiality.

7.1. Medical Records. Each party shall be responsible for monitoring and ensuring that its documentation and activities comply with applicable laws, regulations, and payor requirements. Such records and other documentation shall be and shall remain the sole and exclusive property of such party.

7.2. Proprietary Information. During and subsequent to the Term of this Agreement, Municipality agrees that it will not, without express written consent of NorthShore, disclose or authorize or permit anyone under its direction to disclose to anyone any proprietary or other confidential information or materials relating to the business or financial affairs of NorthShore or any corporation or entity directly or indirectly affiliated with NorthShore. Municipality further agrees that, should this Agreement terminate for any reason, it will not, without express advance written authorization from NorthShore, take or retain or permit anyone under its direction to take or retain any such NorthShore property, or any other papers, patient lists or records, files, or other documents or copies thereof or other information of any kind pertaining to the business or financial affairs of NorthShore or any entity directly or indirectly affiliated with NorthShore. Municipality and NorthShore shall cooperate in the provision of any applicable documents requested under the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq*. ("***FOIA***"). NorthShore shall provide any and all responsive documents to Municipality pursuant to a FOIA request at no cost to Municipality as legally required under the FOIA.

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

7.3. HIPAA. Each party will comply with all rules, regulations, and requirements of the Health Insurance Portability and Accountability Act of 1996, as amended, and its attendant regulations ("***HIPAA***").

8. Access to Books and Records. Each party agrees that it shall, for the duration required by applicable law or regulation after furnishing of the Services pursuant to this Agreement, make available upon written request from the Secretary of the United States Department of Health and Human Services, or upon request from the Comptroller General, any of their duly authorized representatives, or the other party, this Agreement and books, documents, and records that are necessary to certify the nature and extent of costs under this Agreement. This section shall have effect only if required by law. This provision shall survive termination of this Agreement.

9. Compliance with Laws and Regulatory Changes. The parties recognize that this Agreement shall be performed at all times in compliance with applicable State, local and Federal laws. This Agreement shall be subject to any new applicable laws and regulations or changes or amendments to existing laws and regulations. Any provisions of law that invalidate, or are otherwise inconsistent with the terms of this Agreement or that would cause one or both parties or any of their affiliates, to be in violation of law, shall be grounds for the parties to amend the terms of this Agreement to keep this Agreement compliant with all applicable laws and regulations. In such a case, the parties shall exercise their best effort to keep the terms and intent of this Agreement to the greatest extent possible consistent with the requirements of law. If the parties are unable to agree upon an amendment to this Agreement to keep the Agreement compliant with applicable laws and regulations after a period of thirty days, either party may terminate this Agreement upon prior written notice to the other party.

10. Modification and Waiver of Rights. This Agreement may not be modified orally. It is anticipated that modifications of its terms may be made from time to time, each of which shall be in writing on forms provided as amendments hereto by NorthShore and signed by both parties. No waiver of the rights of any party under this Agreement shall be construed to imply a waiver of any other rights unless the waiver is in writing and signed by both parties.

11. Governing Law and Venue. This Agreement shall be governed and construed accordance with the laws of the State of Illinois. Venue for any action brought pursuant to this Agreement shall be in the Circuit Court of Cook County, Illinois.

12. Assignment. This Agreement may not be assigned by either party without the express written consent of the other party; provided, however, that NorthShore may in its sole discretion assign this agreement to an affiliate without such consent. Municipality and NorthShore each bind themselves and their partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party in respect to all covenants off this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any official, officer, employee, agent or volunteer of Municipality, nor shall it be construed as giving any right or benefits hereunder to anyone other than Municipality and NorthShore.

13. Notice. Any notice required to be given pursuant to the terms of this Agreement shall be

in writing, postage prepaid and shall be personally delivered or sent by certified mail, return receipt requested or by email transmission to the persons and addresses set forth below or to such persons and addresses as either party hereto shall notify the other party of in writing pursuant to the provisions of this Section:

If to Municipality: Village of Northbrook
Attn: Cara Pavlicek - Village Manager
1225 Cedar Lane
Northbrook, IL 60062
cara.pavlicek@northbrook.il.us

With a Copy to: Elrod Friedman LLP
Attn: Steve Elrod
325 N. LaSalle, Ste. 450
Chicago, IL 60654
Steven.Elrod@ElrodFriedman.com

If to NorthShore: NorthShore University HealthSystem Faculty Practice Associates
Attn: President
1301 Central Street, Suite 301
Evanston, IL 60201
nfreedman@northshore.org

With a Copy to: NorthShore University HealthSystem
Office of General Counsel
1301 Central Street
Evanston, Illinois 60201
SBautista@northshore.org

Mailing of such notice as and when above provided shall be equivalent to personal notice and shall be deemed to have been given at the time of mailing. Notice by email transmission shall be effective as of date and time of transmission, provided that the notice transmitted shall be sent on business days during business hours (9:00 a.m. to 5:00 p.m. Chicago time). In the event email notice is transmitted during non-business hours, the effective date and time of notice is the first hour of the first business day after transmission.

14. Savings Clause. If any provision of this Agreement, or the application of such provision, shall be rendered or declared invalid by a court of competent jurisdiction, or by reason of its requiring any steps, actions or results, the remaining parts or portions of this Agreement shall remain in full force and effect.

15. Non-Waiver of Rights. No failure of either party to exercise any power given to it hereunder or to insist upon strict compliance by the other party with its obligations hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

16. Binding Authority. The individuals executing this Agreement on behalf of NorthShore and Municipality represent that they have the legal power, right, and actual authority to bind their respective parties to the terms and conditions of this Agreement.

17. Entire Agreement. This Agreement and any exhibits attached hereto contains the entire understanding of the parties and supersedes all prior written or oral representations, understandings and agreements of the parties with respect to the subject matter hereof. In the event that this Agreement and any exhibits are inconsistent, the terms and provisions of this Agreement will supersede the terms and provisions of the exhibits.

18. Counterparts; Facsimile or PDF Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which, taken together, will constitute one and the same instrument. A facsimile or pdf/email copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

19. Effective Date. As used in this Agreement, the effective date of this Agreement shall be the last date that it is executed by one of the parties as set forth below.

[**SIGNATURE PAGE FOLLOWS**]

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be effective as of the Effective Date.

VILLAGE OF NORTHBROOK

By: _____
Name: Cara Pavlicek
Its: Village Manager

Dated: _____, 2023

ATTEST

By:_____
Name: Debra J. Ford
Its: Village Clerk

Dated: _____, 2023

NORTHSHORE UNIVERSITY HEALTHSYSTEM FACULTY PRACTICE ASSOCIATES

By: _____
Name:
Its: President

Dated: _____, 2023

ATTEST

By:_____
Name: [INSERT]
Its: [INSERT]

Dated: _____, 2023

Attachment: NB. Physician Response Vehicle Agreement (00128271-7xFDE7A) (003) (6620 : A Resolution Approving an Agreement With

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: SWATI PANDEY, SENIOR PLANNER

DATE: April 11, 2023

SUBJECT: A RESOLUTION APPROVING A SUBDIVISION AGREEMENT FOR 7-LOT SUBDIVISION BY AMAZING HOMES

On April 11, 2023, the Board of Trustees is scheduled to consider draft documents approving an application submitted by Amazing Homes Developer LLC (the "Applicant") as the owner of the properties commonly known as 2420-2450 Landwehr Road (the "Subject Property") for **final plat approval of a proposed 7-lot single family residential subdivision** in the R-4 Single Family Residential District. The Village Board should note that review of a final plat does not require a public hearing or notice.

On June 28, 2022, the Board adopted the following documents (attached for reference), subject to conditions:

- Ordinance No. 22-30: Rezoning the Subject Property
- Resolution No. 22-R-63: Approving a Tentative Plat of Subdivision and Variation

On February 21, 2023, the Plan Commission considered the Final Plat for approval and found the proposed final plat to be in conformance with the approved tentative plat of subdivision. There were no additional comments from the Plan Commission. The Plan Commission adopted, by a vote of 9-0, Resolution No. 23-PC-02 (attached) recommending approval of the final plat as presented. The staff report and minutes from the meeting are attached as well.

The approval documents include the previous conditions as approved during tentative approvals such as the taller trees and fence along the western boundary and the height restriction for Lot 4 & Lot 5 (adjacent to western boundary) to restrict the height of homes on these two lots to remain the same as approved on the current architectural drawings.

On April 11, 2023, the Board is scheduled to consider the following resolutions:

1. A Resolution Approving a Subdivision and Development Agreement for a Seven-Lot Single Family Residential Subdivision, and
2. A Resolution Approving a Final Plat of Subdivision.

Given that the Plan Commission recommendation was unanimous, the item has been placed on the consent agenda. The Applicant and staff will attend the April 11, 2023 meeting in case there are any questions.

Resolution (ID # 6570)

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

A Resolution Approving a Subdivision and Development Agreement for a Seven-Lot Single Family Residential Subdivision (2420 - 2450 Landwehr Road) (Docket No. PCD-22-10)

is hereby adopted, as follows:

Section 1. RECITALS.

Amazing Homes Developers LLC is the owner and proposed developer (***"Applicant"***) of the property commonly known as 2420-2450 Landwehr Road (***"Property"***). The Applicant has submitted an application to develop the Property as a seven-lot single family residential subdivision (***"Development"***).

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, the Zoning Code and the Village of Northbrook Subdivision and Development Code (1991), as amended (***"Subdivision Code"***).

After being duly noticed and a public hearing conducted by the Northbrook Plan Commission, the President and the Board of Trustees adopted: (i) Ordinance No. 22-30 rezoning the Property from the R-1 to the R-4 Single Family Residential District; and (ii) Resolution No. 22-63 granting a subdivision variation to reduce the required lot depth requirement for Lot 7 from 125 feet to 118.11 feet and approving a tentative plat of subdivision for the Property.

On February 21, 2023, the Plan Commission held a public meeting to consider the Developer's request for approval of a final plat of subdivision for the Property. On the same date, the Plan Commission recommended approval of the Final Plat of Subdivision in Resolution No. 2023-PC-02 (***"Requested Relief"***).

The Village has negotiated a Subdivision and Development Agreement with the Applicant, pursuant to which the Property is to be redeveloped with the Development ("***Agreement***").

The President and Board of Trustees have considered the Agreement and find and determine that it is in the best interest of the Village and the public to approve the Agreement. These matters pertain to the Village's government and affairs and are approved pursuant to the Village's home rule powers under the Illinois Constitution of 1970.

Section 2. APPROVAL OF AGREEMENT.

The Agreement by and between the Village and Applicant shall be, and is hereby, approved in substantially the form attached hereto as ***Exhibit A***.

Section 3. EXECUTION OF AGREEMENT.

The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement upon receipt of at least five copies fully executed by Applicant and any other person or entities whose consent is required; provided, however, that if such executed copies of the Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. RECORDATION OF AGREEMENT.

The Village Manager is hereby directed to record the Agreement with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 5. EFFECTIVE DATE.

This Resolution shall be in full force and effect only upon the occurrence of all of the following events:

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

B. The effective date of a Resolution Approving a Final Plat of Subdivision (2420 - 2450 Landwehr Road – Docket No. PCD-22-10) relating to the Property.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

EXHIBIT A

AGREEMENT

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Steven M. Elrod
Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60654

SUBDIVISION AND DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF NORTHBROOK

AND

AMAZING HOMES DEVELOPERS LLC

(2420 – 2450 LANDWEHR ROAD)

DATED AS OF MARCH __, 2023

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

SUBDIVISION AND DEVELOPMENT AGREEMENT
BY AND BETWEEN THE VILLAGE OF NORTHBROOK
AND AMAZING HOMES DEVELOPERS LLC
(2420 – 2450 LANDWEHR ROAD)

THIS SUBDIVISION AND DEVELOPMENT AGREEMENT ("***Agreement***") is dated as of the __ day of March, 2023 and is by and between the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation ("***Village***"), and **AMAZING HOMES DEVELOPERS LLC**, an Illinois limited liability company ("***Developer***").

IN CONSIDERATION OF the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the Village's statutory and home rule powers, the parties agree as follows:

SECTION 1. RECITALS.*

A. Developer is the owner of the property commonly known as 2420-2450 Landwehr Road, Northbrook Illinois ("***Property***").

B. Developer desires and proposes to have the Property subdivided into seven lots, with lot sizes ranging from 12,632 square feet to 16,749 square feet, each to be improved with a single-family home ("***Development***").

C. In order to develop the Property as proposed, Developer has requested relief from, and approvals under, the Zoning Code and the Subdivision Code.

D. After being duly noticed and a public hearing conducted by the Northbrook Plan Commission, the President and the Board of Trustees adopted: (i) Ordinance No. 22-30 rezoning the Property from the R-1 to the R-4 Single Family Residential District; and (ii) Resolution No. 22-63 granting a subdivision variation to reduce the required lot depth requirement for Lot 7 from 125 feet to 118.11 feet and approving a tentative plat of subdivision for the Property.

E. On February 21, 2023, the Plan Commission held a public meeting to consider Developer's request for approval of a final plat of subdivision for the Property. On the same date, the Plan Commission recommended approval of the Final Plat of Subdivision in Resolution No. 2023-PC-02.

F. The Corporate Authorities, after due and careful consideration, have concluded that the subdivision and use of the Property pursuant to and in accordance with this Agreement would further enable the Village to control the development of the area and would serve the best interests of the Village.

G. The Village and Developer desire that the Property be developed, used, operated, and maintained only in compliance with this Agreement.

*All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 of this Agreement, or as elsewhere specifically defined in this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code, Zoning Code, or Subdivision Code.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in this Section and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code, Zoning Code, or Subdivision Code.

Building Code: Chapter 6 of the Village Code.

Business Day: Any calendar day other than a Saturday, Sunday or legal holiday under the laws of the State of Illinois.

Common Areas: Those areas on the Property, as depicted on the Final Plat and Final Engineering Plans, including the Stormwater Detention Area, together with any and all improvements thereon.

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

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

Declaration of Covenants: That certain declaration of covenants, easements and restrictions required pursuant to Section 9 of this Agreement.

Developer*:* Amazing Homes Developers LLC

Development Approvals: Those ordinances, resolution, permits, and administrative approvals listed in the Recitals and Section 3 of this Agreement.

Effective Date: The date of execution of this Agreement by all of the Parties as set forth in the first paragraph of page one of this Agreement.

Events of Default: Defined in Section 16.A of this Agreement with respect to Developer and in Section 16.B of this Agreement with respect to the Village.

Final Development Plan: Collectively, those plans and specifications for the Development to be approved by the Corporate Authorities pursuant to the Development Approvals, in accordance with Section 3.B of this Agreement and the Requirements of Law. Upon the date that all components of the Final Development Plan are approved, the Final Development Plan will, automatically and without further action by the Corporate Authorities or the Parties, be deemed to be incorporated in, and made a part of, this Agreement.

Final Engineering Plan: Those certain engineering plans for the Development prepared by Bono Consulting, Inc., consisting of 31 sheets, with a latest revision date of November 9, 2022, attached to this Agreement as ***Exhibit D***.

Final Landscape Plan: Those certain landscape plans for the Development prepared by Gary R. Weber Associates, Inc., consisting of 4 sheets, with a latest revision date of December 28, 2022 attached to this Agreement as ***Exhibit E***.

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Final Plat: That certain "Final Plat of Subdivision for Northgate Estates Subdivision" prepared by United Survey Service, LLC, consisting of 2 sheets, with a latest revision date of November 27, 2022, a copy of which is attached to this Agreement as ***Exhibit B***.

Homeowners' Association or ***HOA***: The nonprofit homeowners' association to be established by the Declaration of Covenants which will take ownership and maintenance responsibility for all Common Areas and private Improvements, including, without limitation, the Storm Water Facilities.

Improvements: Except as specifically excepted in this definition, all of the public and private improvements and facilities necessary to serve the Property, including, without limitation, the improvements specifically listed in Section 5 of this Agreement, all other storm water detention facilities, water mains, storm sewers, sanitary sewers, parking areas, lighting, sidewalks, access driveways, parkways, rough and final grading, trees, sod, seeding, and other landscaping, and all other improvements required pursuant to this Agreement and the Final Engineering Plan, the Final Landscape Plan and the Requirements of Law. The definition of "Improvements" does not include the dwelling units to be constructed on the Property.

Municipal Code: The Northbrook Municipal Code (1988), as the same has been and may, from time to time hereafter, be amended.

Parties: Developer and the Village, collectively.

Person: Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

Plan Commission: The Plan Commission of the Village, established by Section 2-551 of the Village Code.

Property: That certain tract of land, consisting of approximately 3.904 acres, located at the address commonly known as 2420 – 2450 Landwehr Road, in Northbrook, Illinois and legally described in **Exhibit A** attached to this Agreement.

Public Improvements*:* Those Improvements that will be dedicated to, and accepted by, the Village.

Public Improvements Standards Manual: The Village of Northbrook Standards and Specifications for Public and Private Improvements, as amended.

Requirements of Law: All applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of the Village and any federal, state, local government, or governmental agency with jurisdiction over the Property.

Site Restoration**:** Restoration work that may be required to be conducted on the Property subject to the conditions of Section 6.F. of this Agreement.

Stormwater Improvements**:** Those stormwater Improvements depicted on the Final Plat and Final Engineering Plans, and private storm sewers, related equipment, appurtenances,

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swales, mains, service lines, and storm drainage areas (including specifically, but without limitation, stormwater detention areas) installed and maintained on the Property to ensure adequate Stormwater drainage and management and to collect and direct Stormwater into the Village's or Cook County's storm sewer system.

Subdivision Code: The "Village of Northbrook Subdivision and Development Code," as amended.

Transferee Assumption Agreement: Defined in Section 14.B.4 of this Agreement.

Uncontrollable Circumstance: Any of the following events and circumstances that materially change the costs or ability of Developer to carry out its obligations under this Agreement:

a. a change in the Requirements of Law;

b. insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;

c. pandemic, epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather conditions preventing performance of work, or other similar acts of God;

d. governmental condemnation or taking other than by the Village;

e. strikes or labor disputes, other than those caused by the unlawful acts of Developer, its partners, or affiliated entities;

Uncontrollable Circumstance does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; (ii) economic hardship or economic conditions; or (iii) a failure of performance by a contractor (except as caused by events that are Uncontrollable Circumstances as to such contractor).

Village: The Village of Northbrook.

Village Attorney: The duly appointed Village Attorney of the Village.

Village Clerk: The duly elected Village Clerk of the Village.

Village Code: The "Village of Northbrook Code of Ordinances," as amended.

Village Engineer: The duly appointed Village Engineer of the Village.

Village Manager: The duly appointed Village Manager of the Village.

Zoning Code: The "Village of Northbrook Zoning Code," as amended.

B. <u>Rules of Construction</u>.

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1. **Grammatical Usage and Construction.** In construing this Agreement, plural terms are to be substituted for singular and singular for plural, in any place in which the context so requires.

2. **Headings.** The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

3. **Calendar Days; Calculation of Time Periods.** Unless otherwise specified in this Agreement, any reference to days in this Agreement will be construed to be calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central prevailing time.

4. **Compliance and Conflict with Other Requirements.** Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the Village, as determined by the Village Manager, will control. All of the provisions set forth in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. APPROVAL OF DEVELOPMENT.

A. **Adoption of Resolution Approving the Final Plat**. Immediately after the approval and execution of this Agreement, the Corporate Authorities shall adopt a valid and binding resolution approving the Final Plat of Subdivision.

B. **Final Engineering and Landscape Plan Modifications.** All revisions to any portion of the Final Engineering Plan or the Final Landscape Plan that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning Services subsequent to the Effective Date shall be incorporated into, and made a part of this Agreement with no further action required by the Corporate Authorities.

SECTION 4. DEVELOPMENT, USE, AND OPERATION OF THE PROPERTY.

Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code, the Zoning Code, the Subdivision Code, or any other rights Developer may have, during the term of this Agreement, the Property may be developed, used, operated, and maintained only pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the following development conditions. Development, use, operation, and maintenance of the Property in a manner materially deviating from these conditions will be deemed a violation of this Agreement and Developer's obligations hereunder, as the case may be, and an Event of Default pursuant to Section 16.A of this Agreement, subject to any applicable notice or cure period.

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A. **Specific Use and Development Restrictions**. No more than one single family residence and accessory structures, as permitted in the Zoning Code, may be constructed or located on each Lot within the Property.

B. **General Use and Development Restrictions:** The development, construction, operation, and maintenance of the Property, except for minor alterations due to final engineering and site work approved by the Village Engineer or the Director of Planning and Development Services, as appropriate, must comply, and be in accordance, with the following:

1. This Agreement;
2. The Development Approvals;
3. The Final Plat;
4. The Final Engineering Plan;
5. The Final Landscaping Plan;
6. The Zoning Code;
7. The Building Code;
8. The Subdivision Code;
9. The Public Improvements Standards Manual;
10. The Declaration of Covenants; and
11. The Requirements of Law.

Unless otherwise provided in this Agreement, in the event of a conflict between or among any of the above plans or documents, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager, shall control. All of the above plans and documents shall be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement.

C. **Tree Preservation, Removal and Demolition**. Developer shall comply with the Final Landscape Plan, and all Requirements of Law in the preservation and removal of all trees on the Property, including, without limitation, the requirements of Chapter 25 of the Municipal Code and Subsection 4-103 D of the Subdivision Code.

SECTION 5. IMPROVEMENTS.

A. **Design and Construction of the Improvements.**

1. **Description of Improvements.** The Improvements will be depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and include, without limitation, the following:

   a. The Stormwater Improvements;

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b. Sanitary sewer mains and service lines;

c. Water mains and service lines;

d. Right-of-Way Improvements;

e. The landscaping, as depicted in the Final Landscape Plan; and

f. The Public Improvements, which include public roadways, public sidewalks, street lights, all watermains up to the bbox (individual property owners are required to maintain the automatic flushing device at the end of the mainline), sanitary sewer mainline, and the storm sewer within the public Right-of-Way, except the storm sewer connecting to Outlot A and Outlot B.

2. **General Standards.**

a. All Improvements must be designed and constructed pursuant to and in accordance with the Development Approvals, and will be subject to the reasonable written satisfaction of the Village Engineer in accordance with the Village Code, the Subdivision Code, and the Public Improvements Standards Manual. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Improvement Construction Schedule, as well as all permits issued by the Village for construction of the Improvements, subject to Uncontrollable Circumstances. All materials used for construction of the Improvements must be new and of first-rate quality.

3. **Construction Schedule.**

a. Developer must submit all necessary documents required for the issuance by the Village of building permits for the construction of the Development no later than three months after the Effective Date of this Agreement.

b. Prior to commencing any construction of any Public Improvement, or of any part of the Development that will affect existing utilities or roadways, Developer must meet with the Village Engineer, or their designee, to develop a mutually-agreeable plan and schedule for all such construction ("***Improvement Construction Schedule***"). The meeting must take place not less than one week prior to the commencement of any such construction. After the meeting, Developer must prepare and submit minutes of the meeting to the Village Engineer. No construction may occur prior to the approval by the Village Engineer of the meeting minutes and the Improvement Construction Schedule, which approval shall not be unreasonably withheld, conditioned, or delayed.

4. **Contract Terms; Prosecution of the Work.** Developer must include in every contract for work on the Improvements being constructed by such Developer, terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, the Final Development Plan, the Improvement Construction Schedule, and the Requirements of Law, until the work is properly completed, subject to Uncontrollable Circumstances, and providing that Developer may take over and prosecute the work if the contractor fails to do so in a timely and proper manner pursuant to the terms of Developer's contract with such contractor.

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5. **Engineering Services.** Developer must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements that are the responsibility of Developer, by a professional engineer responsible for overseeing the construction of the Improvements and by an environmental construction manager with respect to any and all site remediation. Developer must promptly provide the Village with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached.

6. **Village Inspections and Approvals.** All work on the Improvements is subject to reasonable inspection and approval by Village representatives at all reasonable times upon reasonable prior written notice. Developer will provide access to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours following reasonable prior written notice by the Village. Village representatives shall abide by the reasonable safety precautions established by Developer and/or Developer's contractor during any such access, and Village representatives shall access the Property at their own risk.

7. **Other Approvals.** Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency, utility, or private party, Developer must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be reasonably required to obtain the consent, permission, or approval.

B. Utilities. Developer must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade the connection of all utilities to facilities located on the Property. No utilities located on the Property may be connected to the sewer and water utilities belonging to the Village except in accordance with the applicable provisions of the Village Code and upon payment all fees required pursuant to the Village Code.

C. Timing of Construction of the Improvements. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or structure located on the Property, as the case may be, until the Improvements that are the responsibility of Developer are completed and approved by the Village. The foregoing does not preclude the Village's issuance of temporary certificates of occupancy pursuant to the applicable provisions of the Village Code. The issuance of any certificate of occupancy by the Village at any time prior to completion of all of the Improvements by Developer and approval of the applicable Improvements by the Village will not constitute a waiver of the Village's right to withhold any certificate of occupancy and will not confer on Developer any right or entitlement to any other certificate of occupancy.

D. Dedication and Maintenance of the Improvements.

1. **Final Inspection and Approval of the Improvements.** Developer must notify the Village when it believes that any or all of the Improvements on the Property have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the Village. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the Village time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Developer time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the Village for construction of the Improvements). Developer must promptly make all necessary repairs and

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corrections as specified on the punch list. The Village is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to this Agreement, including all punch list items, have been fully and properly completed; and (b) the Village Director of Public Works has determined that the specific Improvement has been constructed to completion, in accordance with the Final Development Plan and Requirements of Law, which determination shall not be unreasonably withheld, conditioned, or delayed. Prior to the issuance by the Village of a final certificate of occupancy for any building or structure on the Property, Developer must install all landscaping on the Property, as depicted on the Final Development Plan.

2. **Dedication and Acceptance of Public Improvements.** Neither the execution of this Agreement, nor the approval of the Development Approvals, nor the execution and recordation of the Final Plat of Subdivision constitutes acceptance by the Village of any Public Improvements that are depicted as "dedicated" on the Final Plat of Subdivision or on the Final Development Plan, if any. The acceptance of ownership of, and responsibility for, a specific approved Improvement as a Public Improvement may be made only by the Corporate Authorities, by adoption of a resolution as set forth in Section 3-506 of the Subdivision Code, and only in compliance with the requirements of the Subdivision Code. The Village is not obligated to accept dedication of any Public Improvement unless and until a temporary certificate of occupancy has been issued for the Property.

3. **Transfer of Ownership of the Public Improvements and Easements to the Village.** Upon the approval of, and prior to acceptance of, the Public Improvements to be accepted by the Village pursuant to Section 3-506 of the Subdivision Code and Section 5.D of this Agreement, Developer must execute, or cause to be executed, all documents as the Village may request to transfer ownership of, or to provide easements in, the Public Improvements to, and to evidence ownership of the Public Improvements by, the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing, which instruments shall be subject to the review and approval of Developer, which approval shall not be unreasonably withheld, conditioned, or delayed. Developer must, at the same time (a) grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing, and (b) provide a written estimate of the monetary value of each Public Improvement to be accepted by the Village.

4. **Maintenance of Public Improvements.** For a period of two years following acceptance by the Village of the Public Improvements, Developer must, at its sole cost and expense, maintain the Public Improvements without any modification, except as specifically approved in writing by the Village Engineer, in a first-rate condition at all times. Developer hereby guarantees, on its behalf and on behalf of its successors, the prompt and satisfactory correction of all defects and deficiencies in any of the Public Improvements that occur or become evident within two years after acceptance of the Public Improvement by the Village pursuant to this Agreement. In the event the Village Engineer determines, in the Village Engineer's reasonable discretion, that Developer is not adequately maintaining, or has not adequately maintained, any Public Improvement, Developer must, after 15 days' prior written notice from the Village (subject to Uncontrollable Circumstances), correct it or cause it to be corrected, provided, however, if the nature of the corrective work is such that it cannot reasonably be completed within such time, then Developer shall have such additional time as is reasonably necessary to complete such corrections, provided Developer promptly commences such correction within such 15 days and

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thereafter diligently pursues same to completion. If Developer fails to correct the defect, commence the correction of the defect, or diligently pursue correction of the defect to completion following the expiration of the foregoing notice and cure period, then the Village, after ten days' prior written notice to Developer, may, but will not be obligated to, enter upon any or all of the Property for the purpose of performing maintenance work on and to such Public Improvement. In the event that the Village causes to be performed any work pursuant to this Section 5.D.4, Developer must, within 15 days after written demand by the Village, pay the costs of the work to the Village. If Developer fails to pay the costs, the Village will have the right to draw from the Maintenance Guarantee required pursuant to Section 12.D of this Agreement, based on costs actually incurred, including reasonable legal fees and administrative expenses.

5. **Transfer of Private Improvements to Homeowners' Association**. The Village acknowledges that Developer intends to transfer ownership and maintenance responsibility for those Improvements that will remain private to the Homeowners' Association (HOA), including, specifically, the Storm Water Facilities. Developer shall not be allowed to effectuate such a transfer unless and until the Village of Northbrook has inspected such improvements, including detention basin and other Storm Water Improvements, and verified their compliance with the Final Engineering Plans and the Public Improvements Standards Manual. The Village may require that "as-built" plans for each Private Improvement be prepared and delivered to the Village Engineer for review, approval, and archiving, prior to permitting Developer to transfer a Private Improvement to the HOA.

SECTION 6. DEMOLITION AND CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. **Compliance with Plans and Approvals.** The development of the Property must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals. All work must be conducted in a good and workmanlike manner and with due dispatch, subject to Uncontrollable Circumstances. All materials used for construction on the Property must be in accordance with the specifications for the work to be performed.

2. **Contracts for Work on Property.** Developer must include in every contract for work on the Property terms requiring the contractor and its subcontractors to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, and the Requirements of Law, until the work is properly completed, subject to Uncontrollable Circumstances, and terms providing that Developer may take over and prosecute their respective work if the contractor fails to do so in a timely and proper manner.

3. **Village Inspections and Approvals.** All work on the Property will be subject to inspection and approval by Village representatives at all times, subject to Section 5.A.6 above.

B. Diligent Pursuit of Construction.

1. Once construction has commenced pursuant to this Agreement, Developer must pursue, or cause to be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on their respective Property in a diligent and expeditious manner, and in strict compliance with the Village Code and the Requirements of

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Law. Developer will conduct all construction work on the Property in full compliance with the Village's permitted construction work hours regulations.

2. Developer must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the Village pursuant to the Improvement Construction Schedule. Developer may be allowed extensions of time beyond the completion dates set forth in such construction schedule only for unavoidable delay caused by Uncontrollable Circumstances or as may be reasonably approved by the Village Manager.

C. Construction Traffic.

1. **Construction and Traffic Management Plan.** Developer must prepare and submit, for review and approval by the Village Director of Development and Planning Services and the Village Engineer, a Construction and Traffic Management Plan (**"*CTM Plan*"**) for the development of the Property. The CTM Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The Village has no obligation to issue a building permit for any structure or Improvement, and no construction may be commenced with respect to the Structure or Improvement, unless and until the Village Engineer has approved, in writing, the CTM Plan, which approval shall not be unreasonably withheld, conditioned, or delayed. The Village agrees to cause the CTM Plan to be promptly and expeditiously reviewed by the Village Engineer; provided, however, that nothing in this Agreement is to be deemed or interpreted to require the Village to approve the CTM Plan. Developer must comply with the CTM Plan, and failure to do so continuing beyond any applicable notice and cure period is a Developer Event of Default. The CTM Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas on the Property for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking to replace any parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees.

2. **Designated Routes of Access.** The Village reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a)

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be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

3. **Maintenance of Routes of Access.** At all times during the construction of the Structures and Improvements, Developer must: (a) keep all routes used for Developer's construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused by such Developer's construction traffic.

D. Stormwater Management and Erosion and Dust Control During Construction. During construction of any of the structures or Improvements on the Property, Developer must:

1. Install and implement such measures as necessary to temporarily divert or control any accumulation of stormwater away from or through their respective Property in a manner approved in advance by the Village Engineer, which approval shall not be unreasonably withheld, conditioned, or delayed, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, water, ice, and other materials from leaving the site and traveling onto other properties. All debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on their respective Property must be properly removed or disposed of in accordance with the Requirements of Law; and

3. Mitigate dust, smoke, and other particulates resulting from construction activities.

All installations made pursuant to this Section 6.D must be maintained by Developer until all final certificates of occupancy have been issued by the Village for the Development, except as otherwise may be approved by the Village Manager.

E. Issuance of Permits and Certificates.

1. **General Right to Withhold Permits and Certificates**. In addition to every other remedy permitted by law for the enforcement of this Agreement, the Village has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Development, at any time when, subject to applicable notice and cure provisions, if Developer has failed or refused to meet fully any of its respective obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement, the Development Approvals, or the Requirements of Law.

2. **Completion of Public Roads, Private Driveways, and Parking Areas.** No final certificate of occupancy associated with any new structure to be located on the Property will be issued until the final grading, application of final surface course, and, where applicable, striping of parking space for the roads, driveways, and parking areas serving the uses within such structure has been completed.

F. Completion of Construction; Site Restoration.

1. **Removal of Partially Constructed Structures and Improvements.** Subject to Uncontrollable Circumstances, if Developer fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or

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permits, Developer must, within 90 days after notice from the Village: (a) remove any partially constructed or partially completed structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which Developer has failed to complete all such demolition and construction, all in accordance with plans approved by the Village.

2. **Removal and Restoration by Village.** In the event Developer fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.F.1 of this Agreement, the Village will have, and is hereby granted the right, at its option, to: (a) demolish and/or remove any of the partially completed structures and Improvements from any and all portions of the Property; (b) perform Site Restoration of the portions of the Property; and/or (c) cause the structures or Improvements on the portions of the Property to be completed in accordance with the plans submitted. Developer must fully reimburse the Village for all costs and expenses, including reasonable legal and administrative costs, actually incurred by the Village for such work. If Developer does not so fully reimburse the Village, the Village will have the right to draw from the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 12 of this Agreement, an amount of money sufficient to defray the entire cost of the work actually incurred by the Village, including reasonable legal fees and administrative expenses. If Developer does not so fully reimburse the Village, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance such work, then the Village will have the right to place a lien on the Property for all such costs and expenses in the manner provided by law. The rights and remedies provided in this Section 6.F.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the Village in this Agreement, at law, and/or in equity.

G. Damage to Public Property. Developer must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Developer must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Developer or any agent of or contractor hired by, or on behalf of, Developer; and (2) repair all damage caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, Developer.

H. Tree Preservation. Developer must comply with all applicable tree preservation regulations set forth in Chapter 25 of the Village Code.

I. Exterior Lighting. All exterior lighting on the Property must comply at all times with the lighting requirements in the Village Code and conform to the Photometric Plan included as part of the Final Development Plan.

J. As-Built Plans. After completion of construction of any new structure or Improvement, Developer must submit to the Village Director of Development and Planning Services: (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the Village Engineer and the Village Director of Development and Planning Services. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on the Property. A licensed Professional Engineer ("***PE***") and Professional Land Surveyor ("***PLS***") registered in the State of Illinois must stamp the as-built site construction plans. The PE and/or PLS must stamp and sign the final engineering pages of the site construction plans, and the PLS must stamp and sign the final site survey.

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K. Climate Action Plan. In furtherance of the Village's Climate Action Plan, Developer will incorporate the elements set forth in ***Exhibit F*** attached to this Agreement in the construction, operation, and maintenance of the Development

SECTION 7. RESERVED.

SECTION 8. PAYMENT OF FEES AND CONTRIBUTIONS. Developer will fully comply with, and cause to be paid, the fees in lieu of land contributions calculated pursuant to Article IV of the Subdivision Code for the following districts (collectively, *"**Impact Fees**"*):

a. Northbrook Park District;

b. Northbrook Public Library; and

c. Northbrook Elementary School District 31; and

d. Glenbrook High School District 225.

The Impact Fees are based on a per unit basis and those Impact Fees applicable to the Development must be paid prior to the issuance of a certificate of occupancy for any residential structure on the Property, or portion thereof. Developer acknowledge that the payment of development impact fees imposed by Article IV of the Subdivision Code, as well as Chapter 19 of the Village Code, are reasonable and that Developer hereby hold harmless and release the Village, the Northbrook Park District, the Northbrook Public Library, Northbrook Elementary School District 31, and Glenbrook High School District 225 (collectively, the ***"Districts"***) from any claim or other action Developer may have against either or both the Village or the Districts as a result of Article IV of the Subdivision Code, Chapter 19 of the Village Code, and the impact fees exacted thereunder for distribution to any District by the Village. Developer acknowledge and agree that, if Developer is entitled to any credit toward the Impact Fees as a result of development impact fees previously paid by third-parties with respect to other proposed developments of the Property, and if such credit exceeds the Impact Fees otherwise due pursuant to this Section 8: (a) the Village will have no liability or responsibility whatsoever to pay to Developer the difference between the credit and the Impact Fees otherwise due; and (b) Developer must pursue any claim for any such payment with the affected Districts.

SECTION 9. DECLARATION OF COVENANTS. A declaration of covenants, easements, and restrictions, acceptable in form and substance to the Village Attorney, shall be recorded against the Property no later than 45 days after recording of the Final Plat and prior to any transfer of Lot by Developer. Such declaration shall provide for the creation of the Homeowners' Association (HOA) and shall, without limitation, codify the following provisions, conditions and restrictions of this Agreement

A. Homeowners' Association.

1. The membership in the HOA shall be mandatory for each and every owner, and successive owner, of each Lot within the Property.

2. The Declaration and bylaws of the HOA shall be established and must be approved by the Corporate Authorities prior to becoming effective. Further, said declaration and by-laws shall provide that they not be amended to conflict with this Agreement or the requirements of the Subdivision Code without approval by the Corporate Authorities.

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3. The HOA shall be responsible for the continuity, care, conservation and maintenance, including operation in a first rate condition and in accordance with predetermined standards, of the Stormwater Detention Area, Common Area, all equipment and appurtenances including the fence and retaining wall surrounding the detention basins, and the cost of power required for such equipment and appurtenances located on the Stormwater Detention Area and Common Area of the Property.

4. The HOA shall be responsible for the continuity, care, conservation and maintenance, including operation in a first rate condition and in accordance with predetermined standards, of all storm sewers located outside of the public Right-Of-Way, as well as the storm sewer connecting Outlot A and Outlot B.

5. The HOA shall be responsible for the continuity, care, conservation and maintenance, including operation in a first rate condition and in accordance with predetermined standards, of all automatic flushers located at the end of the watermain mainline.

6. The HOA shall be responsible for casualty and liability insurance and real estate taxes for the Stormwater Detention Area and Common Area of the Property.

7. The owner of each residential Lot shall pay their *pro rata* share of all costs and expenses incurred by the HOA by means of an assessment to be levied by the HOA which meets the requirements for becoming a lien on the Property in accordance with statutes of the State of Illinois.

8. The HOA shall 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 fifty one percent of the members voting on the issue.

B. Creation of Easements.

1. An easement shall be created providing access over, on, and above the Stormwater Detention Area and Common Area of the Property for the exclusive benefit of the owners of the Lots and for the benefit of the Village, for storm water drainage and detention, emergency, utility, enforcement and government services purposes, and for the purpose of maintaining the Stormwater Detention Area and Common area of the Property.

2. Utility and enforcement easements shall be granted to the Village and other governmental bodies and utility services over, on, and across the Property for the purposes of enforcing applicable laws, making repairs, installing and servicing utilities, and providing public and emergency services.

3. The easements for storm water drainage and detention shall remain unobstructed and shall not be blocked by a fence, landscaping, or any other structure or planting, of any kind or nature, erected within said easement without written approval of the Village Manager. In addition, no grade changes shall be permitted in said easement without the prior written approval of the Village Engineer.

C. General Provisions.

1. The Village, as well as the HOA, and the owner of each of Lot, shall have the right to enforce the Declaration.

2. The Village shall have the right, but not the obligation, after ten (10) days' written notice to the HOA, to perform any maintenance or repair work which, in the sole opinion

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of the Village, the homeowners' association has neglected to perform on the Stormwater Detention Area and Common Area of the Property, to assess the membership of the HOA for such work and to file a lien against the property of the HOA or the property of any member of the HOA failing to pay the assessment.

3. The Declaration shall run with and bind the Property, and all portions thereof, and shall be binding on Developer, and their successors in interest, to all portions of the Property.

D. **Height Restriction for Lot 4 and 5**. The Declaration of the HOA shall contain a provision providing that the height of the west side of any building or structure located on Lot 4 or Lot 5 shall not exceed 33 feet and shall be consistent with, or less than, the height depicted on the west elevation and site plan of the architectural plans for Lots 4 and 5 provided to the Village attached hereto as ***Exhibit C***.

SECTION 10. **RESERVED.**

SECTION 11. PAYMENT OF VILLAGE FEES AND COSTS. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, and in addition to all other agreements between Developer and the Village concerning the Development, Developer must pay to the Village the following fees and costs:

A. All application, inspection, and permit fees, charges, and contributions, and all other fees, charges, and contributions pursuant to the Requirements of Law or otherwise due as a result of the Development.

B. All reasonable third-party legal, engineering, and other consulting or administrative fees, costs, and expenses actually incurred in connection with: (1) the development of the Property, including, without limitation, the preparation, review, and processing of plans, ordinances, resolutions, and other approvals therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement and all exhibits and associated documents, including any amendments of this Agreement.

SECTION 12. PERFORMANCE SECURITY.

A. **General Requirements.** As security to the Village for the performance by Developer of its obligations pursuant to and in accordance with this Agreement, Developer will provide to the Village performance and payment security ("***Guarantee***") in the form of one or more letters of credit ("***Letter of Credit***") in the amount set forth in Section 3-501 of the Subdivision Code, and in accordance with the terms set forth in the Subdivision Code. The Letter of Credit must be in form and substance substantially conforming in all material respects with **Exhibit G** to this Agreement and satisfactory to the Village Attorney. Specifically, and without limitation of the foregoing, the Letter of Credit must allow the Village to draw from the Letter of Credit in the event that Developer does not fully reimburse the Village for any costs and expenses incurred by the Village for work performed on the Property pursuant to Section 6.F.2 of this Agreement. The Letter of Credit must be provided to the Village prior to the issuance of any permits for the Development and must be maintained at all times until all Improvements

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have been approved for the Development, and, as appropriate, accepted. The Guarantee will be administered pursuant to Sections 3-501 to 3-507 of the Subdivision Code.

B. **Use of Guarantee Funds**. If Developer fails or refuses to complete the Improvements in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Improvements, or remove partially completed buildings or structures as required by this Agreement, or fails or refuses to perform Site Restoration in accordance with a demand made pursuant to his Agreement, or fails or refuses to pay any amount demanded by the Village as and when required pursuant to this Agreement, or in any other manner fails or refuses to meet fully any of its obligations under this Agreement, then the Village in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee. The Village thereafter shall have the right, subject to 30 days' notice and opportunity for cure, to exercise its rights under this Agreement, to take any other action it deems reasonable and appropriate to mitigate the effects of any failure or refusal, and to reimburse itself from the proceeds of the letter of credit for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Developer's failure or refusal to fully meet its obligations under this Agreement. If the funds remaining in the letter of credit are insufficient to repay fully the Village for all costs and expenses, then Developer shall upon demand of the Village therefor deposit with the Village any additional funds as the Village determines are necessary, within 30 days of a request therefor, to fully repay such costs and expenses.

C. **Reductions in Guarantee.** Concurrent with the approval and/or acceptance of Improvements in the manner provided in Section 5.D of this Agreement, the Guarantee may be reduced in a manner and in amounts authorized in Section 3-504 of the Subdivision Code.

D. **Maintenance Guarantee.** Immediately after any approval and, where appropriate, acceptance, by the Village of the Public Improvements pursuant to this Agreement, Developer must post a new guarantee in the amount of 10% of the actual total cost of the Improvements caused to be constructed or installed by Developer on the Property provided as (i) all cash or (ii) a combination of cash and a letter of credit (with at least 10% cash), as security for Developer's maintenance of such Improvements (each, a "***Maintenance Guarantee***"). The Maintenance Guarantee will be held by the Village in escrow until the date that is two year after the approval of the Improvement and where appropriate, acceptance by the Village of the Public Improvement, secured by the Maintenance Guarantee pursuant to this Agreement. If the Village is required to draw on either Maintenance Guarantee by reason of Developer's failure to fulfill its maintenance obligations under this Section 12, then Developer, as the case may be, must within 10 days thereafter cause their respective Maintenance Guarantee to be increased to its full original amount.

SECTION 13. LIABILITY AND INDEMNITY OF VILLAGE.

A. **Village Review.** Developer acknowledges and agrees that the Village is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the development or use of the Development or the Improvements, and that the Village's review and approval of any such plans and the Improvements and issuance of any such approvals, permits, certificates, or acceptances does not, and will not, in any way, be deemed to insure Developer or any of its

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successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. Village Procedure. Developer acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and of the Development Approvals, and Developer agrees not to challenge such approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. Developer agrees to, and does hereby, hold harmless, indemnify, and, at the election of the Village defend with counsel of the Village's choice, the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with: (i) the Village's review and approval of any plans for the Development or the Improvements; (ii) the issuance of any approval, permit, certificate, or acceptance for the Development or the Improvements; and (iii) the development, construction, maintenance, or use of any portion of the Development or the Improvements (collectively the ***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the Village.

SECTION 14. NATURE, SURVIVAL AND TRANSFER OF OBLIGATIONS.

A. Binding Effect. The terms of this Agreement bind and inure to the benefit of the Parties and their agents, successors, and assigns. All obligations assumed by Developer under this Agreement are and will be binding upon Developer personally, upon any and all of its heirs, successors, and assigns, and upon any and all of the respective successor legal or beneficial owners of all or any portion of the Property.

B. Successors and Transferees. To assure that all grantees, successors, assigns, and transferees of Developer, and all successor owners of all or any portion of the Property have notice of this Agreement and the obligations created by it, Developer must, from and after the Effective Date:

1. Deposit with the Village Clerk, concurrent with the Village's approval of this Agreement, any consents or other documents necessary to authorize the Village to record this Agreement on title to the Property in the office of the Cook County Clerk's Recording Division per Section 19.O;

2. Notify the Village in writing at least 30 days prior to any date on which Developer transfers (as that term is defined in Section 14.C of this Agreement) a legal or beneficial interest in any portion of the Property to a third party with the exception of leases to residential or retail tenants of the Development;

3. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined in Section 14.C of this Agreement, entered into for the sale of all or any portion of the Property; and

4. Except as provided in Section 14.C of this Agreement, require, prior to the transfer of all or any portion of the Property, or any legal or equitable interest therein, to any third party, the transferee of said portion or interest in the Property, must: (a) obtain Corporate Authority approval of an enforceable written agreement, in substantially the form of **Exhibit H** to this

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Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***); (b) execute the Transferee Assumption Agreement; and (c) provide the Village, upon request, with such reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require. The Village agrees that upon a successor becoming bound to the obligation created in the manner provided in this Agreement, and providing the financial assurances required pursuant to this Agreement, and subsequent to discretionary approval of the Corporate Authorities, the liability of Developer will be released to the extent of the transferee's assumption of the liability. The failure of Developer to provide the Village with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the Village, with the transferee's proposed assurances of financial capability before completing any transfer, will result in Developer remaining fully liable for all of its obligations under this Agreement but will not relieve the transferee of its liability for all such obligations as a successor to Developer.

C. Transfer Defined. For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise; provided, however, that the sale of an individual lot developed with a single-family home that has been issued a certificate of occupancy within the Development does not constitute a "transfer" hereunder.

D. Mortgagees of Property. This Agreement is and will be binding on all mortgagees of the Property or other secured parties automatically upon such mortgagee assuming title to the Property, in whole or in part, by a foreclosure or a deed in lieu of foreclosure without the necessity of entering into a Transferee Assumption Agreement. Until such time, however, a mortgagee or other secured party will have no personal liability hereunder.

SECTION 15. TERM. The provisions of this Agreement, unless terminated pursuant to the terms of this Agreement, run with and bind the Property and inure to the benefit of, be enforceable by, and obligate the Parties, and any of their respective, grantees, successors, assigns, and transferees, including all successor legal or beneficial owners of all or any portion of the Property from the date this Agreement is recorded and until the structures and Improvements are approved by the Village, and the Public Improvements, as required by this Agreement and the Subdivision Code, are accepted by the Village. Following such approval and acceptance, the Village agrees, upon written request of Developer, to execute appropriate and recordable evidence of the termination of this Agreement. Notwithstanding anything to the contrary in this Section 15, Developer's indemnity and defense obligations as set forth in Section 13 of this Agreement will survive the termination of this Agreement. Approval or acceptance pursuant to this Section 15 will not constitute a waiver of any rights or claims that the Village has, before or after approval and acceptance, with respect to any breach of this Agreement by Developer or any right of indemnification of the Village by Developer.

SECTION 16. EVENTS OF DEFAULT.

A. Developer Events of Default. The following are Developer events of default (each an "***Event of Default***") under this Agreement:

1. If any representation made by Developer in this Agreement, or in any certificate, notice, demand or request made by Developer in writing and delivered to the Village

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pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Default by Developer for a period of 15 days after written notice thereof in the performance or breach of any covenant contained in this Agreement concerning the existence, structure, or financial condition of Developer; provided, however, that such default or breach will not constitute an Event of Default if such default cannot be cured within said 15 days and Developer, within said 15 days, initiates and diligently pursues appropriate measures to remedy the default and remedies such default within a reasonable time.

3. Default by Developer for a period of 15 days after written notice thereof from the Village in the performance or breach of any covenant, warranty or obligation contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 15 days and Developer, within said 15 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within a reasonable time.

4. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 60 consecutive days.

5. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

6. Developer fails to comply with the Requirements of Law in relation to the construction and maintenance of the Improvements and structures contemplated by this Agreement.

7. Developer abandons the Development. Abandonment will be deemed to have occurred when work stops on the Development for more than 90 consecutive days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement.

B. **Events of Default by the Village**. The following are Village Events of Default under this Agreement:

1. If any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by the Village in writing and delivered to Developer pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

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2. Subject to Uncontrollable Circumstances, default by the Village for a period of 30 days after written notice thereof from Developer in the performance or breach of any covenant contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 30 days and the Village, within said 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 90 days after such notice.

SECTION 17. REMEDIES FOR DEFAULT AND ENFORCEMENT.

A. Remedies for Default. In the case of an Event of Default under this Agreement:

1. Except as otherwise provided in this Agreement and subject to the provisions hereinafter set forth, the non-defaulting Party may institute such proceedings in law or in equity, by suit, action, mandamus, or any other proceeding, as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. Pursuant to Section 6.F of this Agreement, the Village may, without prejudice to any other rights and remedies available to the Village, require: (a) the demolition and removal of any partially constructed or partially completed buildings, structures, or Improvements from the Property; and (b) the performance of Site Restoration. Concurrent with the Village's exercise of its rights under Section 6.F, the Corporate Authorities will have the right, but not the obligation, to terminate the entitlements set forth in the Special Permit Ordinance and this Agreement, without protest or objection by Developer.

3. In case the Village has proceeded to enforce its rights under this Agreement and such proceedings have been discontinued or abandoned for any reason, then, and in every such case, Developer and the Village will be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of Developer and the Village will continue as though no such proceedings had been taken.

B. Limitation. Notwithstanding anything to the contrary contained in this Agreement, including the provisions of this Section 17, Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the Village, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

C. Repeal of Development Approvals. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will have the absolute right to repeal and revoke the Development Approvals with respect to the Development if a Developer Event of Default occurs under this Agreement.

D. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

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SECTION 18. WARRANTIES AND REPRESENTATIONS.

A. By the Village. The Village represents, warrants and agrees as the basis for the undertakings on its part contained in this Agreement that:

1. The Village is a home rule municipal corporation duly organized and validly existing under the law of the State of Illinois and has all requisite corporate power and authority to enter into this Agreement;

2. The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement: (i) have been duly authorized by all necessary corporate action on the part of the Village; (ii) require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Agreement; and (iii) do not, by lapse of time, giving of notice or otherwise, result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject; and

3. To the best of the Village's knowledge, there are no proceedings pending or threatened against or affecting the Village or the Property in any court or before any governmental authority that involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

B. By Developer. Developer, and the person executing this Agreement on behalf of Developer, represent, warrant, and covenant, as of the Effective Date of this Agreement, that:

1. Developer is an Illinois limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Developer has the right, power, and authority to enter into, execute, deliver and perform this Agreement, and Developer is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Developer to perform its obligations under this Agreement;

3. The execution, delivery and performance by Developer of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, instrument, or document to which Developer is now a party or by which Developer is now or may become bound including any mortgages, secured loans, or instruments granting another party a superior interest the Property or the Development and that any parties with such interests must have executed a "***Consent and Subordination Agreement***" in substantially the form attached to this Agreement as **Exhibit I**;

4. The applications, plans, materials, and other submissions Developer has provided to the Village accurately and truthfully represent Developer's capabilities, resource, and intentions for the construction of the Development on the Property as of the Effective Date. Developer agrees and acknowledges that these submissions have served to induce the Village to enter into this Agreement and that any material misrepresentation contained in Developer's submissions will constitute an uncurable Event of Default pursuant to Section 16 of this Agreement;

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5. There are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened, or affecting Developer or the Property which would impair Developer's ability to perform under this Agreement;

6. Developer will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement;

7. Developer has sufficient financial and economic resources to implement and complete its obligations under this Agreement;

8. Developer has no knowledge of any liabilities, contingent or otherwise, of Developer which might have a material adverse effect upon its ability to perform its obligations under this Agreement; and

9. All Improvements constructed or installed by or on behalf of Developer pursuant to this Agreement will be constructed and installed in accordance with high standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

SECTION 19. GENERAL PROVISIONS.

A. Notices. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by e-mail. E-mail notices will be deemed valid and received by the addressee when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 19.A, each party will have the right to change the address or the addressee, or both, for all future notices to the other party, but no notice of a change of addressee or address will be effective until actually received.

If to the Village: Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Attention: Village Manager
Email: Cara.Pavlicek@Northbrook.il.us

with a copy to: Elrod Friedman LLP
325 North LaSalle Street
Suite 450
Chicago, IL 60654
Attention: Steven M. Elrod, Village Attorney

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Email: Steven.Elrod@ElrodFriedman.com

If to Developer: Amazing Homes Developers LLC
50 Lakeview Parkway
Suite 121
Vernon Hills, IL 60061
Attention: Karl Smolov
Email: nsgconstructionllc@gmail.com

With a copy to: Kolpak Law Group LLC
6767 N Milwaukee Ave
Suite 202
Niles, IL 60714
Attention: Claire Flannery, Attorney
Email: claire@klgesq.com

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

C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement will be cumulative and will not be exclusive of any other such rights, remedies, and benefits allowed by law.

D. Non-Waiver. No waiver of any provision of this Agreement will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

E. Consents. Unless otherwise provided in this Agreement, whenever the permission, authorization, approval, acknowledgement, or similar indication of assent of any Party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

F. Governing Law; Venue. This Agreement will be interpreted according to the internal laws, but not the conflicts of laws rules, of the State of Illinois. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Circuit Court of Cook County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the Circuit Court of Cook County, Illinois.

G. Severability. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the Village will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain in full force and effect and will in no way be affected, impaired, or invalidated, or (ii) the entire Agreement shall be invalid, void, and unenforceable.

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H. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the parties with respect to the subject matter of this Agreement.

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

J. Headings. The table of contents, heading, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

K. Exhibits. Exhibits A through **I** attached to this Agreement are incorporated in and made a part of this Agreement. In the event of a conflict between any Exhibit and the text of this Agreement, the text of this Agreement will control.

L. Amendments and Modifications.

1. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed.

2. Amendments or modifications to the Development Approvals can be considered and acted on by the Village without the same being deemed an amendment or modification to this Agreement provided that all applicable procedural requirements of the Zoning Code and Subdivision Code and the provisions of this Agreement are satisfied. Amendments or modifications to the Development Approvals will be incorporated into this Agreement and/or the Exhibits attached to this Agreement, without further action by the Parties.

M. Changes in Laws. Unless otherwise explicitly provided in this Agreement, any reference to any Requirements of Law will be deemed to include any modifications of, or amendments to the Requirements of Law as may, from time to time, hereinafter occur.

N. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of Developer and Village only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement. The Village will not be liable to any vendor or other third party for any agreements made by Developer, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

O. Recording. The Village will record this Agreement against title to the Property, at the sole cost and expense of Developer, with the Cook County Clerk's Recording Division.

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

P. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument.re

Q. **Village Actions, Consents, and Approvals**. Any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Manager or their designee, to the extent provided for by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

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

ATTEST:

_____
Village Clerk

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: _____
Cara Pavlicek
Its: Village Manager

AMAZING HOMES DEVELOPERS LLC, an Illinois limited liability company

By: _____

Its:

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2023, by Cara Pavlicek, the Village Manager of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and by Debra J. Ford, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2023, by _____ the _____ of **AMAZING HOMES DEVELOPERS LLC** , an Illinois limited liability company and by _____, the _____ of said corporation.

_____
Signature of Notary

SEAL

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

LIST OF EXHIBITS

Exhibit A	**Property Legal Description**
Exhibit B	**Final Plat**
Exhibit C	**Architectural Plans**
Exhibit D	**Final Engineering Plan**
Exhibit E	**Final Landscape Plan**
Exhibit F	**Climate Action Plan**
Exhibit G	**Form Letter of Credit**
Exhibit H	**Transferee Assumption Agreement**
Exhibit I	**Consent and Subordination Agreement**

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 04-20-100-006-0000

Commonly known as 2420 Landwehr Road, Northbrook, Illinois.

THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 04-20-100-007-0000

Commonly known as 2450 Landwehr Road, Northbrook, Illinois.

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT B

FINAL PLAT

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

MAIL PLAT TO :

VILLAGE OF NORTHBROOK
1225 CEDAR LANE
NORTHBROOK, IL 60611

SEND TAX BILL TO :
AMAZING HOMES
DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

NORTHGATE ESTATES SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420** AND **2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBERS:
04 - 20 - 100 - 006 - 0000
04 - 20 - 100 - 007 - 0000

AREA = 170,070 SQUARE FEET OR 3.904 ACRES

OWNER'S CERTIFICATE:

AMAZING HOMES DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED THIS_____DAY OF_____, A.D.20__.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME: _____,TITLE:_____
NAME: _____, TITLE:_____,
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE: _____ AND TITLE: _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID TITLE: _____ DID ALSO THAN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, A.D. 20__.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

BY:_____
VILLAGE ENGINEER

CONSENT OF MORTGAGEE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

_____, WHICH IS THE HOLDER OF A MORTGAGE DATED AS OF _____, 200___, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS ON _____, 200___ AS DOCUMENT NO. _____ ENCUMBERING THE PROPERTY DESCRIBED ON THIS PLAT OF SUBDIVISION, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION AND AGREES THAT ITS LIEN SHALL BE SUBJECT TO THE PROVISIONS OF THIS PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED ON _____, 200_.
ATTEST: _____, A _____

BY: _____

BY:_____ _____

ITS: _____

ITS:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 200_, BY _____, THE _____VICE PRESIDENT, AND _____, THE _____ SECRETARY, OF _____, A _____, WHICH INDIVIDUALS ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF THE CORPORATION FOR AND ON BEHALF OF SAID CORPORATION, AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 200_.

_____
SIGNATURE OF NOTARY
SEAL
MY COMMISSION EXPIRES: _____

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____DAY OF _____, _____

_____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS_____ DAY _____,A.D. 20__.

BY:_____
CHAIRMAN OF THE PLAN COMMISSION

SCHOOL DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE TITLE OWNER OF THE LAND DESCRIBED IN THE **NORTHGATE ESTATES SUBDIVISION** AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE **NORTHGATE ESTATES SUBDIVISION** LIES IN THE FOLLOWING SCHOOL DISTRICTS:

HIGH SCHOOL DISTRICT # 225
GRADE SCHOOL DISTRICT # 31

DATED AT_____, ILLINOIS,

THIS____DAY OF_____,A.D. 20___.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT,OWNERS OF THE TRACT OF LAND COMMONLY KNOWN AS THE **NORTHGATE ESTATES SUBDIVISION**, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, 20__.

NOTARY PUBLIC:_____

COMMISSION EXPIRES:_____

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____ COLLECTOR FOR THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON DRAWN.

DATED THIS_____ DAY OF_____, A.D. 20__.

BY:_____
VILLAGE COLLECTOR

BOARD OF TRUSTEES CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

BY:_____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST:_____
VILLAGE CLERK

DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____DAY OF _____,A.D. 20__.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

ENGINEER:_____

PUBLIC UTILITIES & DRAINAGE EASEMENT (P.U.& D.E.)

PERMANENT AND PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "P.U. & D.E." ON THIS SUBDIVISION PLAT FOR THE FOLLOWING PURPOSES:
(1) PUBLIC UTILITIES. TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "P.U & D.E." AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED A P.U. & D.E. AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
(2) STORM WATER DRAINAGE. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE AREAS DESIGNATED "P.U. & D.E." ON THIS PLAT OF SUBDIVISION AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXIST WITHIN A P.U. & D.E. THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITH A P.U. & D.E. ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK. EACH OWNER OF A LOT WITH A P.U. & D.E. LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE "EASEMENT FOR STORM WATER DRAINAGE," AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH A P.U. & D.E. IS LOCATED SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE P.U. & D.E. AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA:

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" INCLUDING OUTLOTS A AND B SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE NORTHGATE HOMEOWNERS' ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION 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 ASSOCIATION 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 ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE STORM WATER DETENTION AREA 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 ASSOCIATION 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 ASSOCIATION 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 STORM WATER DETENTION AREA AND LOTS 1-7 IN THIS SUBDIVISION AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

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

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

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE 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.

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, COMMUNITY NUMBER 170132, PANEL NUMBER 0226 J, MAP 17031C0226 J EFFECTIVE DATE AUGUST 19, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF SEPTEMBER, 2022 AT RIVER FOREST, ILLINOIS.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

PROJECT No.: 2020-25128-1	PLAT PREPARED FOR:	PLAT PREPARED BY:
ISSUE DATE: 08/17/20	**AMAZING HOMES DEVELOPERS LLC**	UNITED SURVEY SERVICE, LLC
SCALE: 1"=30'	50 LAKEVIEW PARKWAY #121	CONSTRUCTION AND LAND SURVEYORS
SHEET NUMBER 1 OF 2	VERNON HILLS, IL. 60061	7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
		TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
		E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	02/09/21
2	REVISED	11/11/21
3	REVISED	01/19/22
4	REVISED	05/19/22
5	REVISED	09/27/22
6		

Attachment: 2420-2450 Landwehr - Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes) (6570 : A Resolution Approving a Subdivision Exhibit A

NORTHGATE ESTATES

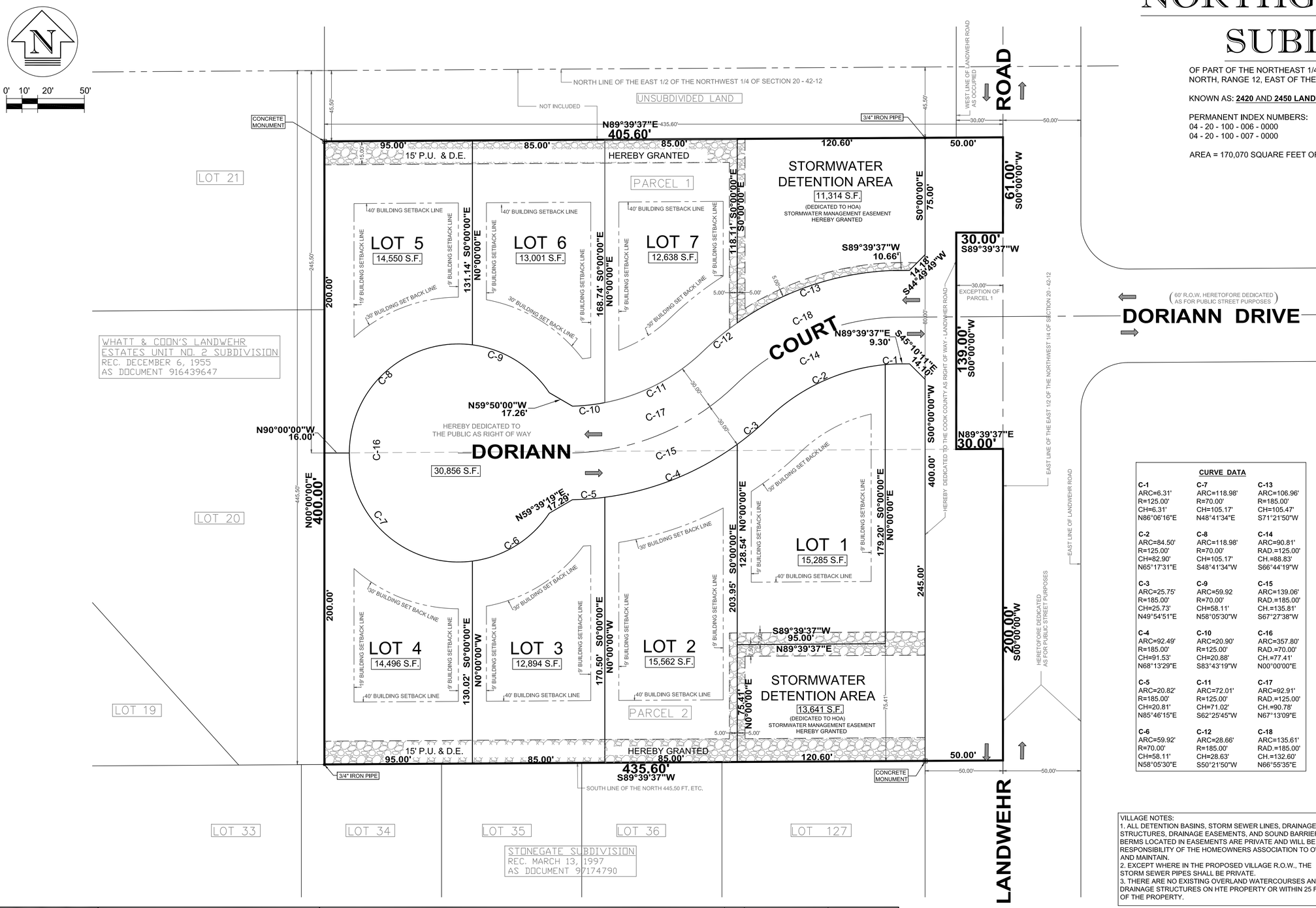
SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420 AND 2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBERS:
04 - 20 - 100 - 006 - 0000
04 - 20 - 100 - 007 - 0000

AREA = 170,070 SQUARE FEET OR 3.904 ACRES



CURVE DATA

C-1	**C-7**	**C-13**
ARC=6.31'	ARC=118.98'	ARC=106.96'
R=125.00'	R=70.00'	R=185.00'
CH=6.31'	CH=105.17'	CH=105.47'
N86°06'16"E	N48°41'34"E	S71°21'50"W
C-2	**C-8**	**C-14**
ARC=84.50'	ARC=118.98'	ARC=90.81'
R=125.00'	R=70.00'	RAD.=125.00'
CH=82.90'	CH=105.17'	CH.=88.83'
N65°17'31"E	S48°41'34"W	S66°44'19"W
C-3	**C-9**	**C-15**
ARC=25.75'	ARC=59.92	ARC=139.06'
R=185.00'	R=70.00'	RAD.=185.00'
CH=25.73'	CH=58.11'	CH.=135.81'
N49°54'51"E	N58°05'30"W	S67°27'38"W
C-4	**C-10**	**C-16**
ARC=92.49'	ARC=20.90'	ARC=357.80'
R=185.00'	R=125.00'	RAD.=70.00'
CH=91.53'	CH=20.88'	CH.=77.41'
N68°13'29"E	S83°43'19"W	N00°00'00"E
C-5	**C-11**	**C-17**
ARC=20.82'	ARC=72.01'	ARC=92.91'
R=185.00'	R=125.00'	RAD.=125.00'
CH=20.81'	CH=71.02'	CH.=90.78'
N85°46'15"E	S62°25'45"W	N67°13'09"E
C-6	**C-12**	**C-18**
ARC=59.92'	ARC=28.66'	ARC=135.61'
R=70.00'	R=185.00'	RAD.=185.00'
CH=58.11'	CH=28.63'	CH.=132.60'
N58°05'30"E	S50°21'50"W	N66°55'35"E

NOTE:
- BASIS OF BEARINGS
THE (COORDINATES AND) BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATES

- EASEMENTS
NO EASEMENTS OF RECORD EXIST FOR THE SUBJECT PROPERTY.

- THERE ARE NOT OVERLAND WATERCOURSES AND DRAINAGE STRUCTURES ON PROPERTY OR WITHIN 25' OF IT.

VILLAGE NOTES:
1. ALL DETENTION BASINS, STORM SEWER LINES, DRAINAGE STRUCTURES, DRAINAGE EASEMENTS, AND SOUND BARRIER BERMS LOCATED IN EASEMENTS ARE PRIVATE AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN.
2. EXCEPT WHERE IN THE PROPOSED VILLAGE R.O.W., THE STORM SEWER PIPES SHALL BE PRIVATE.
3. THERE ARE NO EXISTING OVERLAND WATERCOURSES AND DRAINAGE STRUCTURES ON HTE PROPERTY OR WITHIN 25 FEET OF THE PROPERTY.

LEGEND
- PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTIONAL'S

PROJECT No.:	2020-25128-1
ISSUE DATE:	08/17/20
SCALE:	1"=30'
SHEET NUMBER	2 OF 2

PLAT PREPARED FOR:
AMAZING HOMES DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

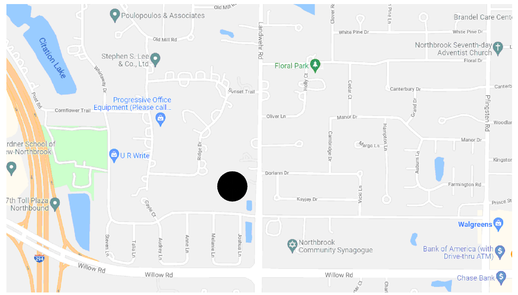
NO.	REVISIONS	DATE
1	REVISED	02/09/21
2	REVISED	11/11/21
3	REVISED	01/19/22
4	REVISED	05/19/22
5	REVISED	09/27/22
6		

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

EXHIBIT C

ARCHITECTURAL PLANS

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by



01 PROJECT LOCATION
NOT TO SCAQLE

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2015 NFPA LIFE SAFETY CODE

ALL CODES W/ VILLAGE OF NORTHBROOK AMENDMENTS

ZONING INFORMATION

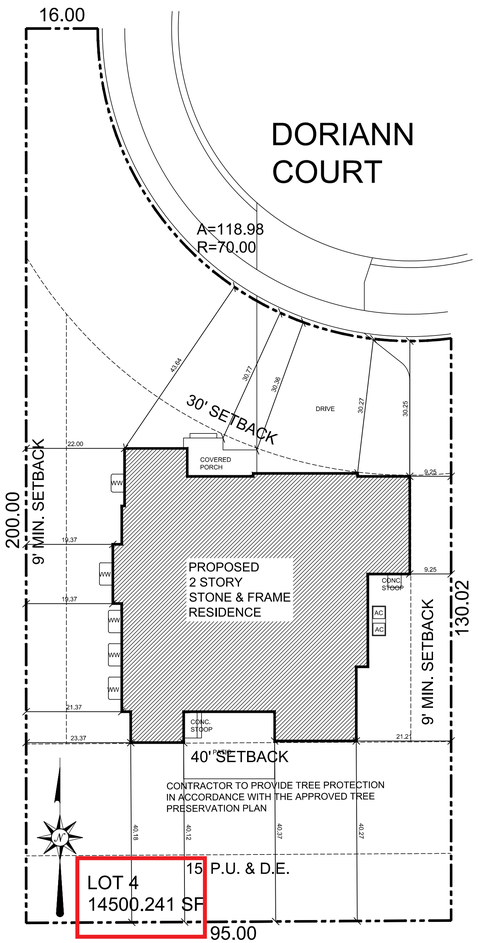
LOT AREA	= 14500.24
BUILDING SETBACKS (REQUIRED):	
FRONT	= 30.00
SIDE	= 9.00
COMBINED SIDES	= 21.25
REAR	= 40.00
MAXIMUM BUILDING HEIGHT (REQUIRED):	
LOWEST GRADE TO T/ROOF	= 35.00

FLOOR AREA RATIO CALCULATIONS

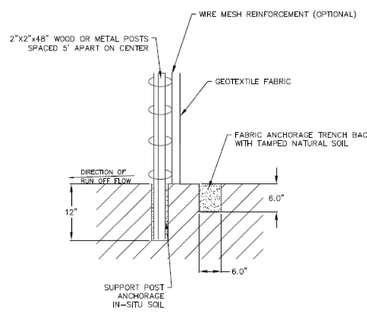
LOT AREA	= 14500.24
MAX. ALLOWABLE FAR	= 5800.10 (40.00%)
FIRST FLOOR	= 3408.37
SECOND FLOOR (14'+ CEILING)	= 1135.70
TOTAL	= 4544.07 (31.34%)

IMPERVIOUS SURFACE CALCULATIONS

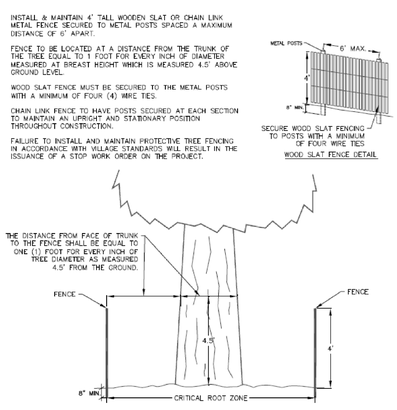
SEE CIVIL ENGINEERING PLANS BY BONO CONSULTING



02 SITE PLAN
SCALE: 1/16"=1'-0"



04 SILT FENCE DETAIL
NOT TO SCALE



03 TREE PROTECTION DETAIL
NOT TO SCALE

SITE NOTES

1. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON SITE STOCKPILING OF EXCAVATED MATERIAL WILL BE ALLOWED.
2. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL & SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH. THE RESTORATION WILL BE COMPLETED WITHIN FIVE DAYS OF THE DISTURBANCE.
3. THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS THE GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN A 6 FOOT HIGH CONSTRUCTION FENCE DURING NON WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATION UNTIL FOUNDATION IS BACKFILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 6 FOOT HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
4. WHEN REQUIRED BY THE ILLINOIS STATE PLUMBING CODE, THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN AN APPROVED PORTABLE TOILET FOR THE CONSTRUCTION SITE. THE LOCATION OF THE PORTABLE TOILET MUST BE A MIN. OF 6 FEET FROM ALL PROPERTY LINES.
5. CONSTRUCTION DEBRIS & REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT AND SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH UNITS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
6. ARABIC NUMERALS, AT LEAST THREE (3) INCHES IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.
7. CLEANOUTS ARE REQUIRED FOR ALL UTILITY SERVICE LINES WHERE THE LENGTH EXCEEDS 100 FEET OR A CHANGE OF DIRECTION OCCURS.
8. ALL DOWNSPOUTS SHALL SPLASH ON GRADE TO THE FRONT OR REAR OF THE RESIDENCE ONLY AND SHALL NOT EXTEND MORE THAN 5 FEET BEYOND THE STRUCTURE
9. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE'S STANDARDS AND SPECIFICATIONS FOR PUBLIC & PRIVATE IMPROVEMENTS
10. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE & ILLINOIS STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION
11. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, ARCHITECT & OWNER, THEIR EMPLOYEES & AGENTS FROM ALL PROJECT CONSTRUCTION & TESTING RELATED LIABILITY.
12. THE CONTRACTOR SHALL REQUEST UTILITY LOCATES FROM ALL UTILITY COMPANIES BEFORE PROCEEDING & SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF. (JULIE: 800-892-0123)
13. CONTRACTOR TO COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE
14. THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK
15. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT
16. ALL DISTURBED VILLAGE STREETS TO BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS – 2" BIT. SURFACE COURSE AND 8" BAM; CONCRETE PAVEMENTS – 7"PCC CLASS SI W/ #6 BARS DOWELED @30"O.C. INTO THE EXISTING ADJACENT PAVEMENT
17. ALL DISTURBED PUBLIC SIDEWALKS ARE TO BE REPLACED WITH 5" PCC CLASS SI OVER A 3"CA-6 BASE WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF WORK IN SAID AREAS, WEATHER PERMITTING.
18. SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
19. CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK
20. ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION
21. THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSONS NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN. PUBLIC IMPROVEMENTS INSPECTOR.
22. THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE VILLAGE STANDARD DETAIL
23. RESIDENTIAL MATERIAL REQUIREMENTS FOR DRIVEWAYS: DRIVEWAYS MEETING THESE REQUIREMENTS SHALL BE PROVIDED AT ALL LOCATIONS APPROVED BY THE VILLAGE ENGINEER WHERE VEHICULAR TRAFFIC IS INTENDED TO LEAVE THE ROADWAY AND MOVE ONTO PRIVATE PROPERTY. DRIVEWAYS FOR RESIDENTIAL BUILDINGS MUST BE CONSTRUCTED OF 1) A MINIMUM FLEXIBLE PAVEMENT OF 2" BITUMINOUS CONCRETE SURFACE, CLASS1 OVER 6" AGGREGATE BASE COURSE (CRUSHED) TYPE B. 2) RIGID PAVEMENT: 4" CONCRETE OVER 4" AGGREGATE BASE W/ WIRE MESH OR 3) RIGID PAVEMENT: 6" CONCRETE OVER 4" AGGREGATE BASE COURSE W/OUT WIRE MESH. IN APRON ONLY – USE 6" CONCRETE OVER 4" AGGREGATE W/OUT WIRE MESH
24. THE GRADE OF PITCH OF DRIVEWAYS SHALL BE POSITIVE (1% MIN.) AND DRAINED AWAY FROM THE RESIDENCE.
25. CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS SI OVER A THREE INCH (3") AGGREGATE CA-6 BASE.
26. A SPOT SURVEY, PREPARED BY A REGISTERED LAND SURVEYOR, MUST BE SUBMITTED BEFORE ANY FRAMING BEGINS FOR ALL NEW SINGLE FAMILY RESIDENCES AND RESIDENCES WHERE A ZONING VARIANCE HAS BEEN GRANTED.

GENERAL NOTES

1. CONTRACTOR SHALL PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT SHALL BE HE RESPONSIBILITY OF OWNER AND SHALL NULLIFY AND VOID ANY ARCHITECTURAL CONDITION.
2. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF EXISTING CONSTRUCTION IN THE FIELD. PLANS OF NEW AND EXISTING CONSTRUCTION SHALL NOT BE SCALED. DUE TO THE NATURE OF CONSTRUCTION, THE WRITTEN DIMENSIONS DEPICTED MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO MAKE ALL FINAL MEASUREMENTS AND FIELD ADJUSTMENTS PRIOR TO ORDERING MATERIALS AND COORDINATING LABOR.
3. DUE TO THE NATURE OF CONSTRUCTION, THESE DRAWINGS MAY NOT DEPICT EVERY PIECE OF MATERIAL AND ALL LABOR REQUIRED FOR CONSTRUCTION. THE GENERAL CONTRACTOR IS TO PROVIDE AN ALLOWANCE OR CONTINGENCY FUND TO COVER SUCH UNFORESEEN CONDITIONS OR PLAN MISINTERPRETATIONS. BY PROCEEDING WITH CONSTRUCTION, THE GENERAL CONTRACTOR/BUILDER,SUB-CONTRACTOR AGREE AND ARE SATISFIED WITH THESE PLANS AS BEING ADEQUATE TO CONSTRUCT THE PROJECT AS INTENDED.
4. THE CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT AND OWNER IF DISCREPANCIES EXIST.
5. BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE BUILDING SITE AND SATISFIED HIMSELF/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THEIR PART OF THE WORK, OR THAT IN ANY MANNER AFFECT THE WORK UNDER CONTRACT.
6. ALL FEDERAL AND ILLINOIS HEALTH AND SAFETY ACTS SHALL BE INCORPORATED INTO THE GENERAL SPECIFICATIONS. ANY CONTRACTOR OR EMPLOYEE THEREOF REFUSING TO COMPLY WITH THE SAFETY STANDARDS SET FORTH IN THE ACTS SHALL BE DISMISSED FROM THE JOB SITE. ANY FINES LEVIED BY THE STATE OR FEDERAL OSHA OFFICERS SHALL BE PAID BY THE SUBCONTRACTOR.
7. FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLY IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
9. EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE ACTION AND SUPERVISION OF HIS/HER EMPLOYEE, AS WELLS AS THE QUALITY AND SAFETY OF LADDERS, SCAFFOLDS, AND ANY CONSTRUCTION TOOLS OR STRUCTURES USED OR ERECTED A THE JOB SITE. ALL EMPLOYEES ARE TO HAVE MEDICAL/WORKER'S COMPENSATION AND LIABILITY COVERAGE UNDER THE INSURANCE POLICIES OF THEIR EMPLOYERS.
10. THE PROPERTY OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS UNDERSTAND AND AGREE THAT THE ARCHITECT IS NOT TO PROVIDE ANY SITE SUPERVISION OR SITE VISITATION. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS ARE SOLELY RESPONSIBLE FOR SITE CONDITIONS, CONSTRUCTION PROCEDURES, AND SCHEDULING AND MATERIAL INSTALLATION AT THIS JOB.
11. EACH SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND PROPERTY OWNER OF ANY PERCEIVED HAZARD TO LIFE, HEALTH OR PROPERTY (OR ANY POTENTIALLY DANGEROUS SITUATION), WHICH MAY DEVELOP DURING THE COURSE OF CONSTRUCTION. WORK SHALL BE HALTED UNTIL SUCH HAZARDS ARE ELIMINATED.
12. ALL MATERIALS AND PRODUCTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR COMPARABLE EXISTING CONDITIONS. CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE EXISTING CONDITIONS AND THE MATERIALS AND INSTALLATION METHODS AND PRECAUTIONS BEFORE COMMENCING WORK.
13. GENERAL CONTRACTOR SHALL PROTECT ADJACENT AREAS AND PROPERTIES NOT IN CONTRACT.
14. EACH CONTRACTOR OR SUBCONTRACTOR IN SIGNING THEIR CONTRACT GUARANTEES THEIR WORK FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL LEAVE THE WORK IN PERFECT ORDER UPON COMPLETION. NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OR SUB-CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW.
15. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO CONSTRUCTION.
16. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH OWNER THE INSTALLATION REQUIREMENTS OF ALL FURNISHED ITEMS.

SOLAR READY ROOF ZONE NOTICE:

SEE SOLAR READY ROOF PLAN ON SHEET A-6. ALL TRADES TO PERFORM WORK SO THAT SOLAR READY ZONES ARE FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF MOUNTED EQUIPMENT.

DRAWING INDEX

A1 TITLE SHEET
A2 NOTES
A3 FOUNDATION PLAN
TYPICAL RADON VENT DETAIL
A4 FINISHED BASEMENT PLAN
A5 FIRST FLOOR PLAN
A6 SECOND FLOOR PLAN
ROOF PLAN
A7 NORTH (FRONT) ELEVATION
WEST (RIGHT SIDE) ELEVATION
A8 SOUTH (REAR) ELEVATION
EAST (LEFT SIDE) ELEVATION
A9 FIRST FLOOR FRAMING PLAN
A10 SECOND FLOOR FRAMING PLAN
PORTAL FRAMING DETAIL
A11 CEILING FRAMING PLAN
A12 ROOF FRAMING PLAN
A13 TYPICAL WALL SECTION
GARAGE SECTION
CRAWLSPACE SECTION
WINDOW WELL SECTION
STONE BASE SECTION
A14 BASEMENT ELECTRIC PLAN
A15 FIRST FLOOR ELECTRIC PLAN
A16 SECOND FLOOR ELECTRIC PLAN
A17 ROOF VENT PLAN
LIGHT & VENTILATION SCHEDULE
WATER SERVICE CALCULATIONS
SUPPLY RISER DIAGRAM
WASTE & VENT DIAGRAM

2018 IECC PRESCRIPTIVE INSULATION & GLAZING REQUIREMENTS

CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	R-49
WOOD FRAME WALL R-VALUE:	R-20
FLOOR R-VALUE:	R-30
BASEMENT WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
SLAB R-VALUE & DEPTH:	R-10, 2'-0"
CRAWL SPACE WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
FURNACE AFUE:	78 (MIN)
AC SEER:	13 (MIN)

FRAMING NOTES & MATERIAL SPECIFICATIONS

1. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
2. SPLIT DOUBLE JOISTS TO ACCOMMODATE PLUMBING, HVAC, ETC.
2. PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS.
4. ALL STRUCTURAL HEADERS TO BE (2) 2X12'S W/ ½"PLYWOOD U.N.O.
5. PROVIDE STEEL JOIST HANGERS AS REQUIRED. INSTALL & NAIL HANGERS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL BEARING POINTS TO BE (3) 2X4'S U.N.O. BEARING DIRECTLY TO FOUNDATION,STEEL, OR OTHER APPROVED HEADER.
7. PROVIDE BRIDGING FOR 2X FLOOR JOISTS @ 8'-0" O.C.
8. PROVIDE BRIDGING FOR 2X CEILING JOISTS @ 10'-0" O.C.
9. PROVIDE BRIDGING FOR 2X RAFTERS IN VAULTED CEILINGS @ 10'-0"O.C.
10. PROVIDE COLLAR TIES FOR RAFTERS @ 32" O.C.
11. ALL HIPS, VALLEY'S AND RIDGES TO BE 2X12'S U.N.O.
12. INSTALL FABRICATED WOOD PRODUCTS PER MANUFACTURER'S SPECIFICATIONS.
13. ALL WOOD IN CONTACT W/ CONCRETE TO BE TREATED.
14. PROVIDE DOUBLE JOISTS UNDER MASTER BATH TUB & SHOWER.
15. PROVIDE DOUBLE JOISTS UNDER KITCHEN COUNTERS & ISLANDS.
16. ALL FRAMING LUMBER TO BE SPF#2 (OR BETTER). Fb=1289psi.
17. DESIGN LOADS:
FLOOR JOISTS –
40 PSF LIVE LOAD, 20 PSF DEAD LOAD
CEILING JOISTS: 20 PSF LIVE LOAD
RAFTERS: 30 PSF LIVE LOAD, 15 PSF DEAD LOAD
GROUND SNOW LOAD: 30 PSF
18. RIDGE BOARDS SHALL BE LARGER THAN THE CUT END OF THE COMMON RAFTERS BEING SERVED.
19. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 'c=3,000 PSI
20. ALL REINFORCEMENT STEEL SHALL BE ASTM GRADE 60 Fy=60KSI
21. ALL STRUCTURAL STEEL SHALL BE A36 Fy=36 KSI
22. ALL MASONRY GROUTING SHALL HAVE AN ULTIMATE STRENGTH OF F'm=2500 PSI.
23. ALL LVL'S SHALL HAVE A E(MIN)=1,900,000 PSI AND Fb(MIN)=2600 PSI
24. ALL PORCH WOOD TO BE TREATED.

STEEL LINTEL SPECIFICATIONS:
1) FOR EACH 4" THICKNESS OF WALL AND OPENING:
*LESS THAN 4'-0" USE (1) 3½" X 3½" X 5/16" ANGLE
*4'-0" TO LESS THAN 6'-0" USE (1) 4" X 3½" X 5/16" ANGLE
*6'-0" TO LESS THAN 7'-6" USE (1) 5" X 3½" X 5/16" ANGLE
*7'-6" TO LESS THAN 9'-4" USE (1) 6" X 3½" X 5/16" ANGLE
*9'-4" AND OVER PER PLAN
2) LINTELS IN PARS SHALL BE BOLTED TOGETHER W/ ¾"ø BOLTS @ 16" O.C.
3) BEARING SHALL BE 6" MINIMUM, BUT NOT LESS THAN 1" FOR EACH FOOT OF SPAN.

DATE:
10.19.21
01.24.22
05.17.22
09.30.22

SHEET NO. A-1 OF 17 SHEETS

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 4
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

LICENSED ARCHITECT
CLIFFORD TOWN
001-012279
STATE OF ILLINOIS
EXP. 11-22
9/30/22

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



01 NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



02 WEST (RIGHT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SIZES:
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

DOOR SIZES:
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

SHEET NO. A-7 OF 17 SHEETS

DATE:
10.19.21
01.21.22
05.17.22
09.30.22

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 4
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

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01 SOUTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"



02 EAST (LEFT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

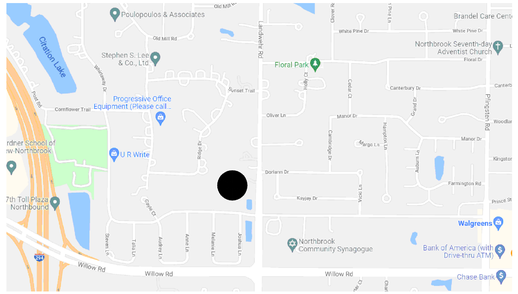
SHEET NO. A-8 OF 17 SHEETS

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10.19.21
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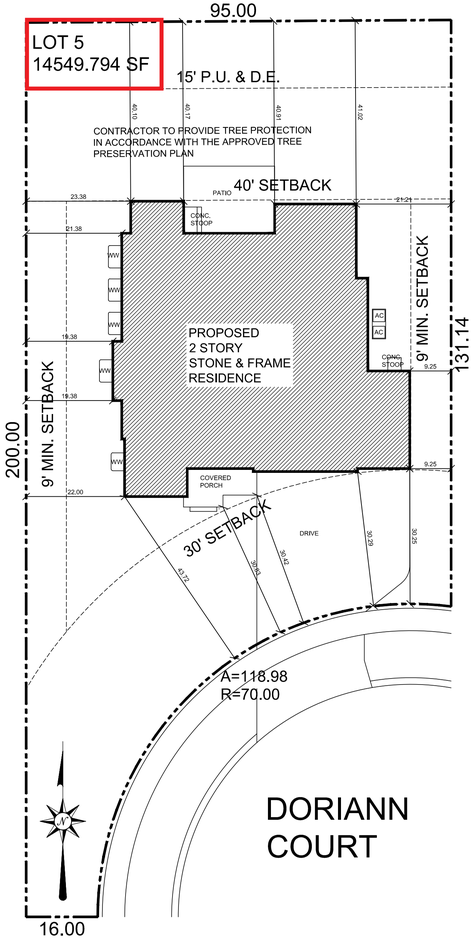
AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 4
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

Attachment: 2420-2450 Landvehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



01 PROJECT LOCATION
NOT TO SCAQLE



02 SITE PLAN
SCALE: 1/16"=1'-0"

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2015 NFPA LIFE SAFETY CODE

ALL CODES W/ VILLAGE OF NORTHBROOK AMENDMENTS

ZONING INFORMATION

LOT AREA	= 14549.79
BUILDING SETBACKS (REQUIRED):	
FRONT	= 30.00
SIDE	= 9.00
COMBINED SIDES	= 21.25
REAR	= 40.00
MAXIMUM BUILDING HEIGHT (REQUIRED):	
LOWEST GRADE TO T/ROOF	= 35.00

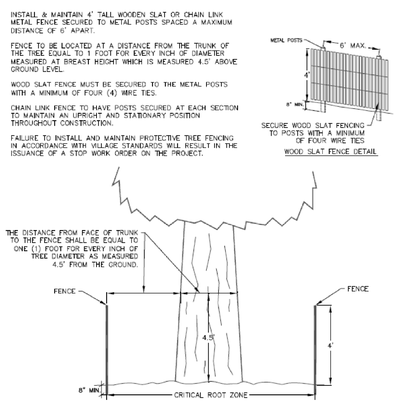
FLOOR AREA RATIO CALCULATIONS

LOT AREA	= 14549.79
MAX. ALLOWABLE FAR	= 5819.92 (40.00%)
FIRST FLOOR	= 2411.33
SECOND FLOOR (14'+ CEILING)	= 1135.70
TOTAL	= 4547.03 (31.25%)

IMPERVIOUS SURFACE CALCULATIONS

SEE CIVIL ENGINEERING PLANS BY BONO CONSULTING

04 SILT FENCE DETAIL
NOT TO SCALE



03 TREE PROTECTION DETAIL
NOT TO SCALE

SITE NOTES

1. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON SITE STOCKPILING OF EXCAVATED MATERIAL WILL BE ALLOWED.
2. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL & SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH. THE RESTORATION WILL BE COMPLETED WITHIN FIVE DAYS OF THE DISTURBANCE.
3. THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS THE GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN A 6 FOOT HIGH CONSTRUCTION FENCE DURING NON WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATION UNTIL FOUNDATION IS BACKFILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 6 FOOT HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
4. WHEN REQUIRED BY THE ILLINOIS STATE PLUMBING CODE, THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN AN APPROVED PORTABLE TOILET FOR THE CONSTRUCTION SITE. THE LOCATION OF THE PORTABLE TOILET MUST BE A MIN. OF 6 FEET FROM ALL PROPERTY LINES.
5. CONSTRUCTION DEBRIS & REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT AND SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH UNITS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
6. ARABIC NUMERALS, AT LEAST THREE (3) INCHES IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.
7. CLEANOUTS ARE REQUIRED FOR ALL UTILITY SERVICE LINES WHERE THE LENGTH EXCEEDS 100 FEET OR A CHANGE OF DIRECTION OCCURS.
8. ALL DOWNSPOUTS SHALL SPLASH ON GRADE TO THE FRONT OR REAR OF THE RESIDENCE ONLY AND SHALL NOT EXTEND MORE THAN 5 FEET BEYOND THE STRUCTURE.
9. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE'S STANDARDS AND SPECIFICATIONS FOR PUBLIC & PRIVATE IMPROVEMENTS
10. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE & ILLINOIS STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION
11. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, ARCHITECT & OWNER, THEIR EMPLOYEES & AGENTS FROM ALL PROJECT CONSTRUCTION & TESTING RELATED LIABILITY.
12. THE CONTRACTOR SHALL REQUEST UTILITY LOCATES FROM ALL UTILITY COMPANIES BEFORE PROCEEDING & SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF. (JULIE: 800-892-0123)
13. CONTRACTOR TO COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE
14. THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK
15. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT
16. ALL DISTURBED VILLAGE STREETS TO BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS – 2" BIT. SURFACE COURSE AND 8" BAM; CONCRETE PAVEMENTS – 7"PCC CLASS SI W/ #6 BARS DOWELED @30"O.C. INTO THE EXISTING ADJACENT PAVEMENT
17. ALL DISTURBED PUBLIC SIDEWALKS ARE TO BE REPLACED WITH 5" PCC CLASS SI OVER A 3"CA-6 BASE WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF WORK IN SAID AREAS, WEATHER PERMITTING.
18. SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
19. CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK
20. ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION
21. THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSONS NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN. PUBLIC IMPROVEMENTS INSPECTOR.
22. THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE VILLAGE STANDARD DETAIL
23. RESIDENTIAL MATERIAL REQUIREMENTS FOR DRIVEWAYS: DRIVEWAYS MEETING THESE REQUIREMENTS SHALL BE PROVIDED AT ALL LOCATIONS APPROVED BY THE VILLAGE ENGINEER WHERE VEHICULAR TRAFFIC IS INTENDED TO LEAVE THE ROADWAY AND MOVE ONTO PRIVATE PROPERTY. DRIVEWAYS FOR RESIDENTIAL BUILDINGS MUST BE CONSTRUCTED OF 1) A MINIMUM FLEXIBLE PAVEMENT OF 2" BITUMINOUS CONCRETE SURFACE, CLASS1 OVER 6" AGGREGATE BASE COURSE (CRUSHED) TYPE B. 2) RIGID PAVEMENT: 4" CONCRETE OVER 4" AGGREGATE BASE W/ WIRE MESH OR 3) RIGID PAVEMENT: 6" CONCRETE OVER 4" AGGREGATE BASE COURSE W/OUT WIRE MESH. IN APRON ONLY – USE 6" CONCRETE OVER 4" AGGREGATE W/OUT WIRE MESH
24. THE GRADE OF PITCH OF DRIVEWAYS SHALL BE POSITIVE (1% MIN.) AND DRAINED AWAY FROM THE RESIDENCE.
25. CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS SI OVER A THREE INCH (3") AGGREGATE CA-6 BASE.
26. A SPOT SURVEY, PREPARED BY A REGISTERED LAND SURVEYOR, MUST BE SUBMITTED BEFORE ANY FRAMING BEGINS FOR ALL NEW SINGLE FAMILY RESIDENCES AND RESIDENCES WHERE A ZONING VARIANCE HAS BEEN GRANTED.

GENERAL NOTES

1. CONTRACTOR SHALL PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT SHALL BE HE RESPONSIBILITY OF OWNER AND SHALL NULLIFY AND VOID ANY ARCHITECTURAL CONDITION.
2. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF EXISTING CONSTRUCTION IN THE FIELD. PLANS OF NEW AND EXISTING CONSTRUCTION SHALL NOT BE SCALED. DUE TO THE NATURE OF CONSTRUCTION, THE WRITTEN DIMENSIONS DEPICTED MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO MAKE ALL FINAL MEASUREMENTS AND FIELD ADJUSTMENTS PRIOR TO ORDERING MATERIALS AND COORDINATING LABOR.
3. DUE TO THE NATURE OF CONSTRUCTION, THESE DRAWINGS MAY NOT DEPICT EVERY PIECE OF MATERIAL AND ALL LABOR REQUIRED FOR CONSTRUCTION. THE GENERAL CONTRACTOR IS TO PROVIDE AN ALLOWANCE OR CONTINGENCY FUND TO COVER SUCH UNFORESEEN CONDITIONS OR PLAN MISINTERPRETATIONS. BY PROCEEDING WITH CONSTRUCTION, THE GENERAL CONTRACTOR/BUILDER,SUB-CONTRACTOR AGREE AND ARE SATISFIED WITH THESE PLANS AS BEING ADEQUATE TO CONSTRUCT THE PROJECT AS INTENDED.
4. THE CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT AND OWNER IF DISCREPANCIES EXIST.
5. BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE BUILDING SITE AND SATISFIED HIMSELF/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THEIR PART OF THE WORK, OR THAT IN ANY MANNER AFFECT THE WORK UNDER CONTRACT.
6. ALL FEDERAL AND ILLINOIS HEALTH AND SAFETY ACTS SHALL BE INCORPORATED INTO THE GENERAL SPECIFICATIONS. ANY CONTRACTOR OR EMPLOYEE THEREOF REFUSING TO COMPLY WITH THE SAFETY STANDARDS SET FORTH IN THE ACTS SHALL BE DISMISSED FROM THE JOB SITE. ANY FINES LEVIED BY THE STATE OR FEDERAL OSHA OFFICERS SHALL BE PAID BY THE SUBCONTRACTOR.
7. FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLY IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
9. EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE ACTION AND SUPERVISION OF HIS/HER EMPLOYEE, AS WELLS AS THE QUALITY AND SAFETY OF LADDERS, SCAFFOLDS, AND ANY CONSTRUCTION TOOLS OR STRUCTURES USED OR ERECTED A THE JOB SITE. ALL EMPLOYEES ARE TO HAVE MEDICAL/WORKER'S COMPENSATION AND LIABILITY COVERAGE UNDER THE INSURANCE POLICIES OF THEIR EMPLOYERS.
10. THE PROPERTY OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS UNDERSTAND AND AGREE THAT THE ARCHITECT IS NOT TO PROVIDE ANY SITE SUPERVISION OR SITE VISITATION. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS ARE SOLELY RESPONSIBLE FOR SITE CONDITIONS, CONSTRUCTION PROCEDURES, AND SCHEDULING AND MATERIAL INSTALLATION AT THIS JOB.
11. EACH SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND PROPERTY OWNER OF ANY PERCEIVED HAZARD TO LIFE, HEALTH OR PROPERTY (OR ANY POTENTIALLY DANGEROUS SITUATION), WHICH MAY DEVELOP DURING THE COURSE OF CONSTRUCTION. WORK SHALL BE HALTED UNTIL SUCH HAZARDS ARE ELIMINATED.
12. ALL MATERIALS AND PRODUCTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR COMPARABLE EXISTING CONDITIONS. CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE EXISTING CONDITIONS AND THE MATERIALS AND INSTALLATION METHODS AND PRECAUTIONS BEFORE COMMENCING WORK.
13. GENERAL CONTRACTOR SHALL PROTECT ADJACENT AREAS AND PROPERTIES NOT IN CONTRACT.
14. EACH CONTRACTOR OR SUBCONTRACTOR IN SIGNING THEIR CONTRACT GUARANTEES THEIR WORK FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL LEAVE THE WORK IN PERFECT ORDER UPON COMPLETION. NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OR SUB-CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW.
15. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO CONSTRUCTION.
16. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH OWNER THE INSTALLATION REQUIREMENTS OF ALL FURNISHED ITEMS.

SOLAR READY ROOF ZONE NOTICE:

SEE SOLAR READY ROOF PLAN ON SHEET A-6. ALL TRADES TO PERFORM WORK SO THAT SOLAR READY ZONES ARE FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF MOUNTED EQUIPMENT.

DRAWING INDEX

A1 TITLE SHEET
A2 NOTES
A3 FOUNDATION PLAN
TYPICAL RADON VENT DETAIL
A4 FINISHED BASEMENT PLAN
A5 FIRST FLOOR PLAN
A6 SECOND FLOOR PLAN
ROOF PLAN
A7 NORTH (FRONT) ELEVATION
WEST (RIGHT SIDE) ELEVATION
A8 SOUTH (REAR) ELEVATION
EAST (LEFT SIDE) ELEVATION
A9 FIRST FLOOR FRAMING PLAN
A10 SECOND FLOOR FRAMING PLAN
PORTAL FRAMING DETAIL
A11 CEILING FRAMING PLAN
A12 ROOF FRAMING PLAN
A13 TYPICAL WALL SECTION
GARAGE SECTION
CRAWLSPACE SECTION
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A14 BASEMENT ELECTRIC PLAN
A15 FIRST FLOOR ELECTRIC PLAN
A16 SECOND FLOOR ELECTRIC PLAN
A17 ROOF VENT PLAN
LIGHT & VENTILATION SCHEDULE
WATER SERVICE CALCULATIONS
SUPPLY RISER DIAGRAM
WASTE & VENT DIAGRAM

2018 IECC PRESCRIPTIVE INSULATION & GLAZING REQUIREMENTS

CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	R-49
WOOD FRAME WALL R-VALUE:	R-20
FLOOR R-VALUE:	R-30
BASEMENT WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
SLAB R-VALUE & DEPTH:	R-10, 2'-0"
CRAWL SPACE WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
FURNACE AFUE:	78 (MIN)
AC SEER:	13 (MIN)

FRAMING NOTES & MATERIAL SPECIFICATIONS

1. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
2. SPLIT DOUBLE JOISTS TO ACCOMMODATE PLUMBING, HVAC, ETC.
2. PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS.
4. ALL STRUCTURAL HEADERS TO BE (2) 2X12'S W/ ½"PLYWOOD U.N.O.
5. PROVIDE STEEL JOIST HANGERS AS REQUIRED. INSTALL & NAIL HANGERS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL BEARING POINTS TO BE (3) 2X4'S U.N.O. BEARING DIRECTLY TO FOUNDATION,STEEL, OR OTHER APPROVED HEADER.
7. PROVIDE BRIDGING FOR 2X FLOOR JOISTS @ 8'-0" O.C.
8. PROVIDE BRIDGING FOR 2X CEILING JOISTS @ 10'-0" O.C.
9. PROVIDE BRIDGING FOR 2X RAFTERS IN VAULTED CEILINGS @ 10'-0"O.C.
10. PROVIDE COLLAR TIES FOR RAFTERS @ 32" O.C.
11. ALL HIPS, VALLEY'S AND RIDGES TO BE 2X12'S U.N.O.
12. INSTALL FABRICATED WOOD PRODUCTS PER MANUFACTURER'S SPECIFICATIONS.
13. ALL WOOD IN CONTACT W/ CONCRETE TO BE TREATED.
14. PROVIDE DOUBLE JOISTS UNDER MASTER BATH TUB & SHOWER.
15. PROVIDE DOUBLE JOISTS UNDER KITCHEN COUNTERS & ISLANDS.
16. ALL FRAMING LUMBER TO BE SPF#2 (OR BETTER). Fb=1289psi.
17. DESIGN LOADS:
FLOOR JOISTS –
40 PSF LIVE LOAD, 20 PSF DEAD LOAD
CEILING JOISTS: 20 PSF LIVE LOAD
RAFTERS: 30 PSF LIVE LOAD, 15 PSF DEAD LOAD
GROUND SNOW LOAD: 30 PSF
18. RIDGE BOARDS SHALL BE LARGER THAN THE CUT END OF THE COMMON RAFTER'S BEING SERVED.
19. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 'c=3,000 PSI
20. ALL REINFORCEMENT STEEL SHALL BE ASTM GRADE 60 Fy=60KSI
21. ALL STRUCTURAL STEEL SHALL BE A36 Fy=36 KSI
22. ALL MASONRY GROUTING SHALL HAVE AN ULTIMATE STRENGTH OF F'm=2500 PSI.
23. ALL LVL'S SHALL HAVE A E(MIN)=1,900,000 PSI AND Fb(MIN)=2600 PSI
24. ALL PORCH WOOD TO BE TREATED.

STEEL LINTEL SPECIFICATIONS:
1) FOR EACH 4" THICKNESS OF WALL AND OPENING:
*LESS THAN 4'-0" USE (1) 3½" X 3½" X 5/16" ANGLE
*4'-0" TO LESS THAN 6'-0" USE (1) 4" X 3½" X 5/16" ANGLE
*6'-0" TO LESS THAN 7'-6" USE (1) 5" X 3½" X 5/16" ANGLE
*7'-6" TO LESS THAN 9'-4" USE (1) 6" X 3½" X 5/16" ANGLE
*9'-4" AND OVER PER PLAN
2) LINTELS IN PARS SHALL BE BOLTED TOGETHER W/ ¾"ø BOLTS @ 16" O.C.
3) BEARING SHALL BE 6" MINIMUM, BUT NOT LESS THAN 1" FOR EACH FOOT OF SPAN.

SHEET NO. A-1 OF 17 SHEETS

DATE:
10.19.21
01.24.22
05.17.22
09.30.22

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 5
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

LICENSED ARCHITECT
CLIFFORD TOWN
001-012279
STATE OF ILLINOIS
EXP. 11-22
9/30/22

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



01 SOUTH (FRONT) ELEVATION

SCALE: 1/4"=1'-0"



02 EAST (RIGHT SIDE) ELEVATION

SCALE: 1/4"=1'-0"

WINDOW SIZES:

WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

DOOR SIZES:

DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

SHEET NO. A-7 OF 17 SHEETS

DATE:
10.19.21
01.24.22
05.17.22
09.30.22

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 5
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
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01 NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SIZES:
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

DOOR SIZES:
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.



02 WEST (LEFT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

SHEET NO. A-8 OF 17 SHEETS

DATE:
10.19.21
01.21.22
05.17.22
09.30.22

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 5
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
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EXHIBIT D

FINAL ENGINEERING PLAN

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

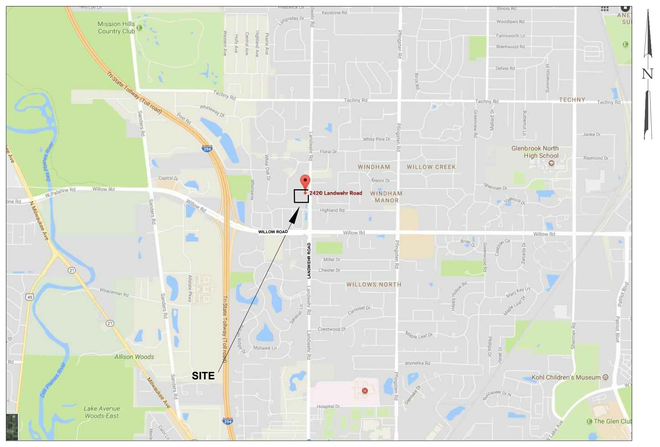
BENCHMARK INFO
SITE BENCHMARK IS LOCATED ON EAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF LANDWEHR ROAD AND DORIANN DRIVE. ELEVATION = 684.21 (NAVD 88)

PROPOSED NORTHGATE ESTATES SUBDIVISION
SITE IMPROVEMENT PLAN
2420-2450 LANDWEHR RD., NORTHBROOK, COOK COUNTY, IL

SECTION: 20
TOWNSHIP: 42N
RANGE: 12E

PIN 04-20-100- (006 THROUGH 007) -0000

SITE LOCATION MAP



DRAWING INDEX:

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3. DEMOLITION PLAN
4. PHASE – I –SOIL EROSION & SEDIMENTATION CONTROL PLAN
5. PHASE – II –SOIL EROSION & SEDIMENTATION CONTROL PLAN
6. SWPPP
7. PROPOSED GRADING & DRAINAGE PLAN – OVERALL SITE
8. PROPOSED UTILITIES PLAN – OVERALL SITE
9. PROPOSED PLAN & PROFILES
10. TRIBUTARY AREA & INUNDATION EXHIBITS
11. GEOMETRIC PLAN – OVERALL SITE
12A. AUTOTURN EXHIBIT
12B. AUTOTURN EXHIBITS CONT.
13. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE A
14. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE B
15. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE C
16. CONSTRUCTION NOTES
17. STORMWATER MANAGEMENT CALCULATIONS
18. STANDARD DETAILS
19A. STANDARD DETAILS – CONTINUED
19B. STANDARD DETAILS – CONTINUED
20. IDOT DETAILS
21. IDOT DETAILS – CONTINUED
22. IDOT DETAILS – CONTINUED
23. IDOT DETAILS – CONTINUED
24. IDOT DETAILS – CONTINUED
25. CCHD DRAINAGE AREA EXHIBIT
26. CCHD CROSS–SECTIONS
27. UTILITIES AND EASEMENT EXHIBIT

EX–R EXHIBIT R

AERIAL MAP



1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT–OF–WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.

2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

Abhi Veer

ENGINEER

11-9-22

DATE

ABHIJIT VEER
062–067076
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXP. 11-30-23

CCDOT NOTES
(I) DURING CONSTRUCTION OF PROPOSED IMPROVEMENTS ALONG LANDWEHR ROAD, LANDWEHR ROAD SHALL REMAIN OPEN FOR ALL TRAFFIC AT ALL TIMES. IF ANY ACTIVITY THAT REQUIRES ENCROACHMENT INTO THE LANE OPEN FOR TRAFFIC, THAT ACTIVITY SHALL BE RESTRICTED TO WITHIN THE HOURS OF 9:00 AM TO 3:00 PM.
(II) IF ANY EXISTING PAVEMENT MARKING AND/OR SIGNING (EXCEPT THAT PROPOSED) ALONG LANDWEHR ROAD ARE/IS DAMAGED DUE TO THE CONSTRUCTION OF PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPLACE THE DAMAGED TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF COOK COUNTY PER IDOT AND IDOT–DISTRICT 1 STANDARDS FOR TRAFFIC CONTROL DEVICES FOR PAVEMENT MARKING AND SIGNAGE INCLUDED IN THE PLANS.

PROJECT NARRATIVE

GENERAL: PROPOSED 7 UNIT SUBDIVISION DEVELOPMENT CONSISTS OF 7 LOTS WITH 1 HOUSE EACH. EACH LOT WILL HAVE A DRIVEWAY FOR GARAGE ACCESS. ACCESS TO THE DRIVEWAYS WILL BE THROUGH NEW STREET. STORMWATER MANAGEMENT IS PROPOSED FOR THE SITE WITH DETENTION PONDS.

AREA SUMMARY:
TOTAL AREA OF SITE: 3.541 ACRES
DISTURBED AREA OF SITE: 3.541 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN OR WETLANDS ON OR WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN SEPARATE SEWER AREAS.

DETENTION/VOLUME CONTROL FACILITY: DETENTION IS PER VILLAGE OF NORTHBROOK REQUIREMENTS. MWRD DETENTION IS NOT REQUIRED FOR RESIDENTIAL SUBDIVISION PROJECTS WITH AREAS LESS THAN 5 ACRES. VOLUME CONTROL (AREA>0.5AC.) IS PER MWRD REQUIREMENTS.

SANITARY SEWERS: A SANITARY SEWER MAIN IS PROPOSED WHICH WILL CONNECT TO THE EXISTING SANITARY MAIN LOCATED IN LANDWEHR ROAD. EACH SINGLE FAMILY RESIDENCE HAS A SEPARATE SERVICE CONNECTION TO THE NEW SANITARY MAIN.

SOILS/INFILTRATION RATE: SILTY CLAY

GROUNDWATER ELEVATION: SEASONAL HIGH GROUNDWATER TABLE ESTIMATED AT 670.50, PER GEOTECHINCAL REPORT.

NOTE

ALL DETENTION BASINS, STORM SEWER LINES, DRAINAGE STRUCTURES, DRAINAGE EASEMENTS, AND SOUND BARRIER BERMS LOCATED IN EASEMENTS ARE PRIVATE AND WILL BE THE RESPONSIBILITY OF THE OF THE HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN.

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

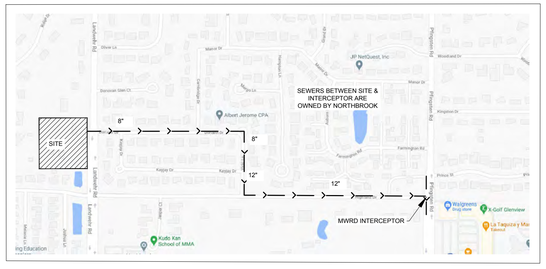
Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

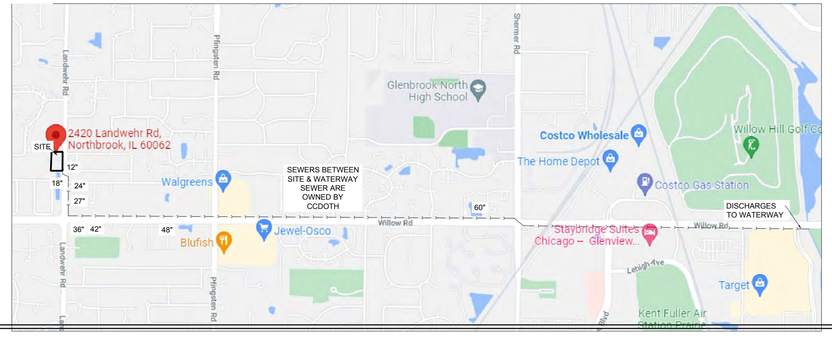
Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892–0123

FOR LOCATION OF TRAFFIC SIGNAL EQUIPTMENT WITHIN THE COUNTY RIGHT–OF–WAY CALL 312–603–1730

SANITARY SEWER ROUTE MAP



STORM SEWER ROUTE MAP



LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		
WATER VALVE		
GRADE		
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		
DOWNSPOUT (ROOF DRAINS)		
WATER B. BOX		
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK DESPRESSED CURB BOTTOM OF GUTTER		W XXX.XX B/W XXX.XX / B/G XXX.XX
MOUNTABLE CURB BOTTOM OF GUTTER TREE		M/C XXX.XX B/C XXX.XX
LANDMARK TREE		

REVISIONS	ISSUE	DATE
ISSUED FOR PERMIT	1	2-2-2021
REVISED PER VILLAGE & CCHD COMMENTS	2	11-9-2021
REVISED PER VILLAGE & CCHD COMMENTS	3	1-14-2022
REVISED PER VILLAGE & CCHD COMMENTS	4	4-5-2022
REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED	5	4-5-2022
REVISED PER MWRD COMMENTS	6	9-20-2022
REVISED PER MWRD COMMENTS	7	10-17-2022
REVISED PER MWRD COMMENTS	8	10-26-2022
REVISED PER MWRD COMMENTS	9	11-1-2022
REVISED PER MWRD COMMENTS	10	11-9-2022

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
1 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBER: 04 - 20 - 100 - 006 - 0000

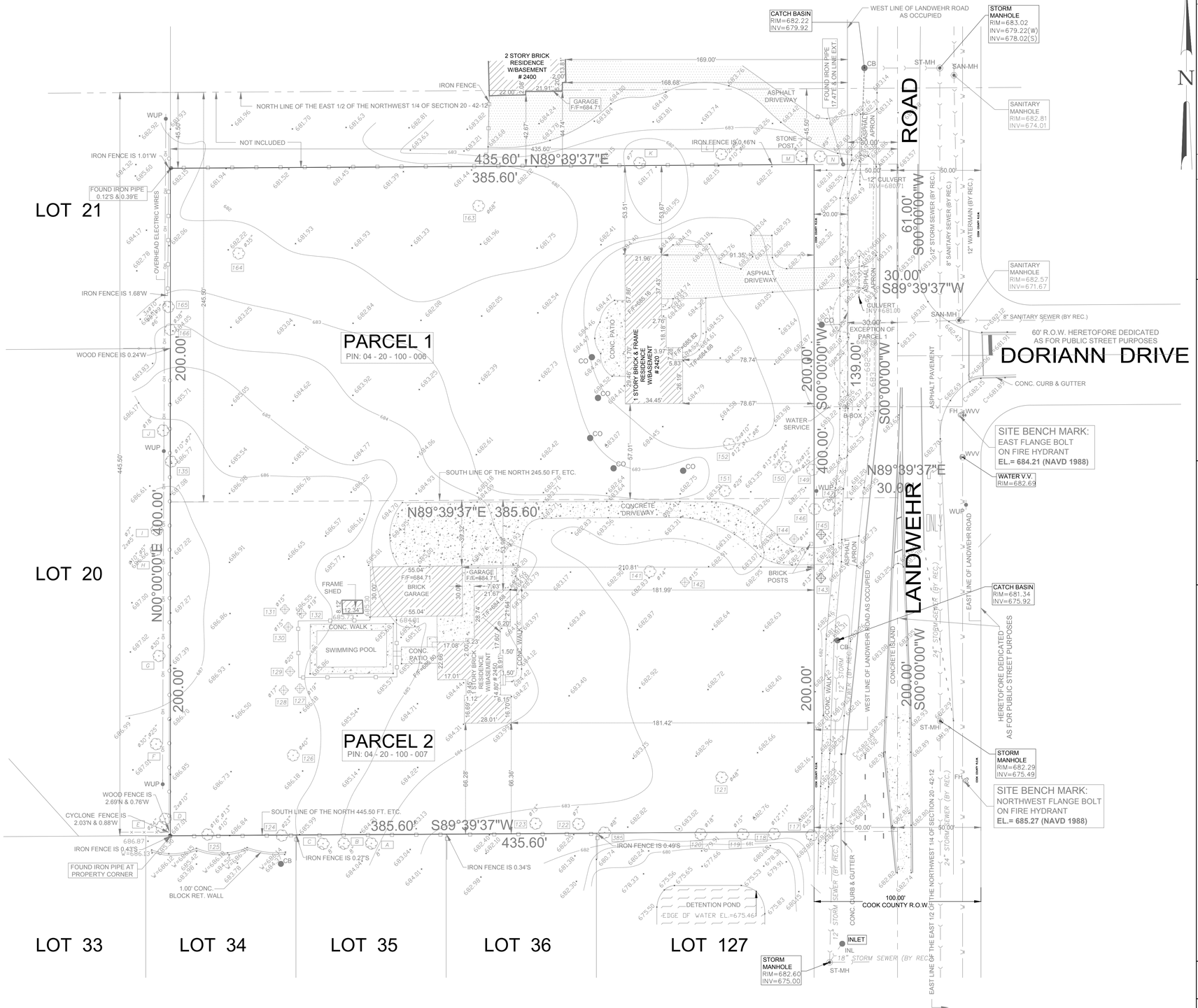
PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBER: 04 - 20 - 100 - 007 - 0000

TOTAL AREA = 170,070 SQUARE FEET OR 3.904 ACRES

LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
CO	CLEANOUT
WVV	WATER VALVE VAULT
B-BOX	B-BOX
FH	FIRE HYDRANT
WUP	WOOD UTILITY POLE
TR	TREE



DATE	REVISIONS	ISSUE
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4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-4&5 WEST SETBACKS REVISED	5
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10-26-2022	REVISED PER MWRD COMMENTS	8
11-1-2022	REVISED PER MWRD COMMENTS	9
11-9-2022	REVISED PER MWRD COMMENTS	10

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
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bbono@bonoconsulting.com

EXISTING TOPOGRAPHY

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
2 OF 27

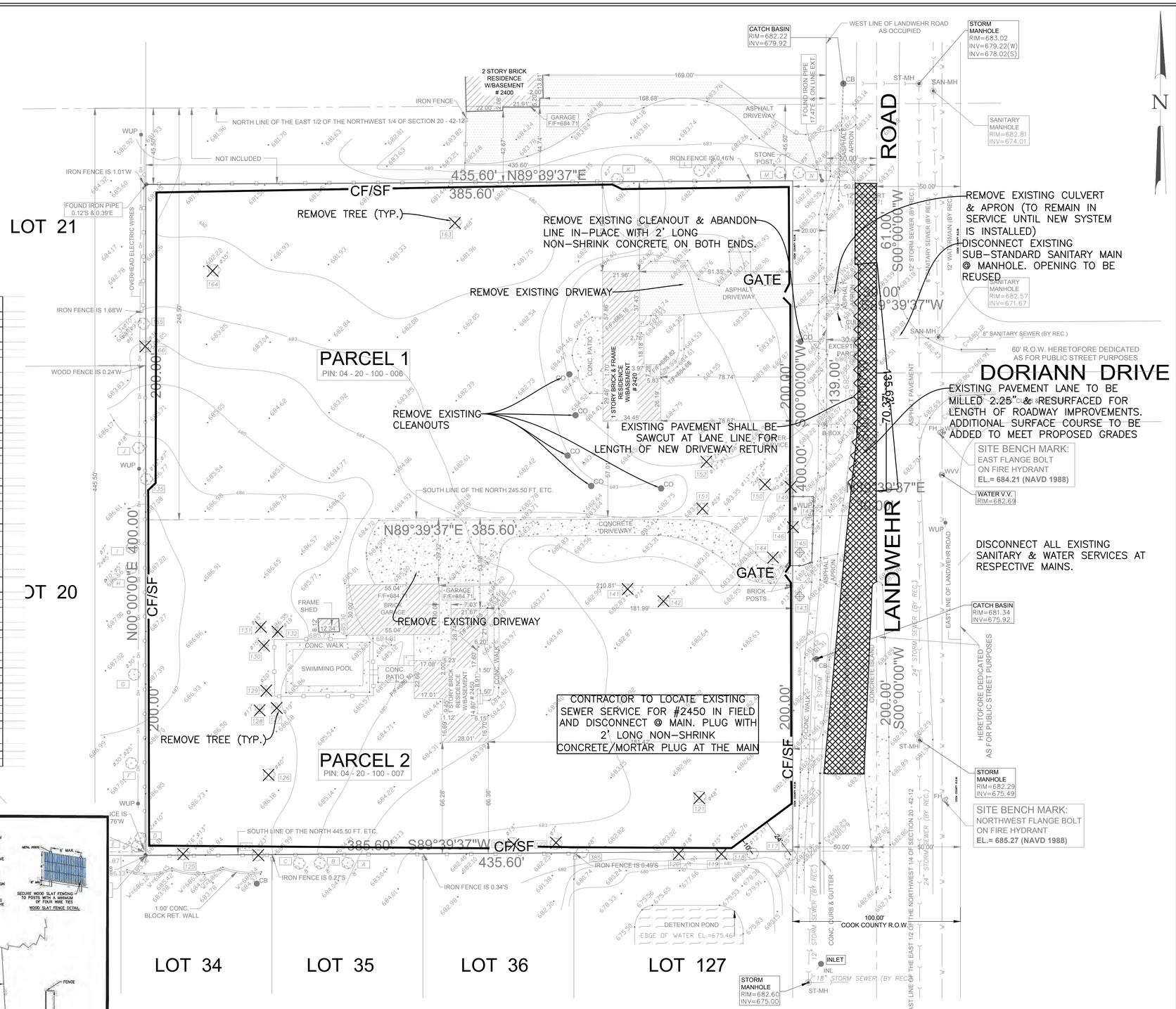
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DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call julie at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety**. Contractor to take all OSHA regulated and applicable local safety precautions to safe gaurd all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed during and before the end of each day.
10. Topographic survey by United Survey Service, LLC.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.

TREE SURVEY DATED 11-2-21

Tag	Common Name	Scientific Name	Size	Cond.	Form	Others	Landmark Tree	Remove	Notes
117	Cottonwood	*Populus deltoides*	35	4	3	X			SE corner of 2450 lot, by walk.
118	American Elm	*Ulmus americana*	12,11	4	5	X			Fork at 2', broken top, one sided.
119	Green Ash	*Fraxinus pennsylvanica*	15	6	6	X		X	Dead. On ground.
120	American Elm	*Ulmus americana*	18	6	6	X		X	Dead.
121	Cottonwood	*Populus deltoides*	48	5	4	X		X	Extensive decay in trunk.
122	Green Ash	*Fraxinus pennsylvanica*	7	6	6	X		X	Dead.
123	Green Ash	*Fraxinus pennsylvanica*	13	6	6	X		X	Dead.
124	Boxelder	*Acer negundo*	23	5	5	X		X	Heavy deadwood, decay. On south lot line.
125	Crabapple	*Malus spp.*	16,13,10	5	5	X		X	SW corner of 2450 lot. Heavy deadwood.
126	Silver Maple	*Acer saccharinum*	40	3	2	X		X	Dieback.
127	Colorado Spruce	*Picea pungens*	19	3	4		X	X	One-sided.
128	Colorado Spruce	*Picea pungens*	17	4	5		X	X	One-sided, no leader.
129	Colorado Spruce	*Picea pungens*	20	5	5		X	X	One-sided.
130	Colorado Spruce	*Picea pungens*	15	5	5		X	X	One-sided.
131	Colorado Spruce	*Picea pungens*	15	4	4		X	X	One-sided.
132	Colorado Spruce	*Picea pungens*	19	4	4		X	X	One-sided.
135	Mulberry	*Morus alba*	10,7	2	3	X			Utility pruned, west lot line.
141	Buckthorn	*Rhamnus cathartica*	14	4	3	X		X	Basal decay.
142	Colorado Spruce	*Picea pungens*	15	4	4		X	X	Dieback.
143	Colorado Spruce	*Picea pungens*	13	3	3		X		By 2450 driveway.
144	Colorado Spruce	*Picea pungens*	14	4	4		X	X	One-sided, vine infested.
145	Colorado Spruce	*Picea pungens*	11	4	4		X		One-sided.
146	Green Ash	*Fraxinus pennsylvanica*	11	6	6	X		X	Dead, fallen over.
147	American Elm	*Ulmus americana*	28	3	3	X			
148	Green Ash	*Fraxinus pennsylvanica*	8	6	6	X			Dead.
149	Arborvitae	*Thuja occidentalis*	15,12,12	2	2	X		X	
150	Arborvitae	*Thuja occidentalis*	13,12,12 ,7,4	2	3	X		X	
151	Siberian Elm	*Ulmus pumila*	29	5	5	X		X	Heavy deadwood, very weak.
152	Arborvitae	*Thuja occidentalis*	12,10,11 ,10,8	2	3	X		X	
163	Weeping Willow	*Salix alba*	68	5	5	X		X	Extensive decay, broken top. On ground.
164	Weeping Willow	*Salix alba*	35	3	3	X		X	
165	Arborvitae	*Thuja occidentalis*	10,10,10 ,9,8,6	2	4	X			West fenceline, utility pruned.
166	Siberian Elm	*Ulmus pumila*	38	5	5	X		X	Half dead. Utility pruned, extensive decay, along west fenceline.
385	American Elm	*Ulmus americana*	8	2	3	X			South side of lot east of #122.
	Offsite trees - No tags					X			
A	Callery Pear	*Pyrus calleryana*	8	1	2	X			
B	Callery Pear	*Pyrus calleryana*	8	1	2	X			
C	Callery Pear	*Pyrus calleryana*	8	1	2	X			
D	Boxelder	*Acer negundo*	10,10	3	4	X			Overtopped.
E	Hackberry	*Celtis occidentalis*	24	2	2	X			
F	Mulberry	*Morus alba*	30,25	5	4	X			Decay, split limbs. Pruned for utilities.
G	Boxelder	*Acer negundo*	30	4	5	X			Pruned for utilities, decay.
H	River Birch	*Betula nigra*	10,5	1	2	X			
I	River Birch	*Betula nigra*	7,5,5	1	2	X			
J	Colorado Spruce	*Picea pungens*	18	2	4		X		Pruned for utilities.
K	Honeylocust	*Gleditsia triacanthos*	7	2	3	X			On fence.
L	Amur Maple	*Acer ginnala*	10,8,8,6	5	5	X			Half dead.
M	American Elm	*Ulmus americana*	12	3	3	X			
N	Boxelder	*Acer negundo*	9	3	4	X			Overtopped, one sided.



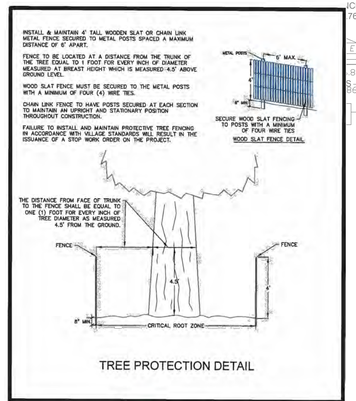
Village of Northbrook
Tree Preservation Notes

Tree Protection

1. The contractor shall provide and maintain tree protection in accordance with the approved tree preservation plan and tree protection details provided herein and in accordance with all local requirements for all parkway and private trees on the subject lot that will be within the limits of the proposed work, access to the site, storage of material, etc...
2. The tree protection shall remain intact during the entire duration of the construction project. No work is allowed within the tree protection area. For any reason during the project, if the tree protection needs to be removed or modified, the Tree Preservation Officer is to be contacted at 847/272-4711 ext. 4123.
3. Protective fencing shall be erected at a minimum distance of one foot (1) for every inch of diameter measured at four and one half feet (4.5) off the ground outward from the edge of the trunk or at the dripline of the tree, whichever allows for greater protection while allowing work on the site. Minimum tree protection zones are to be set outward from the tree a linear distance (in feet), equal to 70% of the tree's diameter (in inches, 4.5 feet off the ground). Smaller tree protection zones may be permitted by the Tree Preservation Officer. The fencing material shall be continuous chain link or wooden slat snow fencing that is secured to metal stakes spaced a minimum of six feet (6) apart with no less than 3 ties of appropriate material. Mesh fencing is NOT allowed.
4. No grade changes + or – 6 inches will be allowed within any established tree protection zone.
5. Trunk Protection, if required, shall be nominal 2x4 dimension lumber secured with a rope band or strap of sufficient durability to remain in place for the duration of the project. Planks shall be installed to a height of ten feet (10) or to the lowest major branches whichever is lowest. Under no circumstances will nails, screws, or any other damaging attachment be used.
6. Contractor shall maintain tree protection area free of trash and grass/weeds in excess of 10-inches tall.
7. Contractor shall promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs and roots according to certified arborist's written instructions.
8. No mechanical excavating or trenching shall be allowed within tree protection areas.
9. All utilities if possible shall be auger/bored through established tree protection areas. If this is not possible please contact the Tree Preservation Officer.
10. Before performing work on any Village owned right-of-way, contact the Village Forester at Public Works, 847/272-4711 ext. 4125 to determine if you will be required to post monies for any parkway trees that may be affected by the proposed work. If a tree will need to be removed all applicable fees and replacements set forth by Public Works will apply.

Tree Removals

All private tree removals of single trunk trees greater than 6 inches in diameter or multiple trunk trees with a combined diameter of 12 inches in diameter must be approved by the Tree Preservation Officer. A separate permit will be issued for any tree removals.



TREE PROTECTION DETAIL

STANDARD DETAILS 2014 — *VILLAGE OF NORTHBROOK PUBLIC WORKS DEPARTMENT*

Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:
1 – Excellent
2 - Very Good
3 – Good
4 – Below Average
5 - Poor
6 - Dead

Tree Form. A visual assessment and rating of the form of the tree, as follows:
1 – Excellent
2 - Very Good
3 – Good
4 – Below Average
5 - Poor
6 - Dead
Prepared by: David Coulter, Osage Inc.
ISA Certifed Arborist #IL-0094 (Exp. 12/31/19)

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PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

DEMOLITION & TREE PRESERVATION PLAN

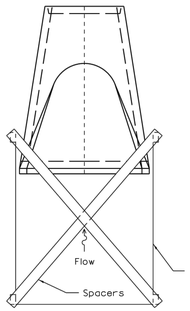
PROPOSED NORTHGATE ESTATES SUBDIVISION LANDWEHR RD., NORTHBROOK, ILLINOIS

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GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0
SHEET NUMBER
3 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision for 7-Lot Subdivision by Amazing Homes)

INLET AND PIPE PROTECTION



BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE – I
1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH OUT PROJECT.
2. USE LANDWEHR ROAD FOR CONSTRUCTION ACCESS DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. CLEAR AND REMOVE BRUSH AND TREES.
5. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS) WITHIN 30DAYS OF TREE REMOVAL/BRUSH CLEARING.
6. INSTALL UTILITIES AND PERFORM MASS GRADING.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

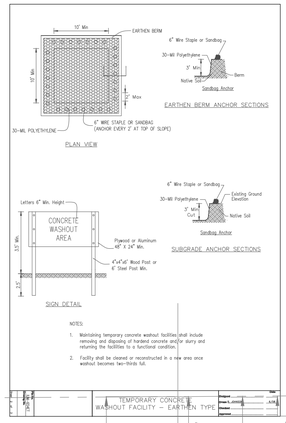
ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24–HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24–HOURS TO RESOLVE.

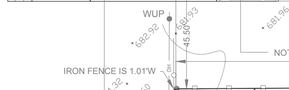
DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

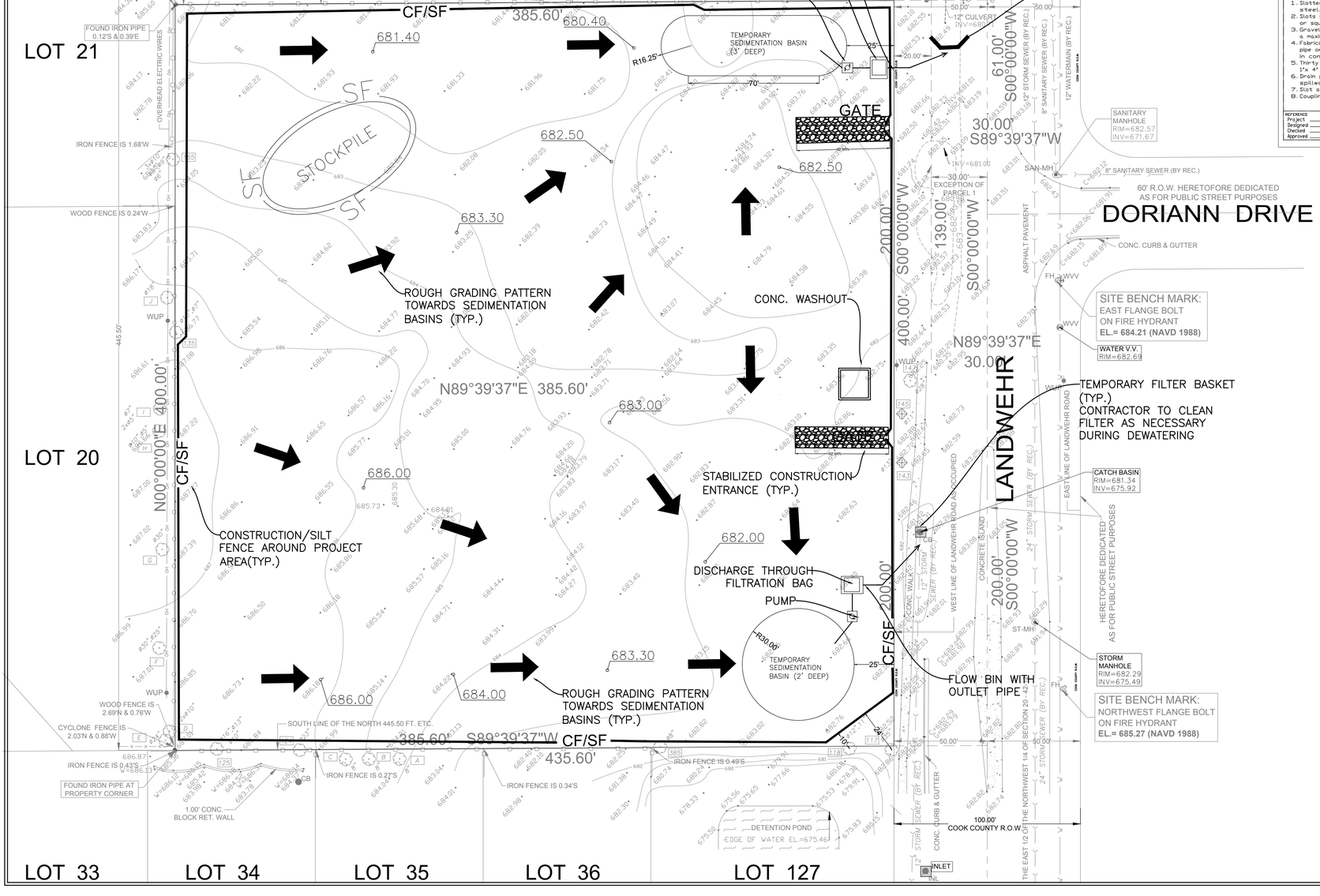
7. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.)
8. BEGIN CLEARING AND GRUBBING THE SITE.
9. BEGIN GRADING THE SITE.

PHASE II
1. CONSTRUCT DETENTION FACILITIES.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. 12" MINIMUM OF SOIL/SEDIMENT TO BE REMOVED FROM BOTTOM OF DETENTION FACILITIES (EXCAVATE TO NATIVE SOIL) PRIOR TO BEING BROUGHT TO FINAL GRADE WITH INSTALLATION OF ENGINEERED SOIL MIXTURE.
6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

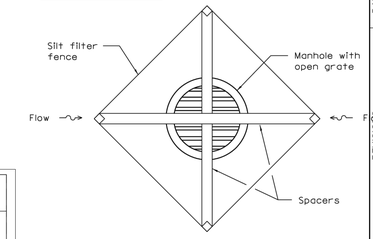
NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION–RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.



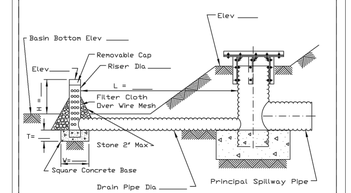




INLET AND PIPE PROTECTION



SEDIMENT BASIN DEWATERING DEVICE

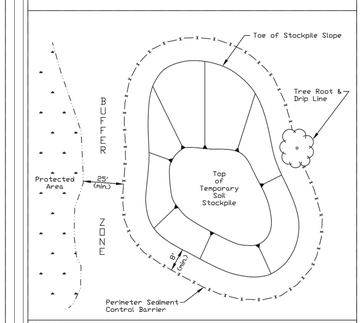


SECTION ON CENTERLINE

NOTES:
1. Slotted inlets shall be fabricated from corrugated metal or smooth steel.
2. Slots shall be cut cleanly and deburred. Ends of slots may be round or square.
3. Gravel filter, if used, shall be pit run sand and gravel with a maximum particle diameter of 2".
4. Fabricated or standard elbow; fabricated or standard tee with the pipe or plug in upstream end; or standard tee with one end embedded in concrete.
5. Thirty 1" diameter holes per foot of riser may be substituted for the 1"x 4" slots for 6" diameter risers.
6. Drain pipe shall be the same material and gauge as the principle spillway pipe.
7. Slot spacing and size shall be as shown on standard drawing IL-580.
8. Coupling bands shall be as shown on standard drawing IL-580.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-615
Designed	Date		SHEET 1 OF 1
Checked	Date		DATE 9-23-93
Approved	Date		

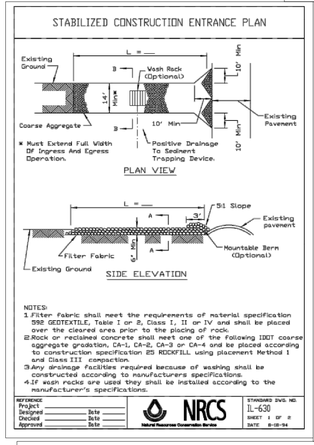
TEMPORARY SOIL STOCKPILE DETAIL



NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE			STANDARD DWG. NO.
Project			IUM-627
Designed	Date		SHEET 1 OF 1
Checked	Date		DATE JANUARY 2017
Approved	Date		

STABILIZED CONSTRUCTION ENTRANCE PLAN

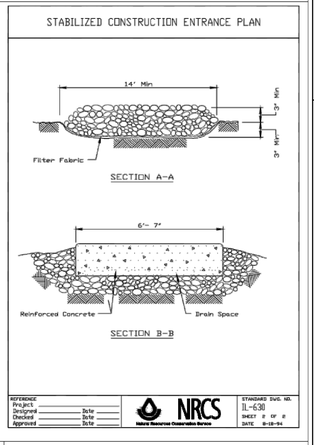


* Must Extend Full Width Of Ingress And Egress Operation.

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

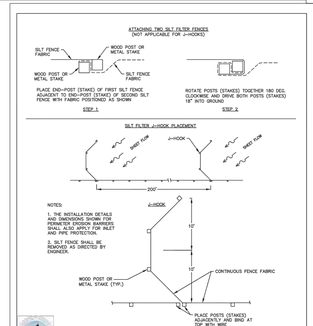
REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-630
Designed	Date		SHEET 1 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		

STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-630
Designed	Date		SHEET 2 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		

SILT FENCE DETAIL



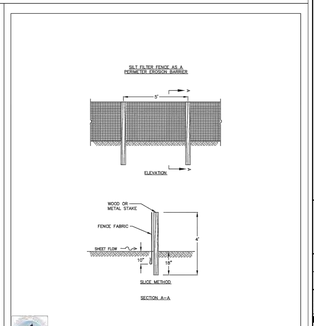
Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-05	Revised Notes & Specifications

STANDARD DETAIL G-10 (01)

(Sheet 1 of 2)

SILT FENCE DETAIL



Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-05	Revised Notes & Specifications

STANDARD DETAIL G-10 (01)

(Sheet 2 of 2)

DATE	ISSUE	REVISIONS
2-2-2021	1	ISSUED FOR PERMIT
11-9-2021	2	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	3	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	4	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	5	REVISED PER CCHD COMMENTS; LOTS 1-83 WEST SETBACKS REVISED
9-22-2022	6	REVISED PER VILLAGE & CCHD COMMENTS
10-17-2022	7	REVISED PER MWRD COMMENTS
10-26-2022	8	REVISED PER MWRD COMMENTS
11-7-2022	9	REVISED PER MWRD COMMENTS
11-9-2022	10	RE-ISSUED PER MWRD COMMENTS

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E. 2
ENGINEER: A. WEIER P.E. 3
ENGINEER: W. HEPBURN 4
TECHNICIAN: 5, 6

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

PHASE - I -SOIL EROSION & SEDIMENTATION CONTROL PLAN

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

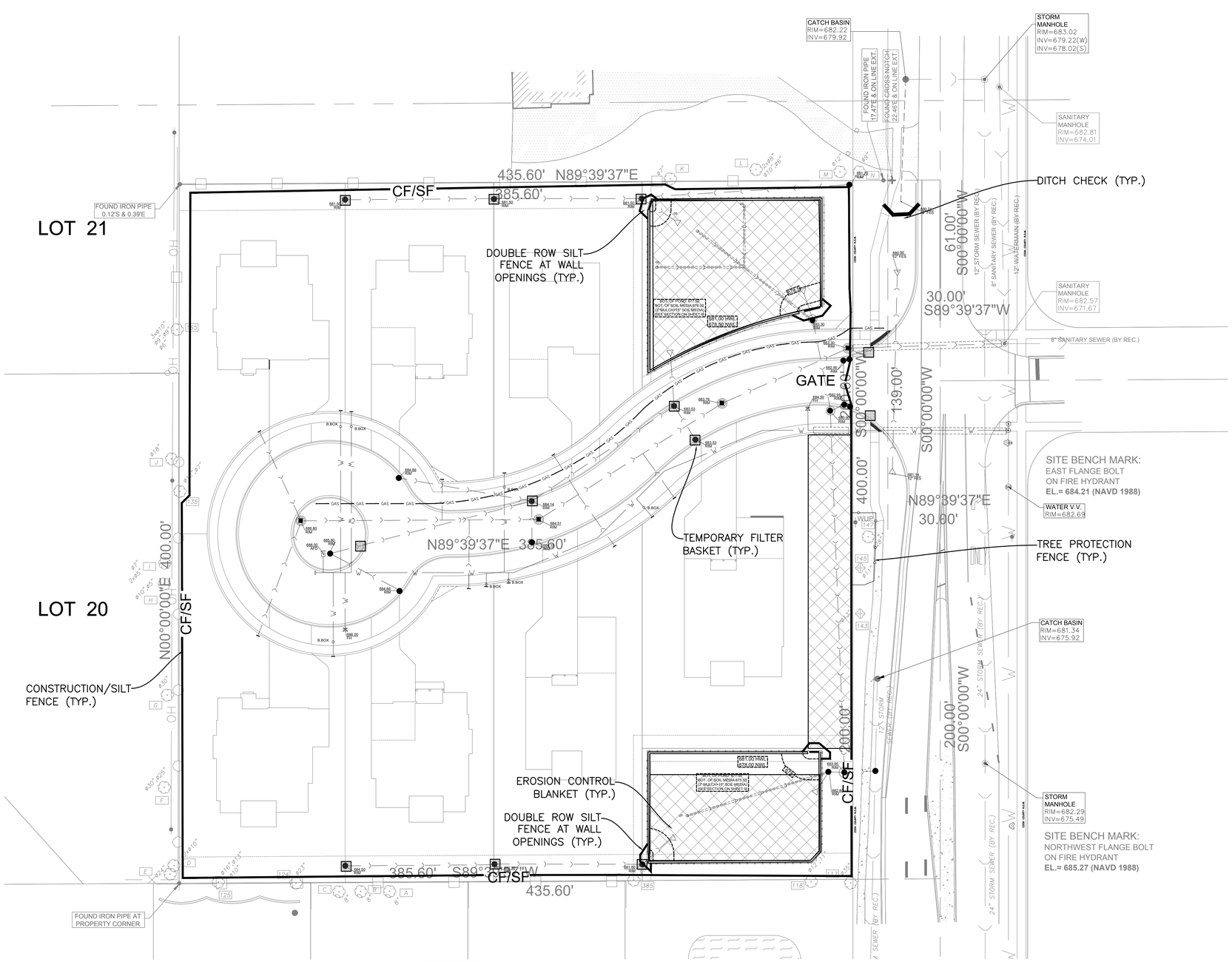
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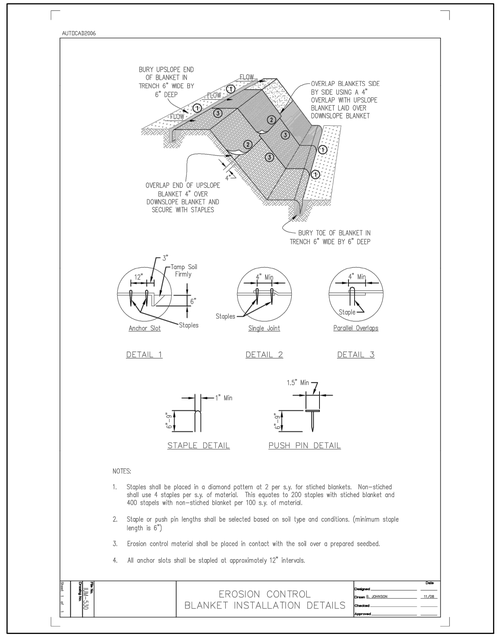
PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

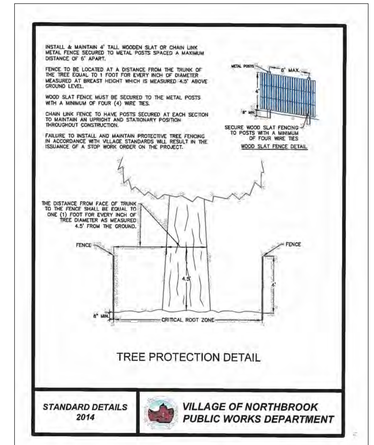
SHEET NUMBER
4 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

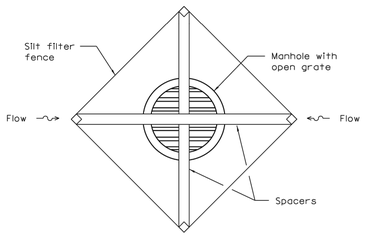
Packet Pg. 255

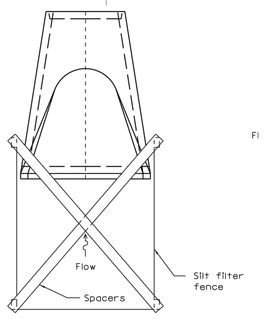






INLET AND PIPE PROTECTION





EROSION CONTROL BLANKET

FILTER BASKET

DATE	REVISIONS	ISSUE
2-2-2021	ISSUED FOR PERMIT	1
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS	2
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS	3
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS	4
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-83 WEST SETBACKS REVISED	5
9-22-2022	REVISED PER MWRD COMMENTS	6
10-17-2022	REVISED PER MWRD COMMENTS	7
10-26-2022	REVISED PER MWRD COMMENTS	8
11-1-2022	REVISED PER MWRD COMMENTS	9
11-9-2022	REVISED PER MWRD COMMENTS	10

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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FAX: (847) 823-3303
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PHASE II - SOIL EROSION & SEDIMENTATION CONTROL PLAN

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0
SHEET NUMBER
5 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

STORMWATER POLLUTION PREVENTION PLAN

A COPY OF THIS PLAN, ALONG WITH ALL INSPECTION REPORTS, WILL BE KEPT AT THE SITE AT ALL TIMES.
THE PERMITEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THE PERMIT COVERAGE EXPIRES OR IS TERMINATED.

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:
PROPOSED NORTHGATE ESTATES SUBDIVISION SITE IMPROVEMENT PLAN – 2420–50 LANDWEHR RD., NORTHBROOK, COOK COUNTY, IL.

PROJECT DESCRIPTION:
A NEW 7 UNIT SUBDIVISION DEVELOPMENT TO BE CONSTRUCTED ON PROPERTY WITH TWO EXISTING HOUSES.

TOTAL SITE AREA = 3.541 ACRES

TOTAL AREA DISTURBED = 3.541 ACRES

RUNOFF COEFFICIENT OF SITE AFTER CONSTRUCTION = 0.705

SOILS: VARIES, PREDOMINATELY SILTY CLAY LOAM

RECEIVING WATERS: --

EXISTING SITE CONDITIONS: TWO PROPERTIES WITH EXISTING HOUSES

ADJACENT/OFFSITE AREAS: EXISTING SINGLE FAMILY RESIDENCES TO NORTH, WEST AND SOUTH. A STREET (LANDWEHR RD.) LIES TO THE EAST.

REFER TO IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT FOR ADDITIONAL SITE INFORMATION.

EROSION AND SEDIMENT CONTROLS

REFER TO THE IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT, AND THIS SWPPP.

STABILIZATION PRACTICES:

EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TEMPORARY SEEDING AND MULCHING SHALL OCCUR WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY LAND DISTURBING ACTIVITIES. EROSION CONTROL BLANKETS SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE SEEDING OF SLOPES 6:1 OR GREATER.

STRUCTURAL PRACTICES:

INLET FILTERS SHALL BE INSTALLED IN EXISTING DRAINAGE STRUCTURES PRIOR TO ANY GROUND DISTURBING ACTIVITIES. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF PROPOSED GRADES AT THE ENTRANCE LOCATION.

STORM WATER MANAGEMENT

REFER TO THE IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT AND THE STORMWATER MANAGEMENT CALCULATIONS FOR ADDITIONAL INFORMATION

RUNOFF:
THE SITE DRAINS TO THE STORM SEWER LOCATED ON LANDWEHR RD..

VELOCITY DISSIPATION
THE SITE UTILIZES THE STORM SEWER.

WASTE DISPOSAL

ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE SITE FOR DISPOSAL IN PERMITTED DISPOSAL FACILITIES. THE PROJECT SITE WILL BE KEPT CLEAR OF ALL HUMAN AND CONSTRUCTION DEBRIS. NO BUILDING MATERIALS, GAS OR OIL SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE. A SECURELY LIDDED DUMPSTER WILL BE PROVIDED FOR STANDARD SOLID WASTE.

HAZARDOUS WASTE WILL BE DISPOSED OF AS SPECIFIED BY THE VILLAGE OF NORTHBROOK, THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, OR THE MANUFACTURER OF THE MATERIAL, WHICH EVER IS STRICTER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL HAZARDOUS WASTE PRODUCED AS A PART OF THIS CONSTRUCTION PROJECT.

SANITARY WASTE WILL BE COLLECTED IN PORTABLE UNITS AND DRAINED AS SPECIFIED BY THE VILLAGE OF NORTHBROOK.

ANY SPILLED OIL, GAS, OR OTHER CONSTRUCTION MATERIAL WILL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOIL WILL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.

A SINGLE CONCRETE WASHOUT AREA WILL BE DESIGNATED BY THE CONTRACTOR FOR USE DURING THE DURATION OF THE PROJECT. THE WASHOUT AREA WILL BE DUG OUT OR BERMED UP TO CONTAIN ALL WASHOUT MATERIAL. ALL AFFECTED SOILS AND CONCRETE SPOILS WILL BE REMOVED FROM THE SITE UPON COMPLETION OF THE CONCRETE PLACEMENT ACTIVITIES.

OTHER REQUIREMENTS

THE VILLAGE OF NORTHBROOK CODE WILL GOVERN ALL EROSION CONTROL AND STORMWATER MANAGEMENT OPERATIONS.

IF ANY SITE AREA IS TO REMAIN DISTURBED FOR OVER 14 DAYS THEN 7 DAYS AFTER THE LAST DISTURBANCE THE CONTRACTOR MUST INITIATE STABILIZATION MEASURES.

NO FUEL OR OIL WILL BE STORED ON–SITE WITHOUT PROPER CONTAINMENT AND WRITTEN PERMISSION FROM THE VILLAGE OF NORTHBROOK.

THE CONTRACTOR WILL PREVENT OFF–SITE TRACKING OF SEDIMENTS. IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT SUFFICIENT, FURTHER MEASURES MUST BE IMPLEMENTED. ANY SEDIMENT LEFT ON THE PUBLIC ROADWAY WILL BE CLEANED OFF EVERY NIGHT.

DUST CONTROL, IF DEEMED NECESSARY BY THE VILLAGE ENGINEER, WILL BE DONE BY MEANS OF A WATER TRUCK SPRAYING WATER ON THE SURFACE OF THE SITE.

NON–STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON–STORMWATER DISCHARGES WILL OCCUR FROM THIS SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER MAIN AND FIRE HYDRANT FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
- UNCONTAMINATED GROUND AND SURFACE WATER FROM DEWATERING EXCAVATIONS AND DETENTION BASINS
- DUST CONTROL WATER

ALL NON–STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING DRAINAGE DITCH ALONG LANDWEHR RD.

PROPOSED SUBDIVISION DEVELOPMENT DEMOLITION AND RECONSTRUCTION SCHEDULE OF CONSTRUCTION

1. INSTALL SILT FENCE AND EROSION CONTROL MEASURES.
2. CONSTRUCT IMPROVEMENTS.
3. COMPLETE RESTORATION.
4. REMOVE TEMPORARY EROSION CONTROL MEASURES.

CCDOTH NOTES

a. CARE IS TO BE TAKEN SO AS NOT TO DAMAGE ANY OF THE EXISTING TRAFFIC SIGNAL CONDUITS, FIBER CABLES, AND EQUIPMENT. IF ANY OF THE TRAFFIC SIGNAL CONDUITS, CABLES, AND/OR EQUIPMENT IS DAMAGED, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE CONDUITS, CABLES, AND/OR EQUIPMENT AT NO COST TO THE COUNTY.
b. THE COUNT IS NOT PART OF J.U.L.I.E. FOR LOCATION OF TRAFFIC SIGNAL EQUIPMENT, CONTACT THE MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND LANDSCAPING DIVISION AT (312)630–1730.
c. FOR THE LOCATION OF UNDERGROUND COUNTY MAINTAINED FACILITIES, SEE COUNTY SPECIAL PROVISION "TRAFFIC SIGNAL WORK GENERAL".

MAINTENANCE AND INSPECTION PROCEDURES

THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD AND EFFECTIVE OPERATING CONDITIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL REGULAR INSPECTIONS REQUIRED BY THE NPDES GENERAL PERMIT #2 INCLUDING RECORDING AND KEEPING A RECORD OF EACH INSPECTION. THIS PROCESS WILL CONTINUE UNTIL FINAL STABILIZATION IS ACHIEVED AND A NOTICE OF TERMINATION IS RECEIVED BY THE OWNER. INSPECTIONS WILL BE PERFORMED AND RECORDED BY QUALIFIED INDIVIDUALS TRAINED BY THE GENERAL CONTRACTOR AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

BASED ON THE RESULTS OF THE INSPECTIONS, MODIFICATIONS NECESSARY SHALL BE IMPLEMENTED WITHIN 7 DAYS OF THE INSPECTION.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. ANY NECESSARY REPAIRS WILL BE INITIATED IMMEDIATELY.

SEDIMENT BUILDUP WILL BE REMOVED FROM SILT FENCES WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE FABRIC.

SEDIMENT BUILDUP WILL BE REMOVED FROM OTHER EROSION CONTROLS AS NEEDED TO MAINTAIN STORMWATER FLOW THROUGH THE SITE AND AVOID SEDIMENT FROM BYPASSING THE EROSION CONTROLS.

EROSION CONTROL MEASURES WILL BE REPAIRED, MAINTAINED, OR INCREASED AT THE DIRECTION OF THE LOCAL SOIL AND WATER CONSERVATION DISTRICT, THE VILLAGE OF NORTHBROOK OR THE PARK DISTRICT'S ENGINEER.

A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. THE REPORT SHALL SUMMARIZE THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN TO SOLVE ANY PROBLEMS OBSERVED. THE INSPECTION REPORT SHALL BE SIGNED BY A QUALIFIED INDIVIDUAL PER NPDES GENERAL PERMIT NO. 2.

INSPECTION REPORTS SHALL BE RETAINED AS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS AFTER FINAL STABILIZATION AND A NOTICE OF DISCONTINUATION HAS BEEN SUBMITTED TO THE DEPARTMENT.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

_____

SUB–CONTRACTOR #1

_____

SUB–CONTRACTORS RESPONSIBILITY

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

USE ADDITIONAL SHEETS FOR ADDITIONAL SUB–CONTRACTORS.
EACH SHEET WILL HAVE THE PROJECT NAME AND LOCATION AS DESCRIBED IN THE SITE DESCRIPTION ON THIS SHEET.
EACH ADDITIONAL SUB–CONTRACTOR WILL PROVIDE THEIR RESPONSIBILITY, COMPANY NAME, ADDRESS AND PHONE NUMBER, PRINTED NAME AND TITLE, SIGNATURE AND DATE.
THIS INFORMATION WILL BE KEPT WITH THIS PLAN.

OWNERS'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCDD COMMENTS	11-9-2021
ENGINEER:	A. VEER P.E.	3	REVISED PER VILLAGE & CCDD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCDD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCHD COMMENTS, LOTS 1-6&5 WEST SETBACKS REVISED	9-22-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-7-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

BCI
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CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

SWPPP

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
6 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

BEFORE DIGGING, CALL COUNTY FOR UTILITY LOCATIONS @ 312-603-1700. COUNTY NOT PART OF J.U.L.I.E.

DETENTION SUMMARY

TOTAL DETENTION REQUIRED = 46,646 CU. FT.
TOTAL VOLUME CONTROL REQUIRED PER MWRD = 7,638 CU. FT.

TOTAL VOLUME CONTROL PROVIDED = 8,840 CU. FT. (0.203 ac-ft)

VOLUME IN DETENTION PONDS = 47,107 CU. FT.
TOTAL DETENTION PROVIDED = 47,107 CU. FT.

HWL = 681.00
OVERFLOW ELEVATION = 682.00

LOT 5
14,550 SF.
4' LOOKOUT
T/F 683.00
T/F 687.00
G/S 686.50

PLAN-1A
LOT 6
13,001 SF.
4' LOOKOUT
T/F 683.00
T/F 687.00
G/S 686.50

PLAN-2B
LOT 7
12,638 SF.
4' LOOKOUT
T/F 683.00
T/F 687.00
G/S 686.20

40' BUILDING SETBACK LINE

15' P.U.&D.E.

5' P.U.&D.E.

DETENTION POND WITH WALLS ON 4 SIDES
OUTLOT A
11,314 SF.
(DEDICATED TO HOA)
STORMWATER MANAGEMENT EASEMENT

48" SAFETY RAILING

100 YEAR OVERLAND OVERFLOW PATH
Q =35.0 CFS
OVERFLOW WEIR OPENING 12.50' WIDE

BOT. OF POND 677.50
BOT. OF SOIL MEDIA 676.00
(3" MULCH+15" SOIL MEDIA)
(SEE SECTION ON SHEET 9)

681.00 HWL
678.50 NWL

R.O.W.
30,856 SF.
(DEDICATED TO NORTHBROOK)

LOT 4
14,496 SF.
T/F 687.50
G/S 687.00

PLAN-1A
LOT 3
12,894 SF.
T/F 687.50
G/S 687.00

PLAN-2A
LOT 2
15,562 SF.
T/F 686.50
G/S 686.00

PLAN-3
LOT 1
15,285 SF.
4' LOOKOUT
T/F 685.50
T/F 686.00
G/S 685.50

7.5' P.U.&D.E.

DETENTION POND WITH WALLS ON 4 SIDES
OUTLOT B
13,641 SF.
(DEDICATED TO HOA)
STORMWATER MANAGEMENT EASEMENT

BOT. OF POND 677.00
BOT. OF SOIL MEDIA 675.50
(3" MULCH+15" SOIL MEDIA)
(SEE SECTION ON SHEET 9)

SOUND BARRIER BERM

100 YEAR OVERLAND OVERFLOW PATH
Q= 7.2 CFS

OVERFLOW WEIR OPENING 6' WIDE

SOUTH LINE OF THE NORTH 445.50 FT

IRON FENCE IS 0.27'S

IRON FENCE IS 0.34'S

IRON FENCE IS 0.49'S

IRON FENCE IS 0.16'N

STONE POST

435.60'

NOT INCLUDED

OVERHEAD ELECTRIC WIRES

12" CULVERT
INV=680.71

8" SANITARY SEWER (BY REC.)

12" WATERMAIN (BY REC.)

12" STORM SEWER (BY REC.)

24" STORM SEWER (BY REC.)

SANITARY MANHOLE
RIM=682.57
INV=671.67

EXCEPTION OF PARCEL 1

60' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

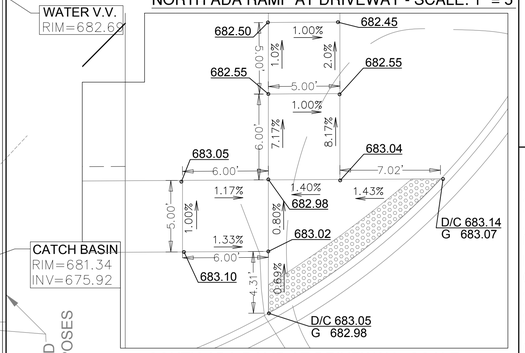
DORIANN DRIVE

CONC. CURB & GUTTER

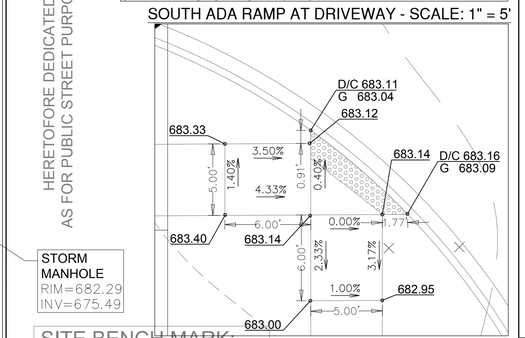
ASPHALT PAVEMENT

SITE BENCH MARK:
EAST FLANGE BOLT
ON FIRE HYDRANT
EL.= 684.21 (NAVD 1988)

NORTH ADA RAMP AT DRIVEWAY - SCALE: 1" = 5'



SOUTH ADA RAMP AT DRIVEWAY - SCALE: 1" = 5'



CATCH BASIN
RIM=681.34
INV=675.92

STORM MANHOLE
RIM=682.29
INV=675.49

SITE BENCH MARK:
NORTHWEST FLANGE BOLT
ON FIRE HYDRANT
EL.= 685.27 (NAVD 1988)

WATER V.V.
RIM=682.62

SAN-MH

ST-MH

HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

LANDWEHR

EAST LINE OF LANDWEHR ROAD AS OCCUPIED

WEST LINE OF LANDWEHR ROAD AS OCCUPIED

CONCRETE ISLAND

CONC. WALK

SOUTHWEST 1/4 OF SECTION 20 - 42-12

GENERAL NOTES:
1. SOIL CONDITIONS ENCOUNTERED AT FOUNDATION ELEVATIONS TO BE TESTED TO VERIFY PRESENCE OF DESIGN SOIL STRENGTH PRIOR TO CONCRETE PLACEMENT. SEE SOIL REPORT BY SOIL & MATERIAL CONSULTANTS, INC. DATED AUGUST 27, 2020.

ISSUE	REVISIONS	DATE
1	ISSUED FOR PERMIT	2-2-2021
2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
5	REVISED PER CCHD COMMENTS; LOTS 1-4&5 WEST SETBACKS REVISED	4-5-2022
6	REVISED PER MWRD COMMENTS	9-22-2022
7	REVISED PER MWRD COMMENTS	10-17-2022
8	REVISED PER MWRD COMMENTS	10-26-2022
9	REVISED PER MWRD COMMENTS	11-7-2022
10	REVISED PER MWRD COMMENTS	1-5-2023

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HERBURN
TECHNICIAN:

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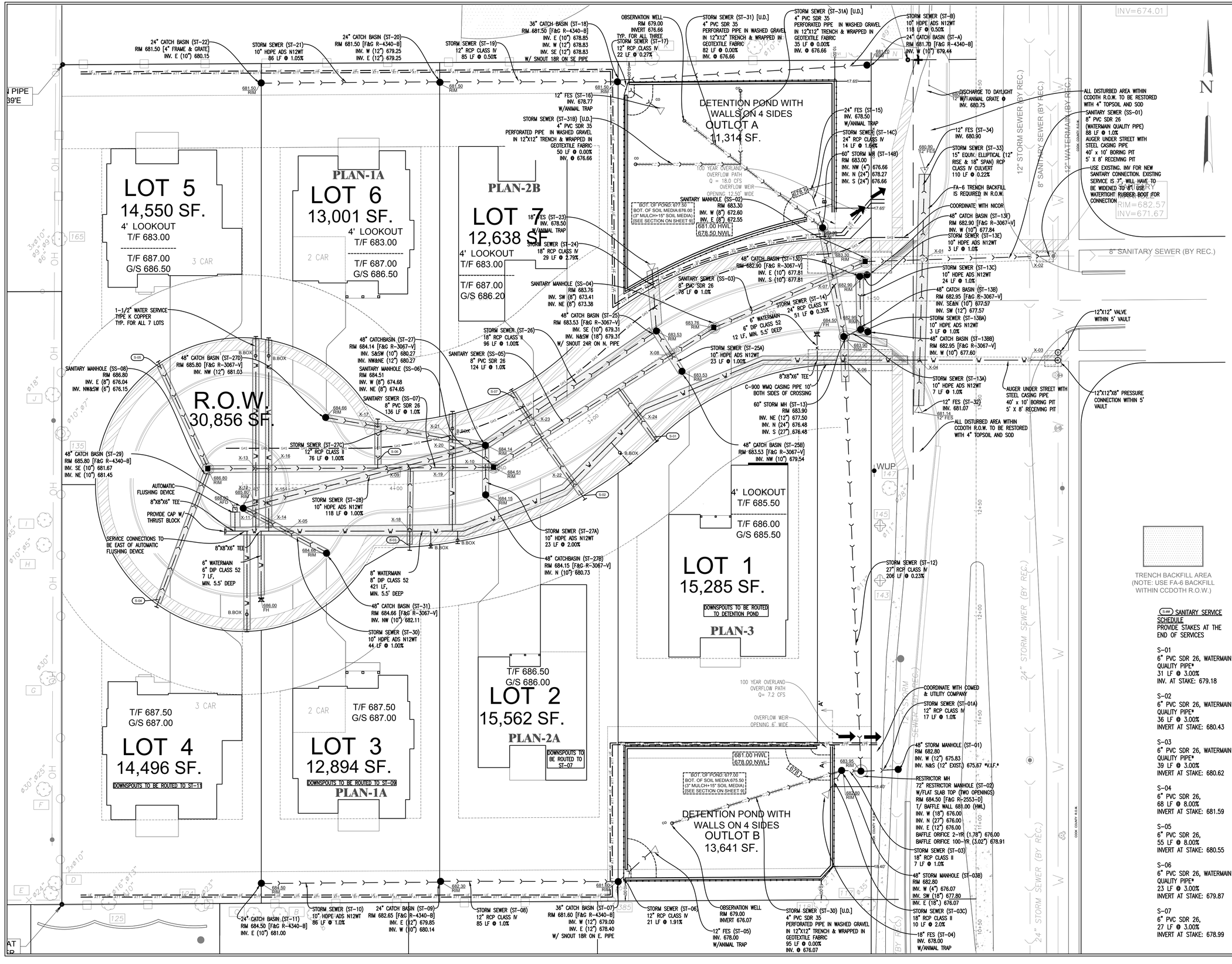
PROPOSED GRADING & DRAINAGE PLAN
OVERALL SITE
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0

SHEET NUMBER 7 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



PROJECT STAFF		ISSUE	REVISIONS	DATE
			ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCDD COMMENTS	11-8-2021
ENGINEER:	A. VEER P.E.	3	REVISED PER VILLAGE & CCDD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCDD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCHD COMMENTS. LOTS 4&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-7-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

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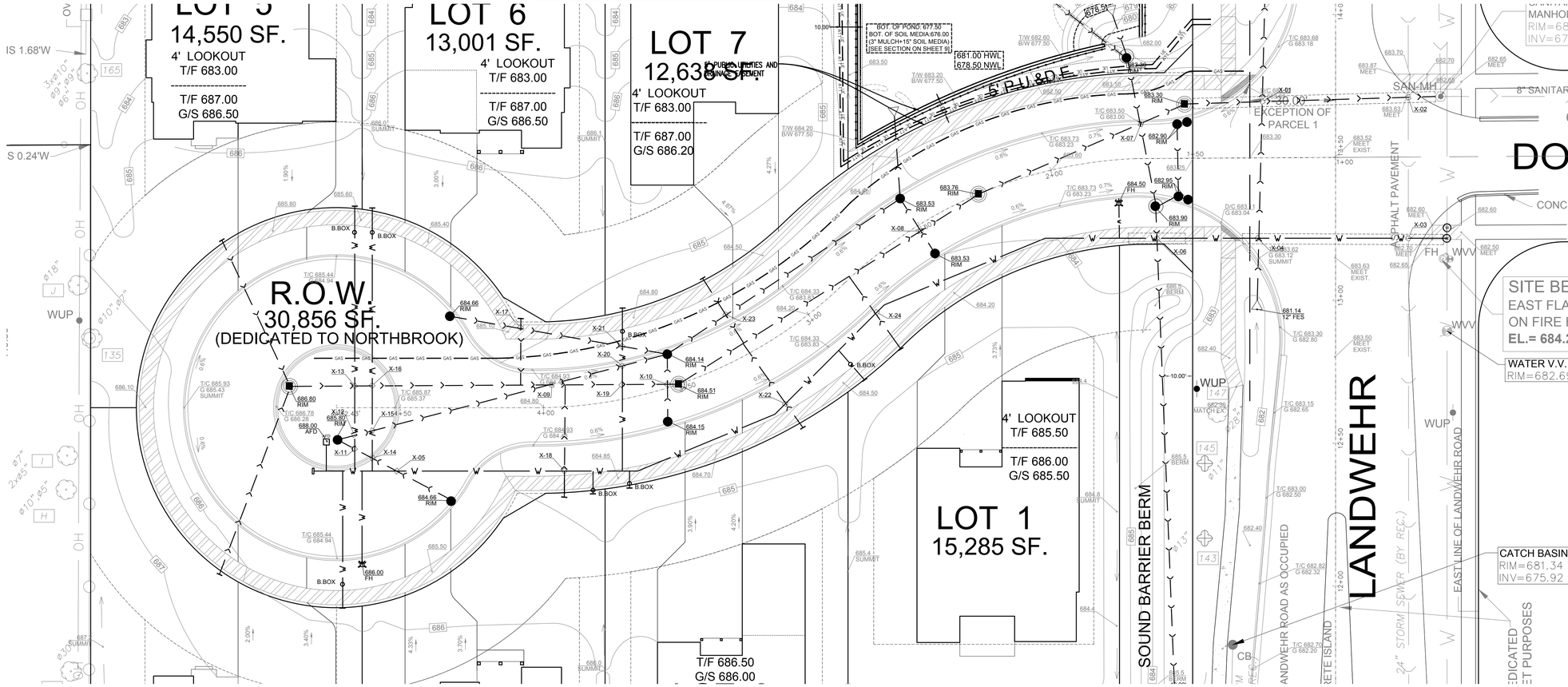
PROPOSED UTILITY PLAN
OVERALL SITE
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

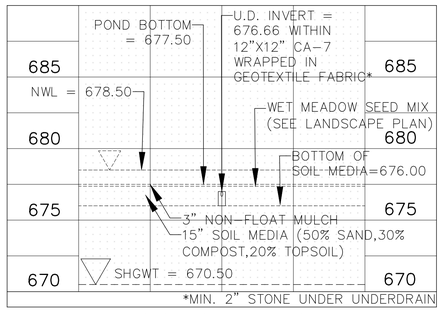
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0"
SHEET NUMBER
8 OF 27

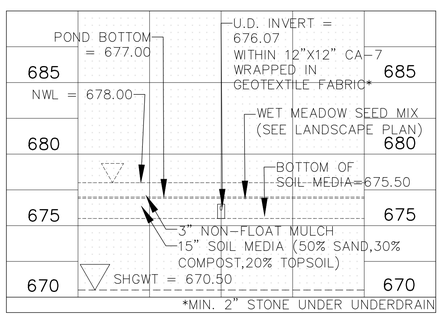
Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

PLAN VIEW OF STREET: SCALE 1" = 20'

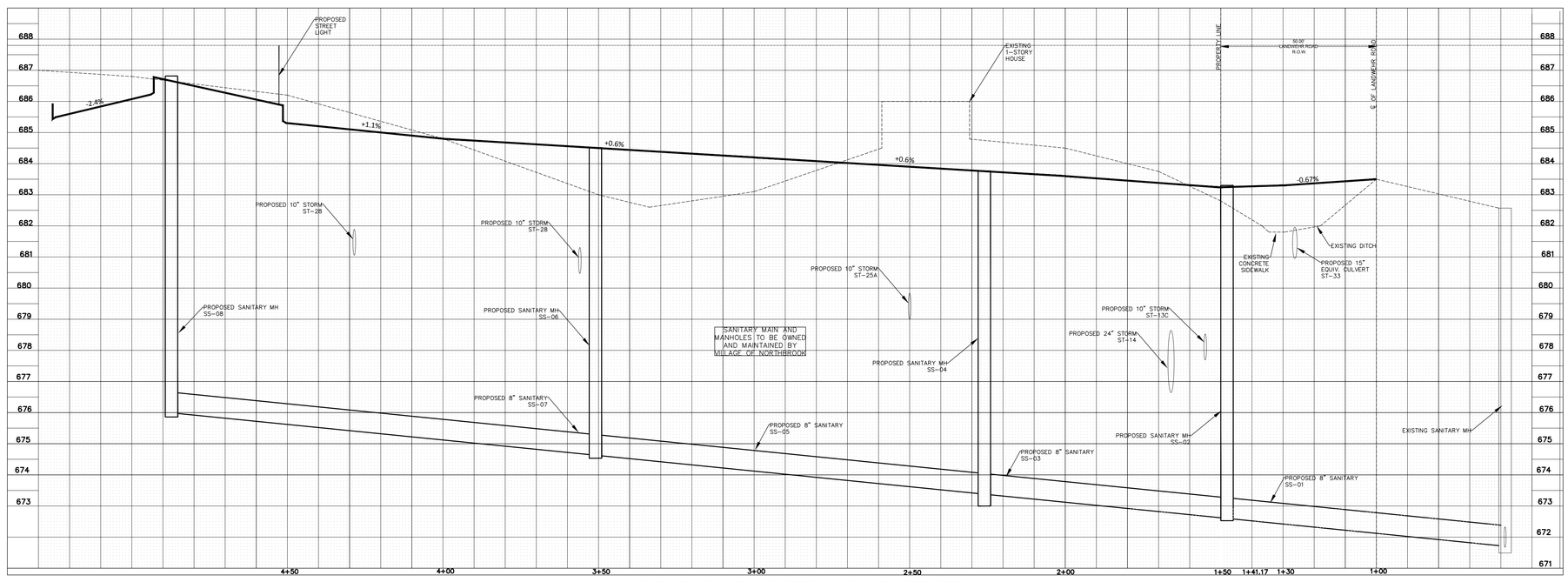




NORTH POND V.C. DETAIL



SOUTH POND V.C. DETAIL



PROFILE OF CENTERLINE OF STREET

ISSUE	DATE	REVISIONS
1	2-2-2021	ISSUED FOR PERMIT
2	11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
3	1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4	4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-6S WEST SETBACKS REVISED
5	4-5-2022	REVISED PER MWRD COMMENTS
6	9-22-2022	REVISED PER MWRD COMMENTS
7	10-17-2022	REVISED PER MWRD COMMENTS
8	10-26-2022	REVISED PER MWRD COMMENTS
9	11-7-2022	REVISED PER MWRD COMMENTS
10	1-5-2023	REVISED PER MWRD COMMENTS

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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bbono@bonoconsulting.com

PROPOSED PLAN & PROFILE

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

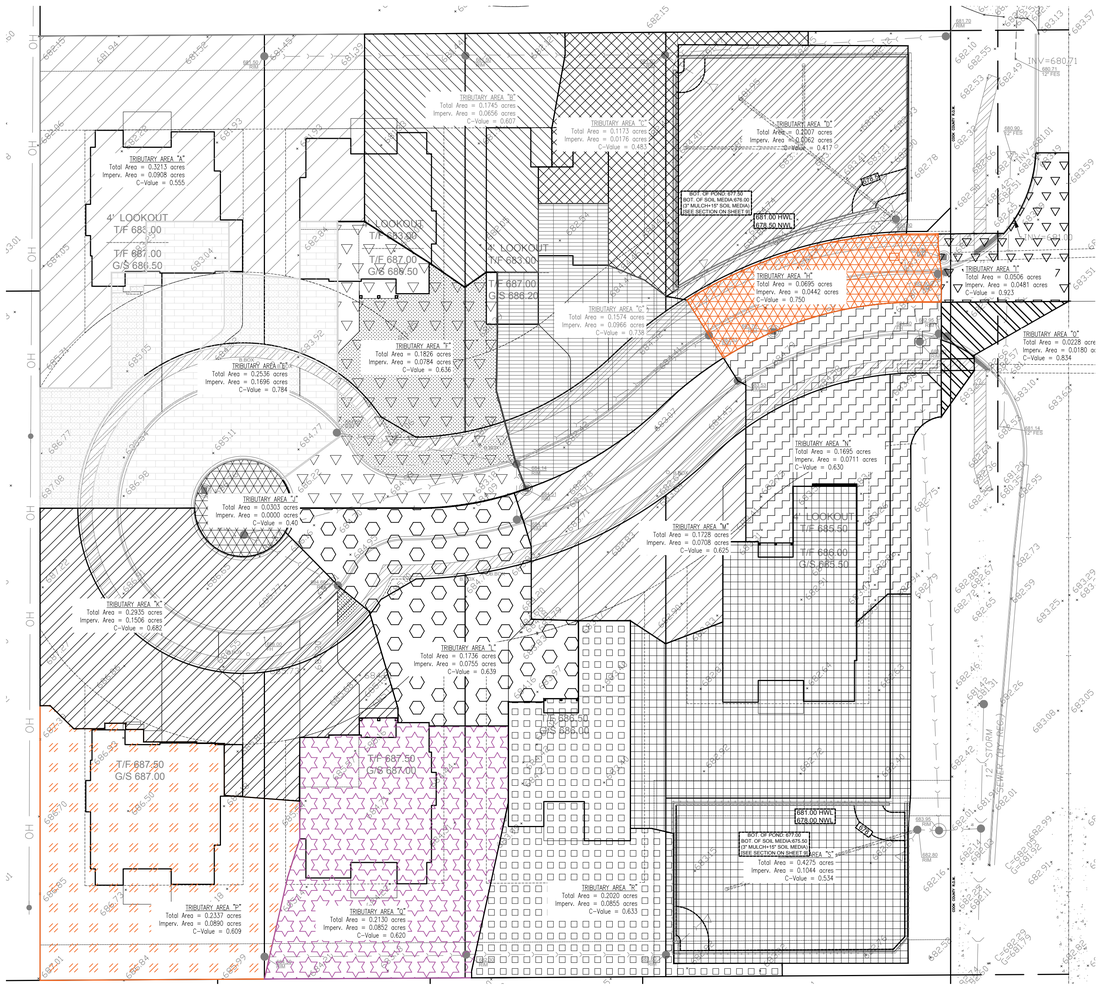
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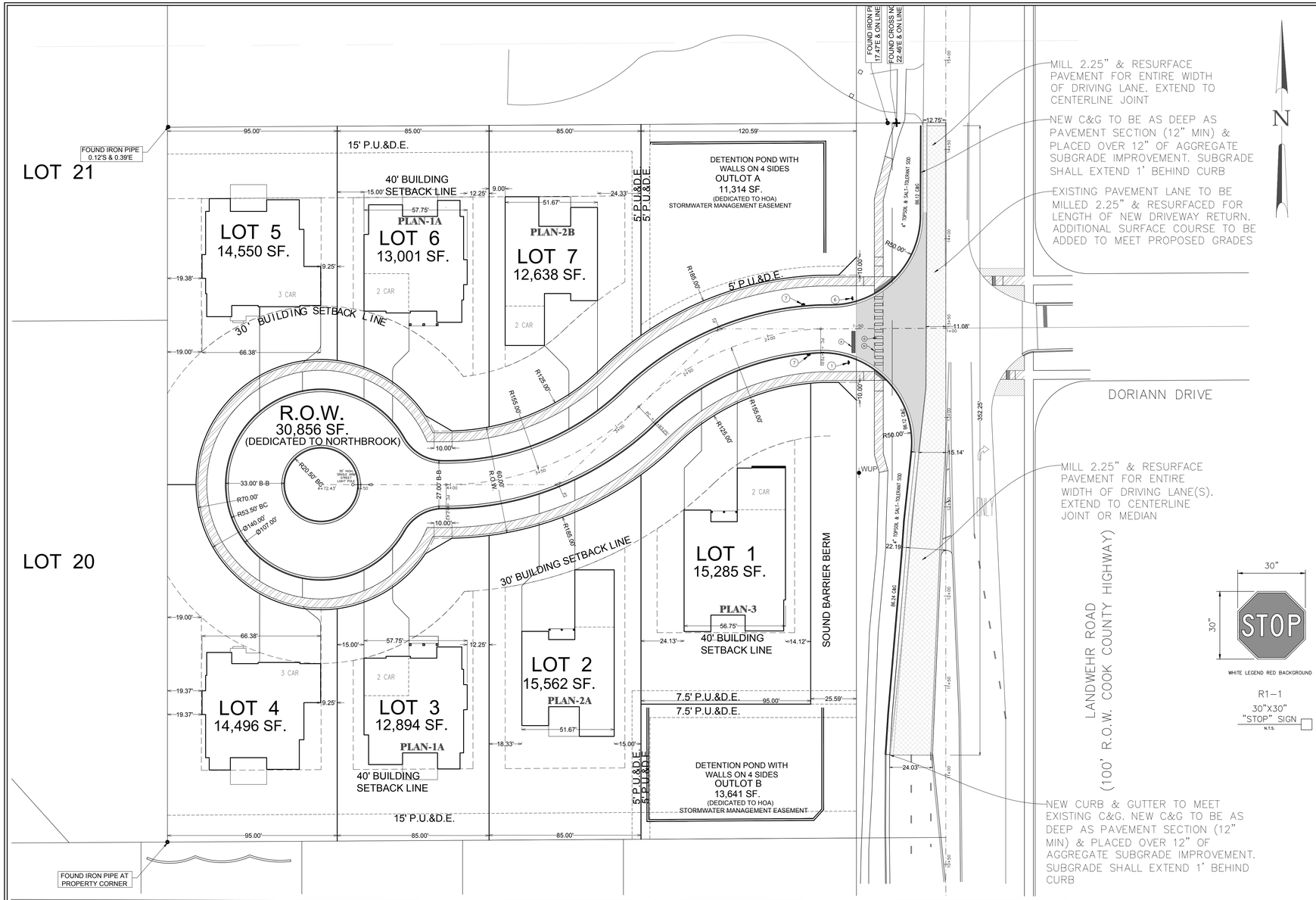
PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
9 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

TRIBUTARY AREAS EXHIBIT
SCALE 1" = 30'


TRIBUTARY AREA "A"
Total Area = 0.3213 acres
Imperv. Area = 0.0908 acres
C-Value = 0.555
TRIBUTARY AREA "B"
Total Area = 0.1745 acres
Imperv. Area = 0.0656 acres
C-Value = 0.607
TRIBUTARY AREA "C"
Total Area = 0.1173 acres
Imperv. Area = 0.0176 acres
C-Value = 0.483
TRIBUTARY AREA "D"
Total Area = 0.2007 acres
Imperv. Area = 0.0062 acres
C-Value = 0.417
TRIBUTARY AREA "E"
Total Area = 0.2536 acres
Imperv. Area = 0.1696 acres
C-Value = 0.784
TRIBUTARY AREA "F"
Total Area = 0.1826 acres
Imperv. Area = 0.0784 acres
C-Value = 0.636
TRIBUTARY AREA "G"
Total Area = 0.1574 acres
Imperv. Area = 0.0966 acres
C-Value = 0.738
TRIBUTARY AREA "H"
Total Area = 0.0695 acres
Imperv. Area = 0.0442 acres
C-Value = 0.750
TRIBUTARY AREA "I"
Total Area = 0.0506 acres
Imperv. Area = 0.0481 acres
C-Value = 0.923
TRIBUTARY AREA "J"
Total Area = 0.0303 acres
Imperv. Area = 0.0000 acres
C-Value = 0.400
TRIBUTARY AREA "K"
Total Area = 0.2935 acres
Imperv. Area = 0.1506 acres
C-Value = 0.682
TRIBUTARY AREA "L"
Total Area = 0.1736 acres
Imperv. Area = 0.0755 acres
C-Value = 0.639
TRIBUTARY AREA "M"
Total Area = 0.1728 acres
Imperv. Area = 0.0708 acres
C-Value = 0.625
TRIBUTARY AREA "N"
Total Area = 0.1695 acres
Imperv. Area = 0.0711 acres
C-Value = 0.630
TRIBUTARY AREA "O"
Total Area = 0.2280 acres
Imperv. Area = 0.0180 acres
C-Value = 0.834
TRIBUTARY AREA "P"
Total Area = 0.2337 acres
Imperv. Area = 0.0890 acres
C-Value = 0.609
TRIBUTARY AREA "Q"
Total Area = 0.2130 acres
Imperv. Area = 0.0852 acres
C-Value = 0.620
TRIBUTARY AREA "R"
Total Area = 0.2020 acres
Imperv. Area = 0.0855 acres
C-Value = 0.633
TRIBUTARY AREA "S"
Total Area = 0.4275 acres
Imperv. Area = 0.1044 acres
C-Value = 0.534
4' LOOKOUT T/F 688.00
4' LOOKOUT T/F 687.00 G/S 686.50
4' LOOKOUT T/F 687.00 G/S 686.50
4' LOOKOUT T/F 687.00 G/S 686.20
4' LOOKOUT T/F 685.50
4' LOOKOUT T/F 686.00 G/S 685.50
T/F 687.50 G/S 687.00
T/F 687.50 G/S 687.00
T/F 686.50 G/S 686.00
BOT. OF POND 677.50
BOT. OF SOIL MEDIA 678.00
12" MULCH+18" SOIL MEDIA
SEE SECTION ON SHEET 8
681.00 HWL
678.50 NWL
INV=680.71
12" STORM
OVERFLOW TO POND
OVERFLOW TO POND
OVERFLOW TO POND



SITE PLAN NOTES:

A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY BONO CONSULTING. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
H. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
I. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
L. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
M. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
O. TOTAL LAND AREA IS 3.54+/- ACRES.
P. NO WETLANDS WERE PRESENT ON THIS SITE.
Q. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
R. MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
U. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE
W. USE TYPE ZZ SIGN SHEETING AND TELESCOPING STEEL SIGN SUPPORTS FOR PROPOSED SIGNAGE WITHIN COUNTY RIGHT-OF-WAY.
X. CCDOTH REQUIRES THAT DEPTH OF THE CURB AND GUTTER SHALL BE EQUIVALENT TO THE DEPTH OF THE ADJACENT PAVEMENT, REGARDLESS OF COMPOSITION. C&g SHALL INCLUDE 12" AGGREGATE SUBGRADE IMPROVEMENT UNDERNEATH.

SIGNAGE LEGEND

SIGNAGE MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

1	STOP SIGN (R1-1)
~~2~~	~~ACCESSIBLE PARKING SIGN (R7-8)~~
~~3~~	~~NO PARKING SIGN FIRE LANE (R8-31)~~
~~4~~	~~DO NOT ENTER (R5-1)~~
~~5~~	~~PEDESTRIAN CROSSING SIGN~~
6	NO OUTLET SIGN (W14-2)
7	NO PARKING TO CORNER SIGN (R7-11)
8	RESTRICTED PEAK HOUR NO LEFT TURN SIGN (M-F, 4-6 P.M.)

PAVEMENT MARKING LEGEND

A	24" WHITE SOLID STOP BAR (THERMOPLASTIC)
~~B~~	~~4" YELLOW SOLID LINE~~
~~C~~	~~8" SOLID WHITE LINE~~
~~D~~	~~LETTERS & SYMBOLS PAVEMENT MARKINGS~~
~~E~~	~~TRAFFIC FLOW DIRECTIONAL ARROWS~~
~~F~~	~~ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS~~-SEE DETAIL
G	12" WHITE LINE SPACED AT 24" O.C. (THERMOPLASTIC)
H	6" SOLID WHITE LINE(THERMOPLASTIC)

PAVEMENT LEGEND

HEAVY DUTY PAVEMENT (20 YEAR SERVICE LIFE) (NOT USED)
1-1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
~~2-1/2" BITUMINOUS BINDER COURSE, HOT-MIX~~ ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE CA-6, TYPE B

STREET RETURN
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE CA-6, TYPE B
12" AGGREGATE SUBGRADE IMPROVEMENT

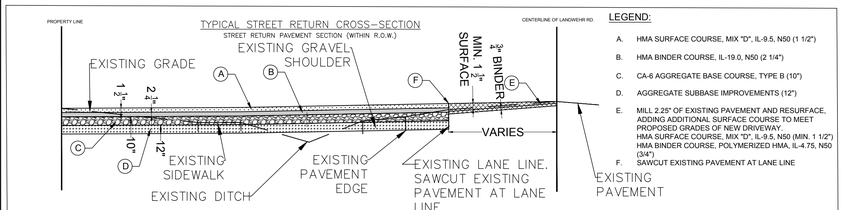
CONCRETE APRON
8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF, IF ALLOWED IN ROW)*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

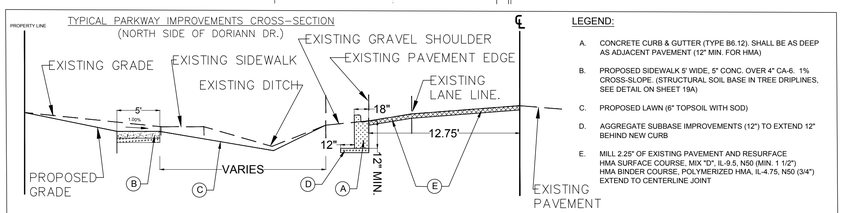
CONCRETE PADS - TRASH CORAL & UTILITY PADS
8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

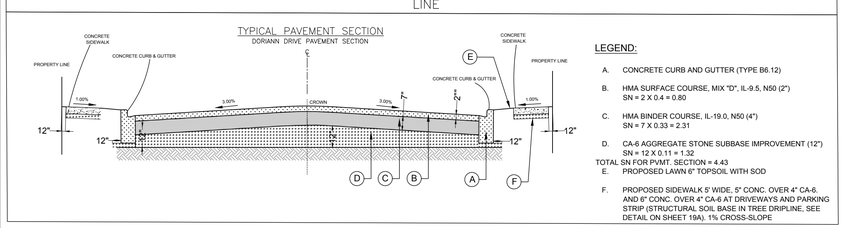
SIDEWALKS
5" PORTLAND CEMENT CONCRETE (8" PCC AT CURB RAMPS AND DRIVEWAYS)
4" COMPACTED AGGREGATE BASE COURSE, TYPE B
(SEE DETAIL ON SHEET 19 FOR SIDEWALK IN TREE DRIPLINE, STRUCTURAL SOIL TO BE USED IN LIEU OF STONE)

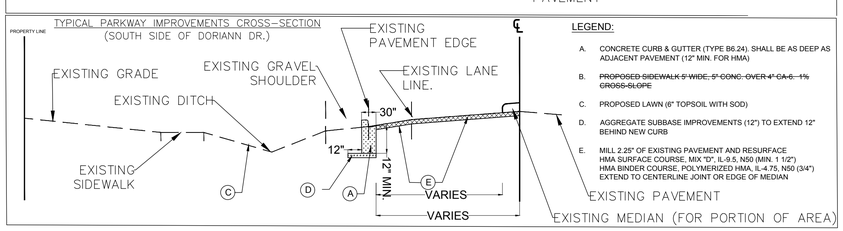
DETECTABLE WARNING AND DEPRESSED CURB
CAST IRON DETECTABLE WANTING PAD. SEE CCDOTH SPECIAL PROVISION 325
*REFER TO CONCRETE JOINT DETAILS (IF ANY).

MILL & RESURFACE
MILL EXISTING PAVEMENT 2.25" & RESURFACE, ADDING ADDITIONAL SURFACE COURSE TO MEET PROPOSED GRADES OF NEW DRIVEWAY RETURN.
1 1/2" (MIN.) BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3/4" BITUMINOUS BINDER COURSE, POLYMERIZED HOT-MIX ASPHALT, IL-4.75, N50









DATE	REVISIONS	ISSUE
2-2-2021	ISSUED FOR PERMIT	1
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS	2
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS	3
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS	4
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED	5
9-22-2022	REVISED PER MWRD COMMENTS	6
10-17-2022	REVISED PER MWRD COMMENTS	7
10-26-2022	REVISED PER MWRD COMMENTS	8
11-7-2022	REVISED PER MWRD COMMENTS	9
11-9-2022	REVISED PER MWRD COMMENTS	10

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. WEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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PARK RIDGE, IL 60068
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bbono@bonoconsulting.com

SITE PLAN & GEOMETRIC PLAN

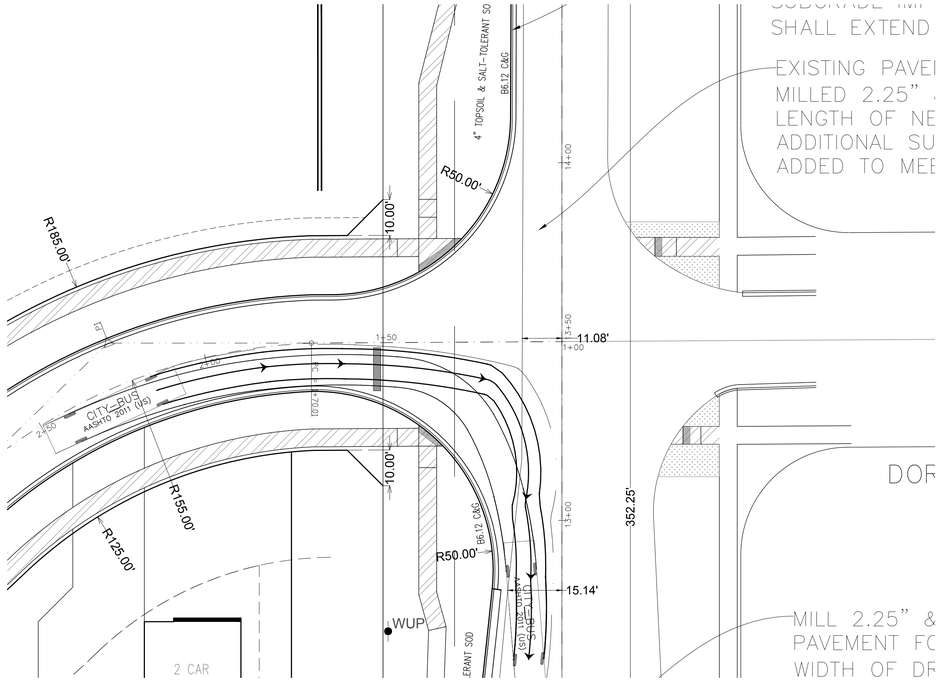
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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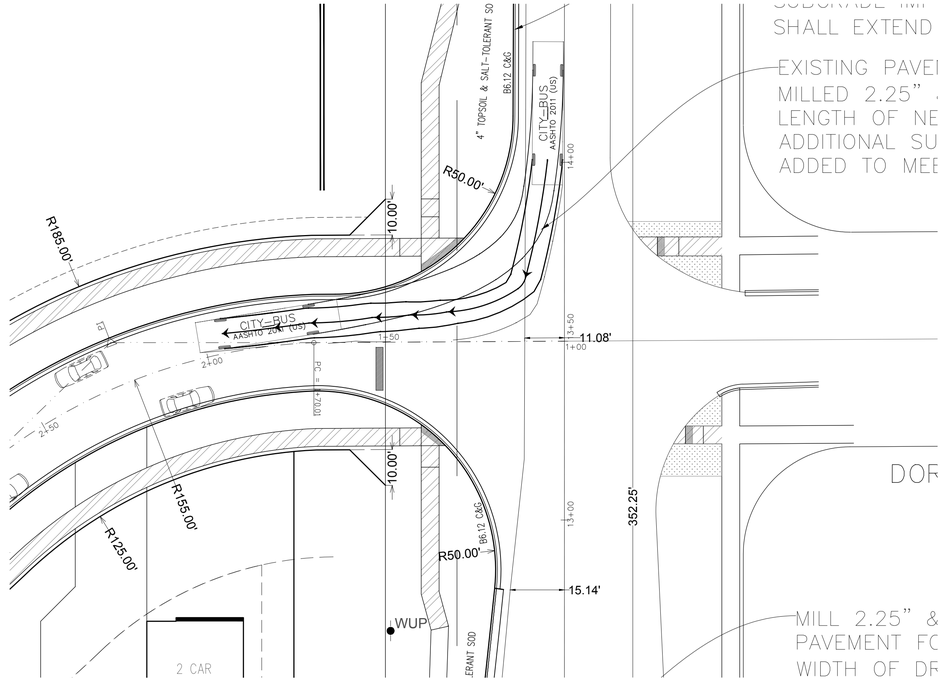
PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
11 OF 27

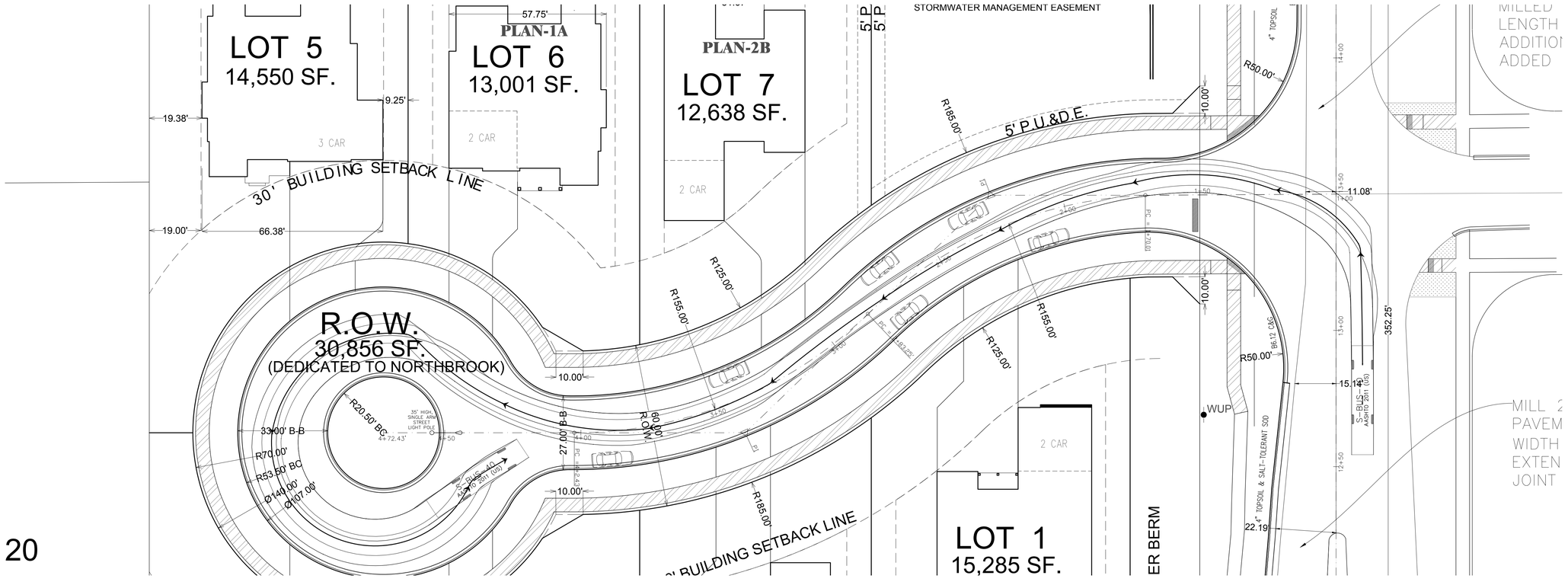
Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



40' BUS TURNING RADIUS



40' BUS TURNING RADIUS



40' BUS TURNING DIAGRAM

20

N

ISSUE	REVISIONS	DATE
1	ISSUED FOR PERMIT	2-2-2021
2	REVISED PER VILLAGE & CCMD COMMENTS	11-9-2021
3	REVISED PER VILLAGE & CCMD COMMENTS	1-14-2022
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5	REVISED PER CCMD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED	4-5-2022
6	REVISED PER MWRD COMMENTS	9-22-2022
7	REVISED PER MWRD COMMENTS	10-17-2022
8	REVISED PER MWRD COMMENTS	10-26-2022
9	REVISED PER MWRD COMMENTS	11-7-2022
10	REVISED PER MWRD COMMENTS	11-9-2022

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bbono@bonoconsulting.com

AUTOTURN EXHIBITS

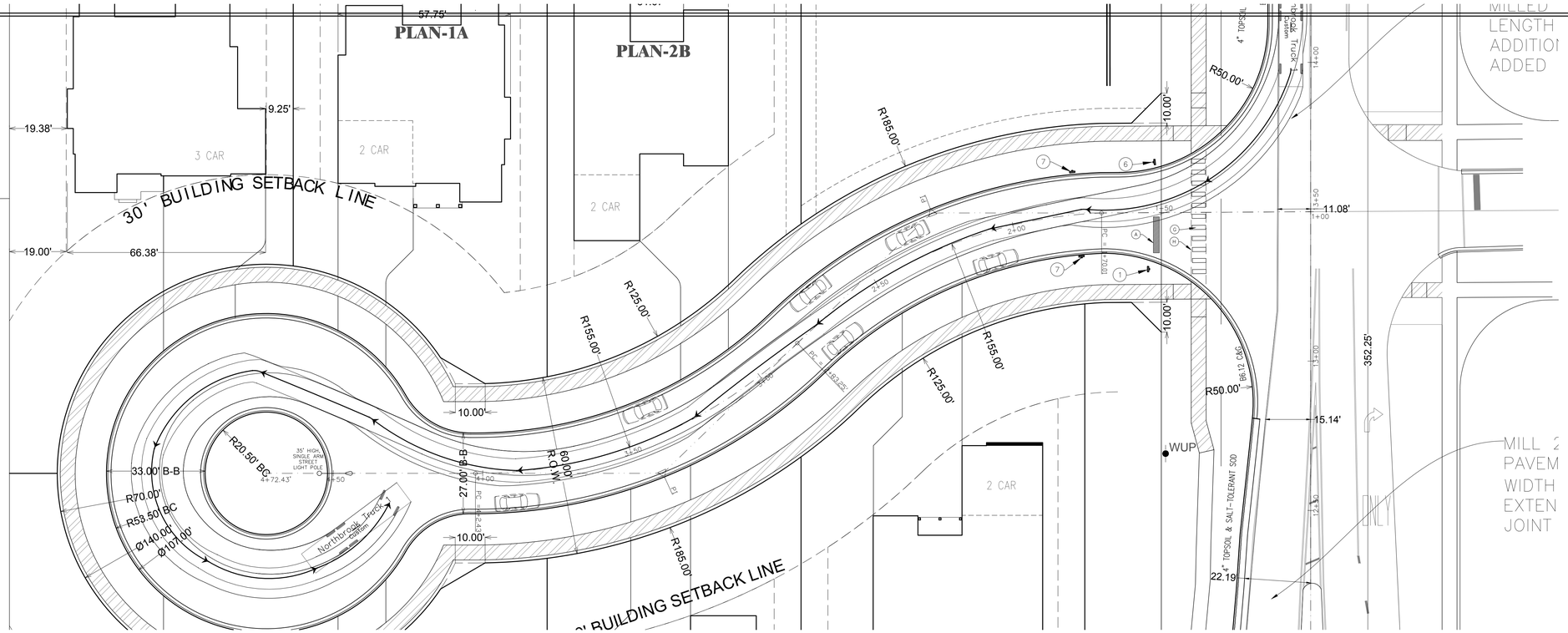
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
12A OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



20

20

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
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ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
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AUTOTURN EXHIBITS CONT.

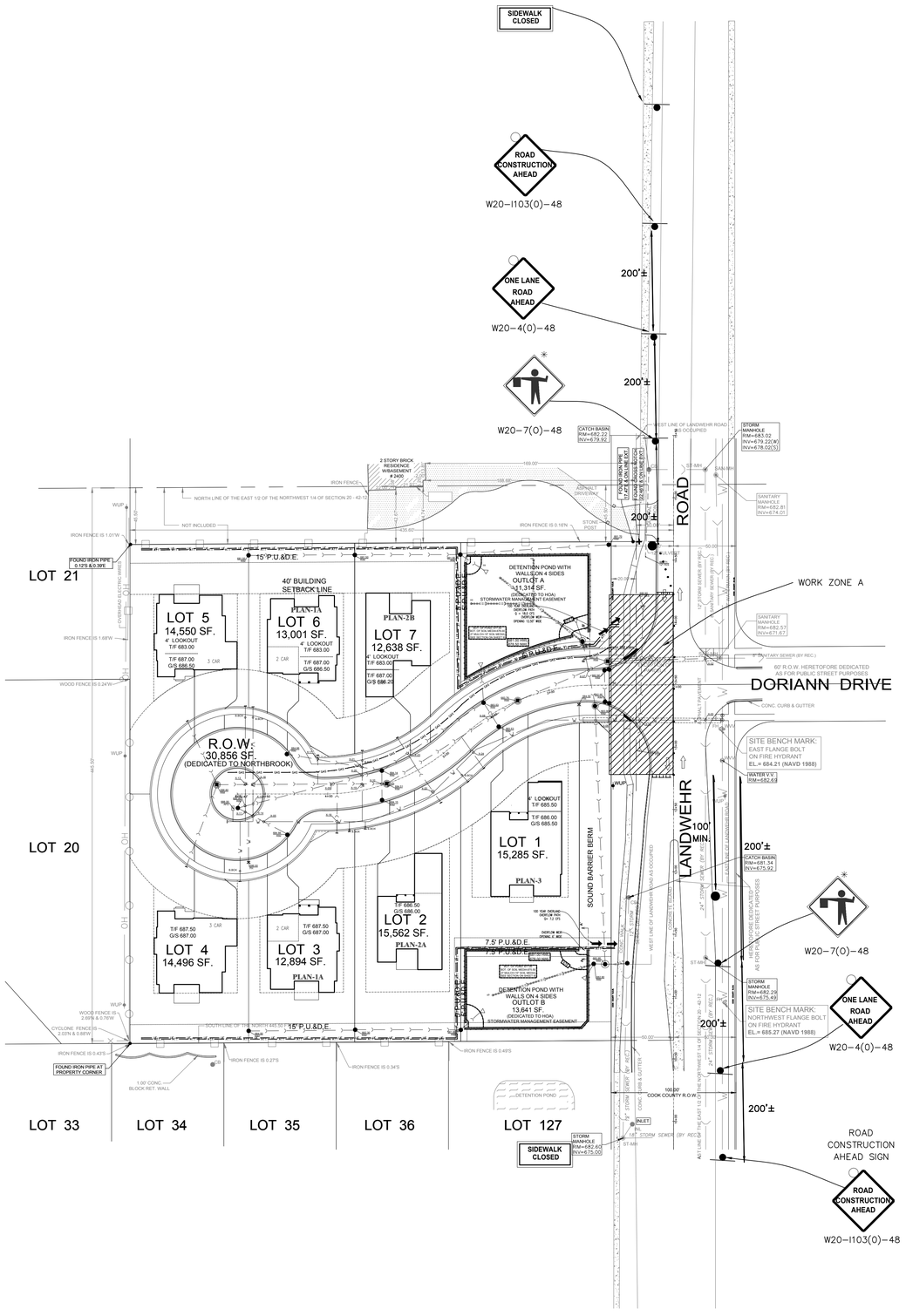
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
12B OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



WORK ZONES

- WORK ZONE A
- WORK ZONE B
- WORK ZONE C

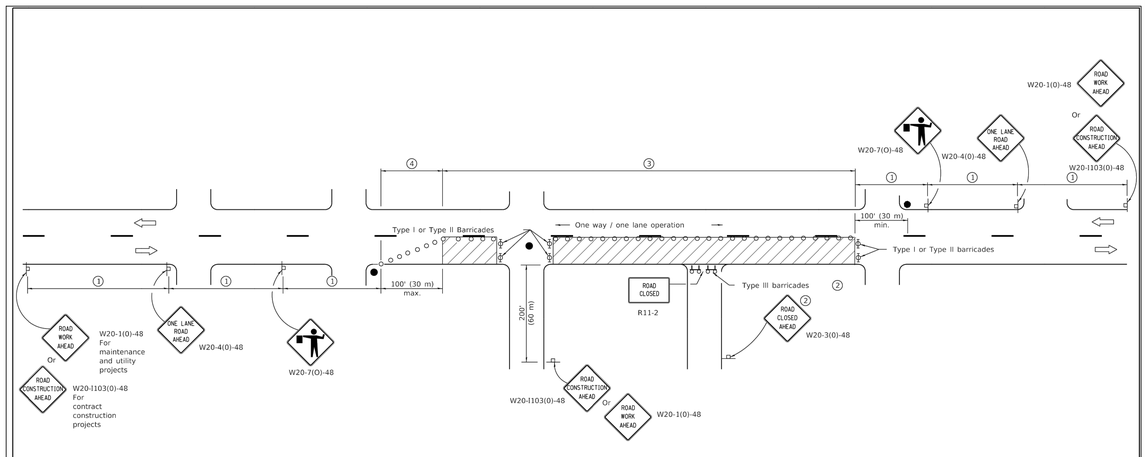
LEGEND

- FLAGGER WITH TRAFFIC CONTROL SIGN
- DRUM
- TYPE III BARRICADE
- CONSTRUCTION FENCE
- TRAFFIC FLOW

NOTES:
1. ADVANCE SIGNING SHALL BE PLACED ALONG LANDWEHR IN ACCORDANCE WITH IDOT STANDARD 701501.

TRAFFIC CONTROL DEVICE APPLICATIONS

- ALL TEMPORARY TRAFFIC CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS.
- ALL SIGN LEGENDS, BORDERS AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.
- TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
- TEMPORARY CONSTRUCTION SIGNING, BARRICADES AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
- SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, AND REFLECTORIZED PLASTIC DRUMS WITH LIGHTING DEVICES MOUNTED ON THEM, MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES."
- CONTRACTORS SHALL NOTIFY EACH ABUTTER AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT AND SIMILAR OPERATIONS.
- THE FIRST THREE PLASTIC DRUMS OF A TAPER MAY BE MOUNTED WITH TYPE A LIGHTS.
- THE ADVISORY SPEED LIMIT, IF REQUIRED, SHALL BE DETERMINED BY THE ENGINEER.
- DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
- MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS 20 FEET.
- MINIMUM LANE WIDTH IS TO BE 10 FEET (3.3M) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.
- ALL SIGNS SHALL BE MOUNTED ON THEIR OWN STANDARD SIGN SUPPORTS.
- THERE SHALL BE STEEL PLATES ON THE JOB SITE, PRIOR TO ANY WORK ON THE PAVEMENT. THESE PLATES ARE TO BE LARGE ENOUGH TO COVER THE PROPOSED PAVEMENT OPENING, AND ARE TO BE PLACED OVER THE PAVEMENT OPENING TO KEEP THE ENTIRE ROADWAY OPEN TO TRAFFIC FROM 3:30P.M. TO 9:00A.M. EACH DAY AND ALL DAY ON WEEKENDS, HOLIDAYS AND WHILE THE CONCRETE PAVEMENT PATCH IS CURING. THE STEEL PLATES SHALL BE SECURELY ANCHORED AND RAMPED WITH ASPHALT OR PLACED FLUSH WITH THE EXISTING PAVEMENT SURFACE."STEEL PLATES WILL NOT BE PERMITTED BETWEEN NOVEMBER 1 AND MAY 1 UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT".



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Work area
- Cone, drum or barricade (not required for moving operations)
- Sign on portable or permanent support
- Flagger with traffic control sign
- Barricade or drum with flashing light
- Type III barricade with flashing lights

1. Refer to SIGN SPACING TABLE for distances.
2. For approved sideroad closures.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Cones, drums or barricades at 20' (6 m) centers.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an urban area.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2011 — ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT

STANDARD 1-1-07

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to
	English (metric).
	Corrected sign No.'s.

URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED

STANDARD 701501-06

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCRD COMMENTS	11-9-2021
ENGINEER:	A. VEER P.E.	3	REVISED PER VILLAGE & CCRD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCRD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCRD COMMENTS; LOTS 1&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
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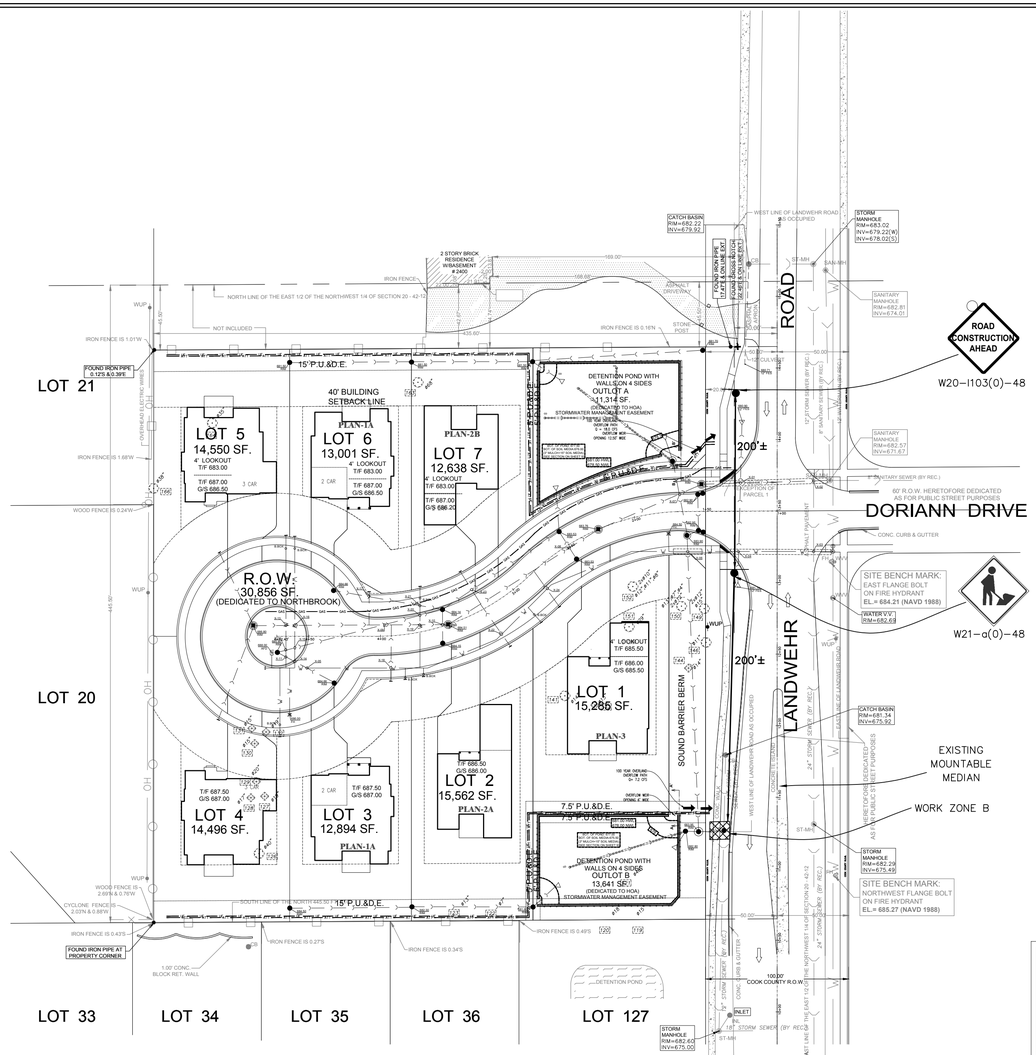
MAINTENANCE OF TRAFFIC PLAN
WORK ZONE A
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE: 50 0 50
SCALE: 1"=50'-0

SHEET NUMBER
13 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



WORK ZONES

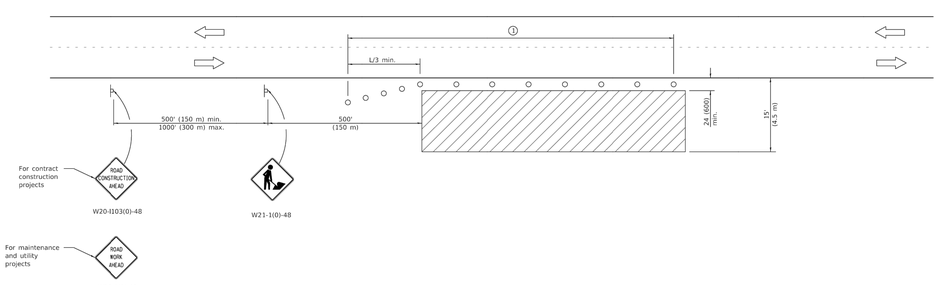
- WORK ZONE A
- WORK ZONE B
- WORK ZONE C

LEGEND

- FLAGGER WITH TRAFFIC CONTROL SIGN
- DRUM
- TYPE III BARRICADE
- —X— CONSTRUCTION FENCE
- TRAFFIC FLOW

TRAFFIC CONTROL DEVICE APPLICATIONS

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TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

- Work area
- Sign
- Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 3, 2014
ENGINEER OF SAFETY ENGINEERING
APPROVED January 3, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 701006-05

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
1-1-13	Omitted text 'WORKERS'
	sign.

OFF-RD OPERATIONS, 2L, 2W, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701006-05

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CDHD COMMENTS	11-9-2021
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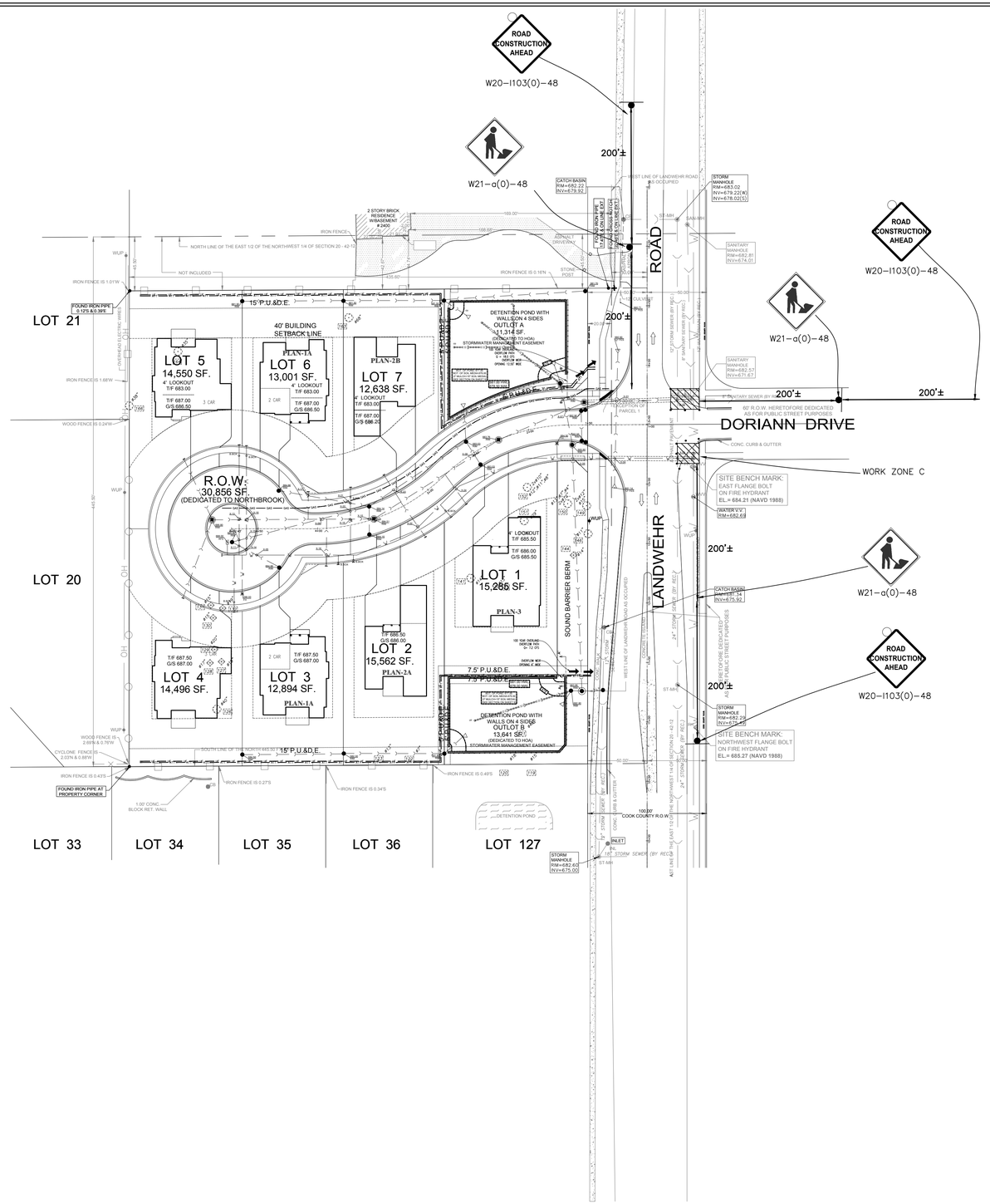
MAINTENANCE OF TRAFFIC PLAN
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START DATE: AUG. 15, 2020
GRAPHIC SCALE 50 0 50
SCALE: 1"=50'-0

SHEET NUMBER
14 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



TRAFFIC CONTROL DEVICE APPLICATIONS

- ALL TEMPORARY TRAFFIC CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS.
- ALL SIGN LEGENDS, BORDERS AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.
- TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
- TEMPORARY CONSTRUCTION SIGNING, BARRICADES AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
- SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, AND REFLECTORIZED PLASTIC DRUMS WITH LIGHTING DEVICES MOUNTED ON THEM, MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES."
- CONTRACTORS SHALL NOTIFY EACH ABUTTER AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT AND SIMILAR OPERATIONS.
- THE FIRST THREE PLASTIC DRUMS OF A TAPER MAY BE MOUNTED WITH TYPE A LIGHTS.
- THE ADVISORY SPEED LIMIT, IF REQUIRED, SHALL BE DETERMINED BY THE ENGINEER.
- DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
- MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS 20 FEET.
- MINIMUM LANE WIDTH IS TO BE 10 FEET (3.3M) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.
- ALL SIGNS SHALL BE MOUNTED ON THEIR OWN STANDARD SIGN SUPPORTS.
- THERE SHALL BE STEEL PLATES ON THE JOB SITE, PRIOR TO ANY WORK ON THE PAVEMENT. THESE PLATES ARE TO BE LARGE ENOUGH TO COVER THE PROPOSED PAVEMENT OPENING, AND ARE TO BE PLACED OVER THE PAVEMENT OPENING TO KEEP THE ENTIRE ROADWAY OPEN TO TRAFFIC FROM 3:30P.M. TO 9:00A.M. EACH DAY AND ALL DAY ON WEEKENDS, HOLIDAYS AND WHILE THE CONCRETE PAVEMENT PATCH IS CURING. THE STEEL PLATES SHALL BE SECURELY ANCHORED AND RAMPED WITH ASPHALT OR PLACED FLUSH WITH THE EXISTING PAVEMENT SURFACE."STEEL PLATES WILL NOT BE PERMITTED BETWEEN NOVEMBER 1 AND MAY 1 UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT".

WORK ZONES

- WORK ZONE A
- WORK ZONE B
- WORK ZONE C

LEGEND

- FLAGGER WITH TRAFFIC CONTROL SIGN
- DRUM
- TYPE III BARRICADE
- —X— CONSTRUCTION FENCE
- TRAFFIC FLOW

ISSUE	REVISIONS	DATE
1	ISSUED FOR PERMIT	2-2-2021
2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
5	REVISED PER CCHD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED	4-5-2022
6	REVISED PER MWRD COMMENTS	9-22-2022
7	REVISED PER MWRD COMMENTS	10-17-2022
8	REVISED PER MWRD COMMENTS	10-26-2022
9	REVISED PER MWRD COMMENTS	11-1-2022
10	REVISED PER MWRD COMMENTS	11-9-2022

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. VEER P.E.
ENGINEER:	W. HERBURN
TECHNICIAN:	

BCI
BONO CONSULTING, INC.
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MAINTENANCE OF TRAFFIC PLAN
WORK ZONE C
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 50 0 50
SCALE: 1"=50'-0"
SHEET NUMBER 15 OF 27

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GENERAL CONSTRUCTION NOTES

1. The construction shall be under the general inspection of the Village engineer and the owner's engineer.
2. All work shall be in accordance with the applicable sections of the following specifications:
   a. Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" January 1, latest edition.
   b. "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
   c. "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
   d. "Manual of Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
   e. The Subdivision and Development Codes and Standards of the Village of Northbrook
   f. "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

   Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

   The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

   The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.
3. Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.
4. Contract Documents and Drawings:
   A. The engineer's drawings (The Plans) shall be included as part of the contract documents.
   B. The contractor is required to review the soils report for the site.
   C. All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
   D. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
5. The Northbrook Department of Public Works shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watermain, sewer main and utility services. Call (847) 705-5200
6. Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
7. Village streets shall not be closed without the written permission of the Northbrook Department of Engineering and then only after proper notification has been given to the Police and Fire Departments.
8. The contractor shall immediately remove mud, soil or debris deposited on public streets. Failure to keep streets clean shall be just-cause for issuance of a Stop Work Order or citation.
9. Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
10. Construction materials shall not be stored within the Village Right-Of-Way.
11. The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.E.P.A. permits.

    The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

    All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

    The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for at their sole expense any surety or bonds as may be required by the permitting agency.

12. The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
13. The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the Village and their officers, employees, agents, and engineers, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
14. The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.
15. Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities far enough in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

    The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

    Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

    No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

16. The flow from any field tiles draining off-site properties shall be maintained. The contractor shall notify the engineer if any such field tiles are encountered and shall show them on a set of as-built plans.
17. All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
18. All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
19. The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the engineer.
20. No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
21. Any bracing, sheeting or special construction methods deemed necessary by the contractor in order to install the proposed improvements shall be considered incidental to the cost of the project. Any additional soils data needed to confirm the contractor's opinions of the subsoil conditions shall be done at the contractor's expense. The contractor shall obtain the owner's written authorization to access the site to conduct a supplemental soils investigation.
22. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
23. All items shown to be removed, shall be legally disposed of off-site.
24. All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
25. No work shall be performed on adjacent private property without the written permission of the property owner.
26. During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
27. The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
28. All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours.
29. The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
30. The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
31. Tree removal permit is required for removal of all trees 10" diameter or greater.
32. An inspection of the top of foundation will be required prior to pouring.
33. A final inspection of grading will be required before placement of any sod.
34. All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
35. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall shop drawings to be submitted by contractor for approval.
36. Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
37. Upon completion of the project, the contractor or engineer shall submit a sets of as-built engineering plan and a grading certificate. These documents shall be submitted within thirty (30) days of final approval to the Village. The price per this work shall be included in contractors fee.

IEPA NOTES:

Sewers crossing water mains shall be laid to meet the following specifications:

1. Horizontal Separation:
   A. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line.
   B. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   C. If it is impossible to obtain proper horizontal and vertical separation as described in 1 and 2 above, both the water main and sewer must be constructed of pipe material which would conform to water main standards and be pressure tested to assure water tightness before backfilling.
2. Vertical Separation:
   - Whenever water mains cross house sewers, storm drains or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation must be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer.
   - Where conditions exist that the minimum vertical separation set forth in 1 above cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, one of the following two measures must be taken:
     - A. The water main shall be installed within a PVC carrier pipe and the carrier pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten (10) feet.
     - B. The involved sewer or drain shall be constructed of pipe material which would conform to water main standards until the normal distance from the water main to the sewer is at least ten (10) feet.
3. In making such crossings, center a length of water main pipe over the sewer to be crossed so that the joints will be equidistant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main. The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water pipe as described under Vertical Separation above, may be used for sewer service lines.

EARTHWORK AND GRADING

1. All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. **No claims for extra work will be recognized unless ordered in writing by the owner.**
3. The initial establishment of erosion control procedures and the placement of erosion control fence, etc. shall be installed by the contractor prior to the start of mass grading.
4. All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
5. Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Trees, stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
6. Strip topsoil down to firm subbase. stockpile quantity necessary for landscaping, and remove other materials from the site.
7. Excavation shall consist of the excavation, removal, and satisfactorily disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unstable and unsuitable materials and their replacement with satisfactory materials where required.
8. After stripping and excavating to proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded, tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surficial stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to rut or deflect excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
9. Where encountered, loose sands and asphalt grindings should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of course aggregate are required, depending in the consistency of the subgrade. the course aggregate should consists of clean, crushed stone gravel between 1/4 and 3 inches in size. The course aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
10. Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaved areas within the construction limits.
12. 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
13. Refer to the landscape plans for additional information on ground cover & planting requirements.
14. Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
15. Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) feet of design subgrade elevations.
16. The subgrade for the proposed streets and pavement areas shall be proof-rolled by the contractor in the presence of the Village engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the Village engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
17. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
18. When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the Village. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.

    This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
19. The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing.This shall be included in the cost of work.

WATER SYSTEM NOTES

1. All watermains/services and water services shall have a minimum cover of 5 1/2 feet.
2. Watermains shall be Ductile Iron Pipe, Class 52 conforming to ANSI A21.51 or AWWA C151. Gaskets and cast iron fittings shall conform to ANSI A21.11 or AWWA C-110 or C-111. Watermain shall be cement lined in accordance with ANSI A21.4 or AWWA C-104.
3. Water services 2 1/2 inch diameter or smaller shall be Type "K" copper. Compression fittings shall be used to connect new copper pipe to existing service pipe. Water services 3 inch diameter or larger shall be Class 52, Ductile Iron Pipe.
4. All new watermain and services 3 inches or larger shall be pressure tested (2 hours - 150 psi) and chlorinated per Village and IEPA requirements. The installation, testing, chlorination and sterilization of all water mains and services shall be performed in accordance with the 'Standard Specifications for Water and Sewer Main Construction" and Village standards. **A Village inspector MUST be present for testing and chlorination**. AWWA Sections C-600-77 and C-601 shall apply.
5. All watermain shall be bedded with compacted granular CA-6 material with minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 4 inches.
6. Not Used.
7. Not Used
8. **Existing water valves shall not be opened/closed without permission of the Village.**
9. Joints between precast elements, adjusting rings and frames shall be sealed with Butyl Rubber Joint Sealer.
10. Thrust blocking shall be installed on watermains at all bends, tees, elbows, offsets, etc.
11. Water meter size and location shall be as shown on the Architect's plan. Meter shall be located in the first 20 foot length of pipe inside the building or as approved by the Village.
12. A reduced pressure zone backflow preventor shall be provided by owner and installed by the contractor with the water meter per Village requirements.
13. The Village Water Department should be contacted for installation questions and/or final inspection of the water meter and backflow preventor.
14. The contractor is responsible for verifying the location of all existing utilities prior to the start of work and will be responsible for any damage to same.
15. Damaged parkway lawn areas shall be restored with 4 inches of topsoil and sod.
16. All existing water services that will not be reused must be abandoned at the Village main as Follows: All ductile or cast pipes must be capped at the "tee" and all copper piping must be removed from the Village main and the corporation must be closed.

CONCRETE NOTES:

1. Clean, full depth sawcut through existing sidewalk & pavement scheduled for removal. Replace to match existing.
2. Aggregate base course for new sidewalk shall consist of 4" sand base.
3. Concrete sidewalk pavement shall consist of minimum 5" thick P.C., all concrete shall be minimum 3,500 psi.
4. Concrete and base course shall be in accordance with section 420 IDOT standard specifications.
5. Sidewalk cross slope is 1" per 5.33', desirable; 1" per 8' minimum; and 1" per 4' maximum. front handicap access ramp shall be @ 1:12' max.
6. 3/4" fiber expansion joint shall be installed when the new pavement or sidewalk abuts any building.
7. Contraction joints should be sawcut a minimum of two inches deep within 4-12 hours of concrete placement, but no later than 24 hours after concrete placement, be in accordance with section 420.10(d) idot standard specifications.
8. All curb shall be 6" high unless otherwise noted. Areas of barrier curb only or curb & gutter shown on plans. Areas of reverse gutter pitch are shown on plans.provide three (3) #4-1/2 inch rebars, ten (10) foot long where the sidewalk crosses trenches.
9. Contraction joints around sewer structures shall be diamond shaped, with a three foot minimum length per leg.
10. Maximum 50' c-c between contraction joints in curbs or sidewalk.

ASPHALT NOTES

1. Asphalt surface shall be warranteed for one year against bird bathing/ponding of 1/4" standing water areas greater than 25 square feet.
2. Transition grade changes to be smooth.
3. Marking paint shall be high quality traffic paint intended for striping asphalt parking lots color shall be yellow. width: 4", coverage rate: 450 feet per gallon per IDOT article 780.
4. Asphalt sections detailed on sheet 11.

STORM SEWER NOTES

1. Field verify storm sewer location and elevation and all crossings to be sure system works and all conflicts are avoided.
2. Connect to existing storm sewer structure. field verify location and elevation prior to any storm sewer construction.
3. Storm sewer to materials and joints to be as specified. provide ca-7 trench backfill under all pavement.
4. Storm sewer structures to be pre-cast per astm c478 with steps 16" on center per astm c478-05
5. Follow all requirements of the Village of Northbrook and MWRDGC.

MWRD GENERAL NOTES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, BY THE ILLINOIS PUBLIC WORKS MUTUAL AID WATER MAIN CONSTRUCTION;
   * VILLAGE OF NORTHBROOK MUNICIPAL CODE.
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF NORTHBROOK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. RECORD DRAWINGS FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES, OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE "A" TO 1"/ IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE;
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLO

100-YEAR STORM CALCULATIONS

SITE DATA:

TOTAL SITE AREA =	3.541	ACRES			
TOTAL ROW AREA =	0.708	ACRES			
ROW IMP AREA=	0.487	ACRES			
"C" FACTOR IMPERVIOUS =		0.95			
"C" FACTOR PERVIOUS =		0.50			
TOTAL AREA OF THE 7 LOTS=			2.260	ACRES	
IMPERVIOUS DRAINAGE AREA =			1.617	ACRES	
PERVIOUS DRAINAGE AREA =			1.924	ACRES	
50% lot Coverage					
"C" ave. =	0.705				
RELEASE RATE =	**0.531**	**CFS**			
"C" ave. X AREA =	2.498				

ILLINOIS BULLETIN 75 100 YEAR ROUTING TABLE:

TIME (HR.)	INTENSITY (IN/HR)	RUNOFF (CFS)	STORED (CFS)	VOLUME (AC-FT)
0.08	12.36	30.875	30.344	0.202
0.17	10.80	26.978	26.447	0.375
0.25	9.28	23.181	22.650	0.472
0.50	6.34	15.837	15.306	0.638
1.00	4.03	10.067	9.536	0.795
2.00	2.49	6.220	5.689	0.948
3.00	1.83	4.571	4.040	1.010
6.00	1.07	2.673	2.142	1.071
12.00	0.62	1.549	1.018	1.018
18.00	0.45	1.124	0.593	0.889
24.00	0.36	0.899	0.368	0.736
	MAXIMUM =			1.071 AC-FT
				46,645.56 CF
Total Storage= Detention			=	**46,645.56** CF

DETENTION VOLUME

1) **Surface Ponding (North HWL: 681.00)**

Elevation	Area (sq. ft.)	Avg. Area	Depth	(3.5' Ponding) Vol. (cu.ft.)
681.00	7,335			
		7,274.00	1.00	7,274
680.00	7,213			
		7,124.00	1.00	7,124
679.00	7,035			
		6,918.50	1.00	6,919
678.00	6,802			
		6,733.00	0.50	3,367
677.50	6,664			
				24,683

2) **Surface Ponding (South HWL: 681.00)**

Elevation	Area (sq. ft.)	Avg. Area	Depth	(4' Ponding) Vol. (cu.ft.)
681.00	5,889			
		5,840.00	1.00	5,840
680.00	5,791			
		5,717.00	1.00	5,717
679.00	5,643			
		5,544.00	1.00	5,544
678.00	5,445			
		5,322.50	1.00	5,323
677.00	5,200			
				22,424

TOTAL DETENTION PROVIDED 47,107
TOTAL DETENTION REQUIRED 46,646

Impervious Area (Disturbed) 91,650 s.f.

VOLUME CONTROL BEST MANAGEMENT PRACTICES

Volume Control Requirements	1"	Rainfall
Volume Control Storage Required	7,638	Cu. Ft.
	0.175	Ac. Ft.

PROPOSED

North Pond
Area of Soil Media ***6,664***
Depth of Soil Above UD ***0.59***
Depth of Soil below UD ***0.66***

South Pond
Area of Soil Media ***5,200***
Depth of Soil Above UD ***0.68***
Depth of Soil below UD ***0.57***

MWRD Infiltration Calculations

VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	
Soil Media Mix	0.25	Vв 7467.76	0.5 x 0.25 x Vв	933
Soil Media Mix (Below Invert)	0.25	Vd 7362	0.25 x Vd	1,841
				2,774 Cu. Ft.

Storage in North Detention Pond - NWL 678.50 (Top Portion)

CONTOUR	HEIGHT BETWEEN CONTOURS(FT.)	AREA OF CONTOUR (SQ.FT)	VOLUME (CU.FT)
678.50		*6,955*	
	1.00		*6,810*
677.50		*6,664*	
Total			6,810

Storage in South Detention Pond - NWL 678.00 (Bottom Portion)

CONTOUR	HEIGHT BETWEEN CONTOURS(FT.)	AREA OF CONTOUR (SQ.FT)	VOLUME (CU.FT)
678.00		*5,445*	
	1.00		*5,323*
677.00		*5,200*	
Total			5,323
	100% Volume=	**12,132**	
	50% Volume=	**6,066**	
Total Volume Control Provided =		**8,840**	**Cu. Ft.**
		0.203	Ac-Ft.

STORMWATER DETENTION CALCULATIONS
AREA LOCALLY REQUIRED

RESTRICTOR CALCULATION

Orifice Design
Require Q = 0.142 cfs
Cd = 0.61
Max. Head = 4.93
Orifice Area: 0.0173
Calculated Max. Restrictor Discharge: 0.188
Det. HWL = 681.00
Orifice Invert: 676.00
Orifice Cent. 676.07

Restrictor Diameter = 1.78 inches

ACTUAL 2-YEAR RESTRICTOR RELEASE RATE FOR 100-YR STORM HWL

RESTRICTOR CALCULATION

Orifice Design
Require Q = 0.531 cfs
Cd = 0.61
Max. Head = 1.96
Orifice Area: 0.0497
Calculated Max. Restrictor Discharge (100-yr Restrictor) 0.341
2-Year Restrictor Release Rate @ 100-Year Storm HWL 0.188
TOTAL RELEASE RATE THROUGH BOTH RESTRICTORS **0.529**
Det. HWL = 681.00
Orifice Invert: 678.91
Orifice Cent. 679.04

100-Yr Restrictor Diameter = 3.02 inches

USE 3.02" DIAMETER PLATE RESTRICTOR W/ INV. @ 2-YR HWL (678.91)

2-YEAR STORM CALCULATIONS

SITE DATA:

TOTAL SITE AREA =	3.541	ACRES			
TOTAL ROW AREA =	0.708	ACRES			
ROW IMP AREA=	0.487	ACRES			
"C" FACTOR IMPERVIOUS =		0.95			
"C" FACTOR PERVIOUS =		0.50			
TOTAL AREA OF THE 7 LOTS=			2.260	ACRES	
IMPERVIOUS DRAINAGE AREA =			1.617	ACRES	
PERVIOUS DRAINAGE AREA =			1.924	ACRES	
50% lot Coverage					
"C" ave. =	0.705				
RELEASE RATE =	**0.142**	**CFS**	(2-YEAR)		
"C" ave. X AREA =	2.498				

ILLINOIS BULLETIN 75 2 YEAR ROUTING TABLE:

TIME (HR.)	INTENSITY (IN/HR)	RUNOFF (CFS)	STORED (CFS)	VOLUME (AC-FT)
0.08	4.80	11.990	11.849	0.079
0.17	4.20	10.491	10.350	0.147
0.25	3.60	8.993	8.851	0.184
0.50	2.48	6.195	6.053	0.252
1.00	1.57	3.922	3.780	0.315
2.00	0.97	2.423	2.281	0.380
3.00	0.71	1.774	1.632	0.408
6.00	0.42	1.049	0.908	0.454
12.00	0.24	0.600	0.458	0.458
18.00	0.17	0.425	0.283	0.425
24.00	0.14	0.350	0.208	0.416
	MAXIMUM =			0.458 AC-FT
				19,944.86 CF
Total Storage= Detention			=	**19,944.86** CF

DETENTION VOLUME (2-YEAR STORM)

1) **Surface Ponding (North HWL: 678.91)**

Elevation	Area (sq. ft.)	Avg. Area	Depth	(1.78' Ponding) Vol. (cu.ft.)
678.91	7,017			
		6,909.50	0.91	6,288
678.00	6,802			
		6,733.00	0.50	3,367
677.50	6,664			
				9,654

2) **Surface Ponding (South HWL: 678.91)**

Elevation	Area (sq. ft.)	Avg. Area	Depth	(2.56' Ponding) Vol. (cu.ft.)
678.91	5,627			
		5,536.00	0.91	5,038
678.00	5,445			
		5,322.50	1.00	5,323
677.00	5,200			
				10,360

TOTAL DETENTION PROVIDED 20,014
TOTAL DETENTION REQUIRED 19,945

RESTRICTOR CALCULATION

Orifice Design
Require Q = 0.142 cfs
Cd = 0.61
Max. Head = 2.84
Orifice Area: 0.0173
Calculated Max. Restrictor Discharge: 0.142
Det. HWL = 678.91
Orifice Invert: 676.00
Orifice Cent. 676.07

Restrictor Diameter = 1.78 inches

USE 1.78" DIAMETER PLATE RESTRICTOR

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
ENGINEER:	A. WEER P.E.	3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCHD COMMENTS, LOTS 1-6&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-1-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

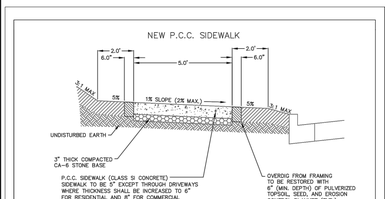
STORMWATER MANAGEMENT CALCULATIONS
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
17 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)
Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution

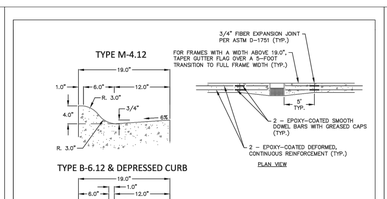


NOTES:
1. WHEN CONSTRUCTING SIDEWALK WITHIN THE DRIPLINE OF A TREE, FOLLOW STANDARD DETAIL FOR "P.C.C. SIDEWALK IN DRIPLINE DETAIL" P-5
2. PROVIDE 1/2" THICK FIBER EXPANSION JOINT PER ASTM D-1751 EVERY 50 FEET

P.C.C. SIDEWALK DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL P-5 (01)
	4-30-20	Consolidated Sidewalk Details	
	4-1-21	Added Plan Note	

(Sheet 1 of 1)

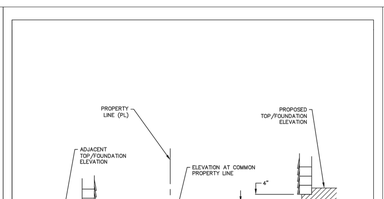


NOTES:
1. EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 60' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER.
2. CONTRACTION JOINTS ARE TO BE CONSTRUCTED AT 15' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER.
3. WITH NEW CURB REPLACEMENT NEXT TO HMA, CONTRACTOR IS REQUIRED TO PLACE 2' OF HMA FULL DEPTH PAID SEPARATELY TO MATCH EXISTING

COMBINATION CURB & GUTTER

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL P-1 (01)
	4-30-20	Consolidated Details. Revised Notes.	
	4-1-21	Added Plan Note	

(Sheet 1 of 1)

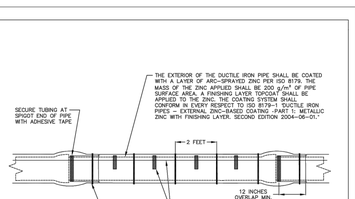


NOTE:
1. STORMWATER RUNOFF CANNOT ADVERSELY IMPACT NEIGHBORING PROPERTIES.
2. FOUNDATIONS SHOWN HAVE A BRICK LEDGE OR DROPPED SIDING. USE ACTUAL TOP OF FOUNDATION ELEVATION FOR ALL OTHER CASES
3. RUNNING SLOPE OF SWALE SHALL BE 1 % MINIMUM

TYPICAL SIDE YARD SWALE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL G-11 (01)
	04-30-20	Revised Notes	
	4-1-21	Added Plan Note	

(Sheet 1 of 1)



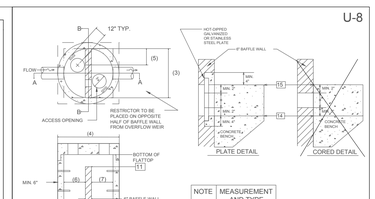
NOTES:
1. DUCTILE IRON PIPE SHALL BE ENCASED BY POLYETHYLENE TUBING.
2. THE TUBE MUST BE VIRGIN MATERIAL, V-BIO, CONSISTING OF THREE (3) CO-EXTRUDED LAMINATIONS OF LINEAR LOW DENSITY POLYETHYLENE (LLDPE), FUSED INTO A SINGLE THICKNESS NOT LESS THAN EIGHT (8) MILS. THE OUTER LAMINATION SHALL BE OF A BLUE COLOR WITH A MINIMUM THICKNESS OF TWO (2) MILS AND SHALL BE A BLEND OF AN ANTIMICROBIAL BIOCIDE TO MITIGATE MICROBIOLOGICALLY INFLUENCED CORROSION AND A VOLATILE CORROSION INHIBITOR TO CONTROL GALVANIC CORROSION. THE MIDDLE LAMINATION SHALL BE OF A THICK IMPERMEABLE MATERIAL DESIGNED TO PROTECT AND ENHANCE THE INNER LAMINATION. THE OUTER LAMINATION SHALL BE OF A LIGHT COLOR.
3. THE POLYETHYLENE ENCASEMENT MUST MEET ALL THE REQUIREMENTS OF ANSI A21.5 (AWWA C105).
4. CIRCUMFERENTIAL WRAPS OF PLASTIC ZIP TIES ARE TO BE PLACED AT TWO (2) FOOT INTERVALS ALONG THE LENGTH OF THE PIPE AND WITHIN TWO (2) FEET OF EACH SIDE OF EVERY JOINT, BEND AND TEE.
5. COMPLETE THE INSTALLATION BY OVERLAPPING THE POLYETHYLENE TUBE WRAP AT EACH END AT LEAST TWELVE (12) INCHES AND SEAL THE ENDS WITH PLASTIC ZIP TIES.
6. ALL BAGS MUST BE A MINIMUM OF TWENTY-TWO (22) FEET IN LENGTH AND OVERSIZED IN DIAMETER TO FIT OVER FITTINGS.
7. INSTALLATION OF TUBING SHALL BE PER DIPRA – MODIFIED METHOD A.
8. THIS STANDARD APPLIES TO ALL DUCTILE IRON PIPE INSTALLATION METHODS INCLUDING OPEN CUT, DIRECTIONAL DRILLING AND PLACEMENT IN A CASING.

POLYETHYLENE TUBE WRAPPING DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-13 (01)
	1-9-19	Revised Notes	

(Sheet 1 of 1)

U-8



NOTE	MEASUREMENT AND TYPE	
(1)	18".27"	INFLOW PIPE DIA.
(2)	12"	OUTFLOW PIPE DIA.
(3)	72"	STRUCTURE WIDTH
(4)	84"	STRUCTURE LENGTH
(5)	72"	OVERFLOW WIDTH
(6)	33"	INFLOW CHAMBER LENGTH
(7)	39"	OUTFALL CHAMBER LENGTH
8	676.00	INFLOW PIPE INVERT
9	676.00, 678.91	RESTRICTOR INVERT
10	1.78", 3.02"	RESTRICTOR DIA.
11	681.00	TOP OF WALL ELEV.
12	676.00	OUTFLOW PIPE INVERT
13	681.00	OVERFLOW ELEV.
14	675.50	BENCH BOTTOM ELEV.
15	676.50	BENCH TOP ELEV.

( ) - ALL DIMENSIONS IN INCHES
[ ] - ALL DIMENSIONS IN FEET (IN HUNDREDTHS)

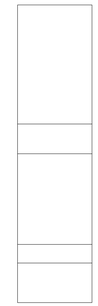
NOTES:
1. SUMP ELEVATION SHALL BE TWO FEET BELOW INVERT 8
2. STRUCTURE ACCESS OPENINGS SHALL BE PLACED ON EACH SIDE OF BAFFLE WALL.
3. FIELD VERIFY PRE-CAST STRUCTURE FOR AS-BUILT CONDITIONS AT TIME OF PLACEMENT. THIS PLACEMENT SHALL BE CERTIFIED BY THE DESIGN ENGINEER PRIOR TO CONTINUATION OF STORM SEWER OR STORMWATER MANAGEMENT CONSTRUCTION.
4. PLATE OR CORED RESTRICTOR IS ALLOWED. CORED RESTRICTOR SHALL BE HORIZONTALLY CUT, NOT SLOPED, AND CHIPPED OR SPALLED EDGE IS NOT ALLOWED. PLATE INSTALLED AND MORTARED IN FIELD.

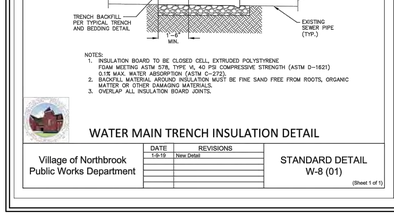
NOT TO SCALE

SPECIAL RESTRICTOR STORM STRUCTURE DETAIL

REVISED: 1-1-20

BAFFLE WALL RESTRICTOR DETAIL



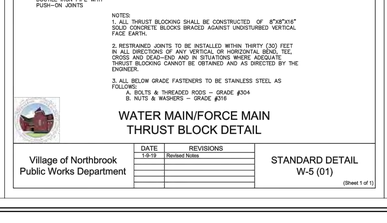


NOTES:
1. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS & THREADED RODS – GRADE 304
   B. NUTS & WASHERS – GRADE 316
   C. NO FASTENERS TO BE SMALLER THAN 5/8" IN DIAMETER
2. ALL PIPE SHALL BE CLASS 52.
3. A PRIMER/SHEEN WILLIAMS EXTREME BOND HIGH-SOLID PRIMER B/PAINT/HIGH GLOSS SAFETY RED FIXED RUSTOLEUM HIGH PERFORMANCE V7400
4. ALL DRAIN HOLES TO BE EQUIPPED WITH BRASS BUSHING.
5. VENT CAP REQUIRED ON 2.5" HOSE NOZZLES.
6. ALL HYDRANTS TO BE TRAFFIC MODELS WITH BREAK-AWAY FLANGES.
7. HYDRANTS WILL ONLY BE SET WITH WATER MAIN CONCRETE BLOCKS. NO SUBSTITUTIONS WILL BE ALLOWED.
8. HYDRANT TO BE PAINTED WITH ONE COAT OF PAINT YEAR PRIOR TO DATE OF INSTALLATION.
9. HYDRANT MUST BE COVERED WITH A PLASTIC GARBAGE BAG WHEN INSTALLED AROUND HYDRANT. CHIPPED/DAMAGED HYDRANTS TO BE REPAIRED PER MANUFACTURERS SPECIFICATIONS AND TO THE VILLAGE'S SATISFACTION.
10. MAX 36" ADJUSTMENT KIT, ONE (1) KIT ONLY, PRIOR TO INSTALLATION OF ADJUSTMENT KIT, NOTIFY RESIDENT OF DISRUPTION.
11. SECURITY CHAINS ARE NOT PERMITTED ON NOZZLE CAPS.
12. VALVE BOX ADAPTOR 2 IS TO BE USED AS THE VALVE BOX STABILIZER
13. ENCASE FIRE HYDRANT STANDPIPE, AUXILIARY VALVE AND LEAD PIPE WITH POLYETHYLENE V-BIO WRAP PER STANDARD DETAIL W-13.

NORTHBROOK FIRE HYDRANT DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-1 (01)
	1-9-19	Revised Notes	
	4-1-21	Revised Notes	

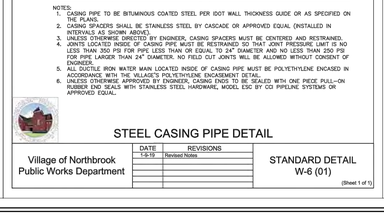
(Sheet 1 of 1)



FIRE HYDRANT CLEARANCE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-2
	1-9-19	Revised Notes	
	6-1-21	Revised Notes	

(Sheet 1 of 1)



SANITARY MANHOLE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL SS-1 (01)
	4-30-20	Revised Notes	

(Sheet 1 of 1)

Illinois Department of Transportation

STANDARD	DESCRIPTION	TOTAL PAGES	CHECK APPLICABILITY 'X'
602001	CATCH BASIN TYPE A	1	
602011	CATCH BASIN TYPE C	1	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	2	

NOTES:
1. USE LATEST REVISION OF STANDARD
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET

CATCH BASIN STANDARD

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD SW-2 (01)
	4-30-20	Adopted To IDOT Standards	
	4-1-21	Edited Standard Detail Section	

(Sheet 1 of 1)

Illinois Department of Transportation

STANDARD	DESCRIPTION	TOTAL PAGES	CHECK APPLICABILITY 'X'
602401	MANHOLE TYPE A, 4' DIAMETER	2	X
602402	MANHOLE TYPE A, 5' DIAMETER	2	X
602406	MANHOLE TYPE A, 6' DIAMETER	3	
602411	MANHOLE TYPE A, 7' DIAMETER	3	
602416	MANHOLE TYPE A, 8' DIAMETER	3	
602421	MANHOLE TYPE A, 9' DIAMETER	3	
602426	MANHOLE TYPE A, 10' DIAMETER	3	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	2	

NOTES:
1. USE LATEST REVISION OF STANDARD
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET
3. CONCRETE FILL SHALL NOT BE INSTALLED UNTIL AFTER THE STORM SEWER PIPES HAVE BEEN INSTALLED

STORM MANHOLE STANDARD

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD SW-1 (01)
	4-30-20	Adopted To IDOT Standards	
	4-1-21	Added Plan Notes	

(Sheet 1 of 1)

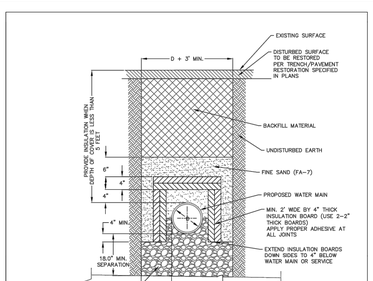
#	FRAME AND GRATE (OR PRE–APPROVED EQUAL)	COMPARABLE IDOT TYPE	DESCRIPTION	OPTIONS	CHECK APPLICABILITY 'X'
1	NEENAH R–1713	1	FLAT, ROUND, CLOSED LID	"SANITARY" LETTERING IMPRINTED ON UNIN.OLTED COVER. LID SHALL HAVE WATERTIGHT GASKET AND CONCEALED PICKHOLE.	X
				"STORM" LETTERING IMPRINTED ON COVER	X
				"WATER" LETTERING IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE	X
2	NEENAH R–1713	1	FLAT, ROUND, OPEN TYPE D GRATE	N/A	
3	NEENAH R–1713	1	FLAT, ROUND, OPEN TYPE D GRATE, FOR DEPRESSED CURB	"STORM" LETTERING IMPRINTED ON COVER	
4	NEENAH R–3278–A	3	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE	STANDARD GRATE	
5	NEENAH R–3278–AL	3V	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE WITH VANES	TYPE L VANE GRATE	
6	NEENAH R–3501–P	N/A	INLET FRAME FOR ROLL–TYPE CURB, RECTANGULAR, OPEN GRATE.	N/A	
7	NEENAH R–4340–B	8	BEEHIVE TYPE INLET, ROUND, OPEN GRATE FOR LAWN AREAS	N/A	X
8	EJW 6212M	N/A	FLAT, RECTANGULAR GRATE FOR YARD DRAIN	N/A	

NOTE: FRAMES #2 THROUGH #8 SHALL HAVE "DUMP NO WASTE" AND "DRAINS TO WATERWAYS" LETTERING AND/OR FISH SYMBOL.

FRAME AND GRATE STANDARD

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD SW-4 (01)
	4-30-20	Restructured Frame Specification Attached	
	4-1-21	Added Plan Notes	

(Sheet 1 of 1)

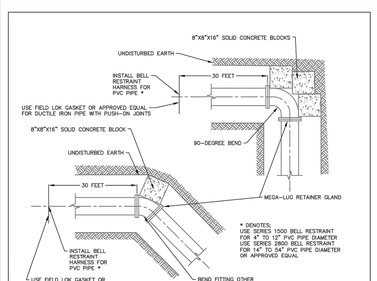


NOTES:
1. INSULATION BOARD TO BE CLOSED CELL, EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40 PSI COMPRESSIVE STRENGTH (ASTM D–1621) 0.1% MAX. WATER ABSORPTION (ASTM C–272)
2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOTS, ORGANIC MATTER OR OTHER DAMAGING MATERIALS.
3. OVERLAP ALL INSULATION BOARD JOINTS.

WATER MAIN TRENCH INSULATION DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-8 (01)
	1-9-19	New Detail	

(Sheet 1 of 1)



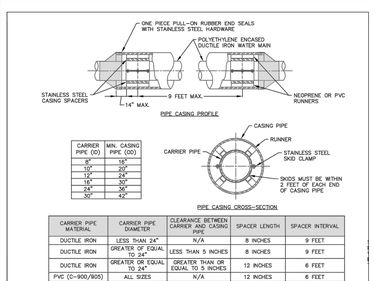
* DENOTES: USE SERIES 1500 BELL RESTRAINT FOR 4" TO 12" PVC PIPE DIAMETER USE SERIES 2800 BELL RESTRAINT FOR 14" TO 54" PVC PIPE DIAMETER OR APPROVED EQUAL

NOTES:
1. ALL THRUST BLOCKING SHALL BE CONSTRUCTED OF 8"X8"X16" SOLID CONCRETE BLOCKS BRACED AGAINST UNDISTURBED VERTICAL FACE EARTH.
2. RESTRAINED JOINTS TO BE INSTALLED WITHIN THIRTY (30) FEET IN ALL DIRECTIONS OF ANY VERTICAL OR HORIZONTAL BEND, TEE, CROSS AND DEAD–END AND IN SITUATIONS WHERE ADEQUATE THRUST BLOCKING CANNOT BE OBTAINED AND AS DIRECTED BY THE ENGINEER.
3. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL AS FOLLOWS:
   A. BOLTS & THREADED RODS – GRADE #304
   B. NUTS & WASHERS – GRADE #316

WATER MAIN/FORCE MAIN THRUST BLOCK DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-5 (01)
	1-9-19	Revised Notes	

(Sheet 1 of 1)



CARRIER PIPE (DI)	MIN. CASING PIPE (DI)
8"	16"
10"	20"
12"	24"
16"	30"
24"	36"
30"	42"

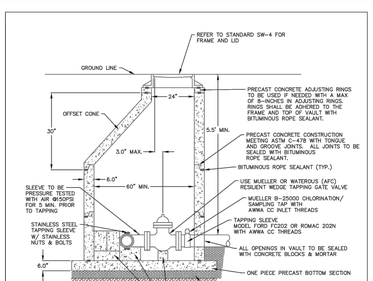
CARRIER PIPE MATERIAL	CARRIER PIPE DIAMETER	CLEARANCE BETWEEN CARRIER AND CASING PIPE	SPACER LENGTH	SPACER INTERVAL
DUCTILE IRON	LESS THAN 24"	N/A	8 INCHES	9 FEET
DUCTILE IRON	GREATER OF EQUAL TO 24"	LESS THAN 5 INCHES	8 INCHES	9 FEET
DUCTILE IRON	GREATER OR EQUAL TO 24"	GREATER THAN OR EQUAL TO 5 INCHES	12 INCHES	6 FEET
PVC (C–900/905)	ALL SIZES	N/A	12 INCHES	6 FEET
OTHER	CONSULT WITH ENGINEER			

NOTES:
1. CASING PIPE TO BE BITUMINOUS COATED STEEL PER IDOT WALL THICKNESS GUIDE OR AS SPECIFIED ON THE PLANS.
2. CASING SPACERS SHALL BE STAINLESS STEEL BY CASCADE OR APPROVED EQUAL (INSTALLED IN INTERVALS AS SHOWN ABOVE).
3. JOINTS SHALL BE WATERTIGHT UNLESS OTHERWISE DIRECTED BY ENGINEER, CASING SPACERS MUST BE CENTERED AND RESTRAINED.
4. JOINTS LOCATED INSIDE OF CASING PIPE MUST BE RESTRAINED SO THAT JOINT PRESSURE LIMIT IS NO LESS THAN 350 PSI FOR PIPE LESS THAN OR EQUAL TO 24" DIAMETER AND NO LESS THAN 250 PSI FOR PIPE LARGER THAN 24" DIAMETER. NO FIELD CUT JOINTS WILL BE ALLOWED WITHOUT CONSENT OF ENGINEER.
5. ALL DUCTILE IRON WATER MAIN LOCATED INSIDE OF CASING PIPE MUST BE POLYETHYLENE ENCASED IN ACCORDANCE WITH THE VILLAGE'S POLYETHYLENE ENCASEMENT DETAIL.
6. WHERE CASING PIPE IS APPROVED BY ENGINEER, CASING ENDS TO BE SEALED WITH ONE PIECE PULL–ON RUBBER END SEALS WITH STAINLESS STEEL HARDWARE, MODEL ESC BY CO PIPELINE SYSTEMS OR APPROVED EQUAL.

STEEL CASING PIPE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-6 (01)
	1-9-19	Revised Notes	

(Sheet 1 of 1)

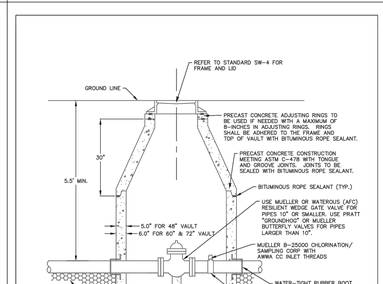


NOTES:
1. THE SIZE OF THE PRESSURE CONNECTION SHALL BE AT LEAST ONE SIZE SMALLER THAN THE MAIN LINE BEING TAPPED. NO SIZE–ON–SIZE PRESSURE CONNECTIONS WILL BE ALLOWED.
2. INSTALL A MINIMUM OF 4" OF CA–11 BEDDING STONE UNDER STRUCTURE BOTTOM AND FILL ENTIRE EXCAVATION AROUND STRUCTURE UP TO THE CENTERLINE OF THE WATER MAIN WITH CA–11.
3. PIPE OPENINGS SHALL BE PRECAST INTO STRUCTURE WALL.
4. ALL FRAMES ADJUSTING RINGS & ALL WALL JOINTS TO BE SEALED WITH BITUMINOUS ROPE SEALANT.
5. ALL PIPES PENETRATING TO BE SEALED WITH BITUMINOUS PLUG.
6. A 3/4" SAMPLING TAP SHALL BE MADE ON THE PROPERTY SIDE OF THE TAPPING VALVE.
7. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS & THREADED RODS – GRADE #304
   B. NUTS & WASHERS – GRADE #316

PRESSURE CONNECTION VAULT DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-7 (01)
	1-9-19	Revised Notes	
	4-1-21	Revised Notes	

(Sheet 1 of 1)


REFER TO STANDARD SW–4 FOR FRAME AND LID
GROUND LINE
PRECAST CONCRETE ADJUSTING RINGS TO BE USED IF NEEDED WITH A MAXIMUM OF 8–INCHES IN ADJUSTING RINGS. SHALL BE ADHERED TO THE FRAME AND TOP OF VAULT WITH BITUMINOUS ROPE SEALANT.
30"
5.5" MIN.
PRECAST CONCRETE CONSTRUCTION MEETING ASTM C–478 WITH TONGUE AND GROOVE JOINTS. ALL JOINTS TO BE SEALED WITH BITUMINOUS ROPE SEALANT.
BITUMINOUS ROPE SEALANT (TYP.)
5.0" FOR 48" VAULT
6.0"

R-4340 Series
Round Beehive Grate

Light Duty



CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4340-A	Beehive	1.5	3.2
R-4340-B	Beehive	3.1	6.0
R-4340-C	Beehive	3.2	6.0
R-4340-F	Beehive	1.6	6.5

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4340-F1	Beehive	3.3	4.5
R-4340-S	Beehive	2.6	5.0
R-4340-W	Beehive	3.5	4.5



Illustrating R-4340-A



Illustrating R-4340-B

May be used in vitrified clay pipe bell, on a concrete catch basin or in a cast iron frame as shown. Effective where debris may interfere with drainage, such as at a roadside or in a median strip.
Bell and spigot vitrified clay and concrete pipe are made under many specifications and dimensions vary. Check the grate sizes in the table to be sure they will fit the pipe you are using.

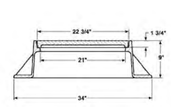
Dimensions in inches

Catalog No.	O Dia.	O.D. Lugs	Dia. Bhv.	Ht. Bhv.	No. Lugs	Size Bars	Size Op.	Pipe Size
R-4340-A	34	26 1/4	23 7/8	6	*	1 1/2	1	24
R-4340-B	33	23	23	2	6	2	1 1/2	24
R-4340-C	33	29	23	5 3/4	4	1	1 1/4	24
R-4340-F	33	28	25	5	4	1	1	24
R-4340-F1 **	25 1/2	21 3/4	17	3	4	1	1	18
R-4340-G **	28	18	19	3	3	1 3/4	2	15
R-4340-H	25	15	17	3	3	1 5/8	1 3/4	12

* Furnished with ring instead of lugs.
** Frame not available.
Grate flange lettered "DUMP NO WASTE – DRAINS TO RIVER"

R-1713
Manhole Frame, Solid Lid

Heavy Duty





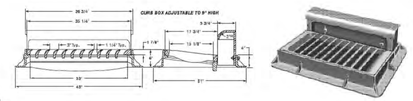


Available Grate: **R-2504**

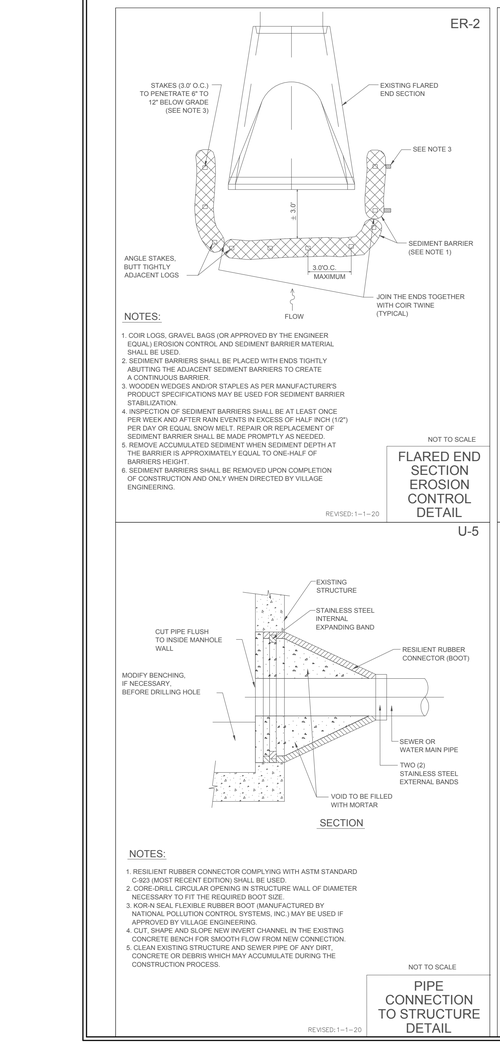
R-3067-V
Combination Inlet Frame, Grate, Curb Box

Heavy Duty





CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3067-V	V	2.4	5.8



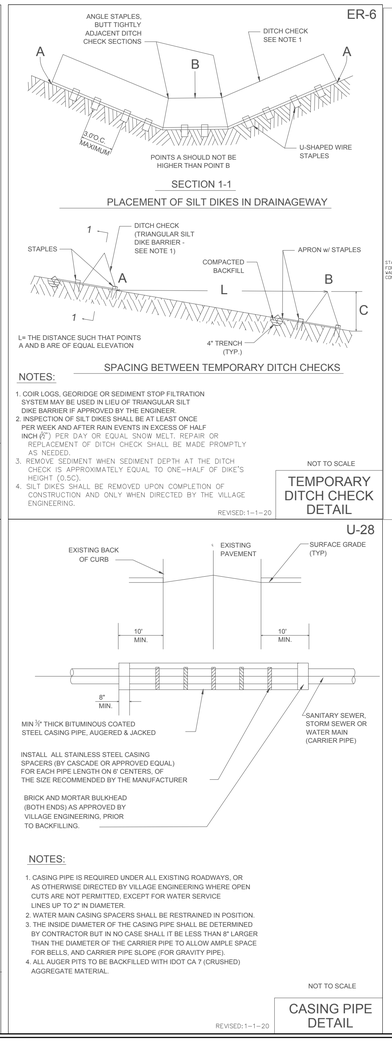
NOTES:

1. COIR LOGS, GRAVEL BAGS (OR APPROVED BY THE ENGINEER EQUAL) EROSION CONTROL AND SEDIMENT BARRIER MATERIAL SHALL BE USED.
2. SEDIMENT BARRIERS SHALL BE PLACED WITH ENDS TIGHTLY ABUTTING THE ADJACENT SEDIMENT BARRIERS TO CREATE A CONTINUOUS BARRIER.
3. WOODEN WEDGES AND/OR STAPLES AS PER MANUFACTURER'S PRODUCT SPECIFICATIONS MAY BE USED FOR SEDIMENT BARRIER STABILIZATION.
4. INSPECTION OF SEDIMENT BARRIERS SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SEDIMENT BARRIER SHALL BE MADE PROMPTLY AS NEEDED.
5. REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH AT THE BARRIER IS APPROXIMATELY EQUAL TO ONE-HALF OF BARRIERS HEIGHT.
6. SEDIMENT BARRIERS SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

NOT TO SCALE

FLARED END SECTION EROSION CONTROL DETAIL

REVISED: 1-1-20



L= THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

SPACING BETWEEN TEMPORARY DITCH CHECKS

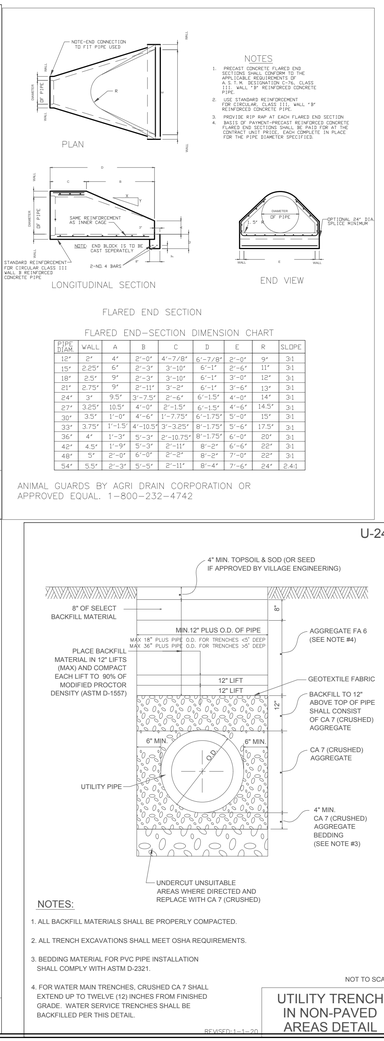
NOTES:

1. COIR LOGS, GEORIDGE OR SEDIMENT STOP FILTRATION SYSTEM MAY BE USED IN LIEU OF TRIANGULAR SILT DIKE BARRIER IF APPROVED BY THE ENGINEER.
2. INSPECTION OF SILT DIKES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (0") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF DITCH CHECK SHALL BE MADE PROMPTLY AS NEEDED.
3. REMOVE SEDIMENT WHEN SEDIMENT DEPTH AT THE DITCH CHECK IS APPROXIMATELY EQUAL TO ONE-HALF OF DIKE'S HEIGHT (0.5C).
4. SILT DIKES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY THE VILLAGE ENGINEERING.

NOT TO SCALE

TEMPORARY DITCH CHECK DETAIL

REVISED: 1-1-20



NOTES

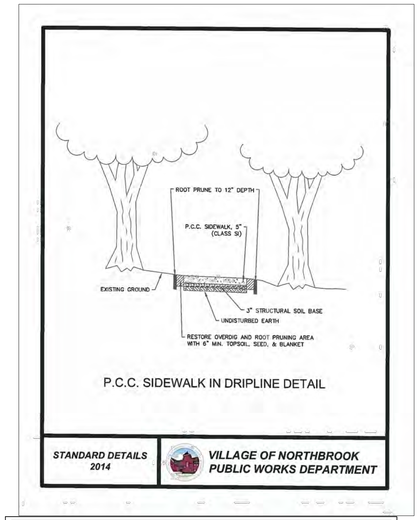
1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF A.S.T.M. DESIGNATION C-76, CLASS III, WALL "B" REINFORCED CONCRETE PIPE.
2. USE STANDARD REINFORCEMENT FOR CIRCULAR, CLASS III, WALL "B" REINFORCED CONCRETE PIPE.
3. PROVIDE RIP RAP AT EACH FLARED END SECTION
4. BASIS OF PAYMENT-PRECAST REINFORCED CONCRETE FLARED END SECTIONS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE, EACH COMPLETE IN PLACE FOR THE PIPE DIAMETER SPECIFIED.

FLARED END SECTION

FLARED END—SECTION DIMENSION CHART

PIPE DIAM.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-7/8"	6'-7/8"	2'-0"	9"	3:1
15"	2.25"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2.5"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2.75"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9"	3'-7.5"	2'-6"	6'-1.5"	4'-0"	14"	3:1
27"	3.25"	10.5"	4'-0"	2'-1.5"	6'-1.5"	4'-6"	14.5"	3:1
30"	3.5"	1'-0"	4'-6"	1'-7.75"	6'-1.75"	5'-0"	15"	3:1
33"	3.75"	1'-1.5"	4'-10.5"	1'-3.25"	8'-1.75"	5'-6"	17.5"	3:1
36"	4"	1'-3"	5'-3"	2'-10.75"	8'-1.75"	6'-0"	20"	3:1
42"	4.5"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	22"	3:1
48"	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	22"	3:1
54"	5.5"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	24"	2.4:1

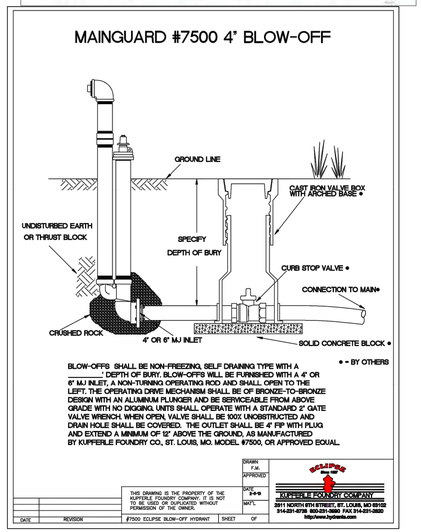
ANIMAL GUARDS BY AGRI DRAIN CORPORATION OR APPROVED EQUAL. 1-800-232-4742



P.C.C. SIDEWALK IN DRIPLINE DETAIL

STANDARD DETAILS 2014

VILLAGE OF NORTHBROOK PUBLIC WORKS DEPARTMENT



BLOW-OFFS SHALL BE NON-FREEZING, SELF DRAINING TYPE WITH A DEPTH OF BURY. BLOW-OFFS WILL BE FURNISHED WITH A 4" OR 6" MJ INLET, A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT. THE OPERATING DRIVE MECHANISM SHALL BE OF BRONZE-TO-BRONZE DESIGN WITH AN ALUMINUM PLUNGER AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. UNITS SHALL OPERATE WITH A STANDARD 2" GATE VALVE WRENCH. WHEN OPEN, VALVE SHALL BE 100% UNOBSTRUCTED AND DRAIN HOLE SHALL BE COVERED. THE OUTLET SHALL BE 4" FIP WITH PLUG AND EXTEND A MINIMUM OF 12" ABOVE THE GROUND, AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO. MODEL #7500, OR APPROVED EQUAL.

DRAWN	F.A.
APPROVED	
DATE	2-6-9
MAT'L	

KUPFERLE FOUNDRY COMPANY
2011 NORTH 8TH STREET, ST. LOUIS, MO 63102
314-231-4710 800-231-3445 FAX 314-231-2822
http://www.kupferle.com

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DATE	REVISION	#7500 ECLIPSE BLOW-OFF HYDRANT	SHEET	OF

NOTES:

1. RESILIENT RUBBER CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER NECESSARY TO FIT THE REQUIRED BOOT SIZE.
3. KOR-N SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.) MAY BE USED IF APPROVED BY VILLAGE ENGINEERING.
4. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
5. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

NOT TO SCALE

PIPE CONNECTION TO STRUCTURE DETAIL

REVISED: 1-1-20

NOTES:

1. CASING PIPE IS REQUIRED UNDER ALL EXISTING ROADWAYS, OR AS OTHERWISE DIRECTED BY VILLAGE ENGINEERING WHERE OPEN CUTS ARE NOT PERMITTED, EXCEPT FOR WATER SERVICE LINES UP TO 2" IN DIAMETER.
2. WATER MAIN CASING SPACERS SHALL BE RESTRAINED IN POSITION.
3. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE DETERMINED BY CONTRACTOR BUT IN NO CASE SHALL IT BE LESS THAN 8" LARGER THAN THE DIAMETER OF THE CARRIER PIPE TO ALLOW AMPLE SPACE FOR BELLS, AND CARRIER PIPE SLOPE (FOR GRAVITY PIPE).
4. ALL AUGER PITS TO BE BACKFILLED WITH IDOT CA 7 (CRUSHED) AGGREGATE MATERIAL.

NOT TO SCALE

CASING PIPE DETAIL

REVISED: 1-1-20

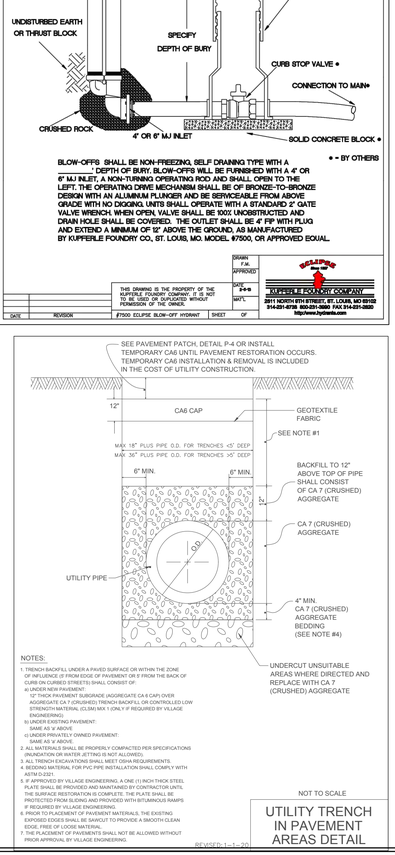
NOTES:

1. ALL BACKFILL MATERIALS SHALL BE PROPERLY COMPACTED.
2. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
3. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.
4. FOR WATER MAIN TRENCHES, CRUSHED CA 7 SHALL EXTEND UP TO TWELVE (12) INCHES FROM FINISHED GRADE. WATER SERVICE TRENCHES SHALL BE BACKFILLED PER THIS DETAIL.

NOT TO SCALE

UTILITY TRENCH IN NON-PAVED AREAS DETAIL

REVISED: 1-1-20



NOTES:

1. TRENCH BACKFILL UNDER A PAVED SURFACE OR WITHIN THE ZONE OF INFLUENCE (1' FROM EDGE OF PAVEMENT OR 1' FROM THE BACK OF CURB ON CURBED STREETS) SHALL CONSIST OF:
   a) UNDER NEW PAVEMENT:
   12" THICK PAVEMENT SUBGRADE (AGGREGATE CA 6 CAP) OVER AGGREGATE CA 7 (CRUSHED) TRENCH BACKFILL OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MIX 1 ONLY IF REQUIRED BY VILLAGE ENGINEERING)
   b) UNDER EXISTING PAVEMENT:
   SAME AS 'a' ABOVE
   c) UNDER PRIVATELY OWNED PAVEMENT:
   SAME AS 'a' ABOVE
2. ALL TRENCHES SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING IS NOT ALLOWED).
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.
5. IF APPROVED BY VILLAGE ENGINEERING, A ONE (1) INCH THICK STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY CONTRACTOR UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING AND PROVIDED WITH BITUMINOUS RAMPS IF REQUIRED BY VILLAGE ENGINEERING.
6. PRIOR TO PLACEMENT OF PAVEMENT MATERIALS, THE EXISTING EXPOSED EDGES SHALL BE SAWCUT TO PROVIDE A SMOOTH CLEAN EDGE, FREE OF LOOSE MATERIAL.
7. THE PLACEMENT OF PAVEMENTS SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY VILLAGE ENGINEERING.

NOT TO SCALE

UTILITY TRENCH IN PAVEMENT AREAS DETAIL

REVISED: 1-1-20

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs./AC
Avena sativa	Seed Oats	30.00

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs/AC
Triticum aestivum	Regreen	10.00

B. Low Profile Prairie Seed Mixture

Botanical Name	Common Name	lbs/AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	12.00
Panicum virgatum	Prairie Switch Grass	2.00
Elymus canadensis	Prairie Wild Rye	8.00
Schizachyrium scoparium	Little Blue Stem	10.00
	Total Grasses:	32.00

C. Emergent Seed/ Plug Mixture - 28.25 lb/AC & 1,482 plugs/AC

Botanical Name	Common Name	lbs/AC	plugs/AC
Grasses			
Bolboschoenus fluviatilis	River Bulrush	1.00	988
Carex comosa	Bristly Sedge	2.50	
Carex lacustris	Common Lake Sedge	0.25	
Carex lurida	Bottlebrush Sedge	4.00	
Carex stricta	Common Tussock Sedge	1.00	
Carex vulpinoidea	Brown Fox Sedge	6.00	
Eleocharis palustris	Great Spike Rush	1.00	
Juncus effusus	Common Rush	1.00	
Leersia oryzoides	Rice Cut Grass	3.00	
Schoenoplectus acutus	Hard-stemmed Bulrush	2.50	494
Schoenoplectus tabernaemontani	Softstem Bulrush	6.00	494
	Total Grasses:	28.25	1,976
Wild Flowers:			
Acorus americanus	Sweet Flag	0.50	494
Alisma spp.	Water Plantain (Various Mix)	2.00	988
Asclepias incarnata	Swamp Milkweed	1.50	
Decodon verticillatus	Swamp Loosestrife	0.50	
Eutrochium maculatum	Spotted Joe-Pye Weed	0.50	
Hibiscus spp.	Rosemallow (Various Mix)	4.00	
Iris virginica	Blue Flag	6.00	494
Lobelia cardinalis	Cardinal Flower	0.25	
Lobelia siphilitica	Great Blue Lobelia	0.25	
Lycopus americanusCommon	Water Horehound	0.25	
Mimulus ringens	Monkey Flower	1.00	
Peltandra virginica	Arrow Arum	16.00	494
Penthorum sedoides	Ditch Stonecrop	0.50	
Polygonum spp.	Pinkweed (Various Mix)	0.50	
Pontederia cordata	Pickerel Weed	10.00	
Sagittaria latifolia	Common Arrowhead	2.00	494
Verbena hastata	Blue Vervain	1.00	
	Total Wild Flowers:	46.75	2,964

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

2.2 EROSION CONTROL EROSION CONTROL

A. Erosion Control Blanket: North American Green S75, or equivalent approved equal.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 SEEDING NATIVE AREAS SEEDING NATIVE AREAS

A. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.

B. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

C. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the areas area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

D. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

E. Granular mycorrhizal innoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

F. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

G. Since site conditions preclude the use of specialized equipment, seed will be installed by hand broadcasting and followed by light raking.

H. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

I. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

3.2 CONTINUED MONITORING & MAINTENANCE

A. Monitoring Monitoring

The Owner shall notify the City upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the City with a copy of the planting locations, species, and quantities for verification by the City.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5A Guarantees). A monitoring report will be provided to the City by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual non-native and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and non-native herbaceous plants.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed.

Third Season

Seasonal mowing and herbicide will continue as above but should be reduced over time.

Long Term Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the Municipality upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing and application of herbicide.

3.3 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
ENGINEER:	A. WEIER P.E.	3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCHD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-7-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

STANDARD DETAILS

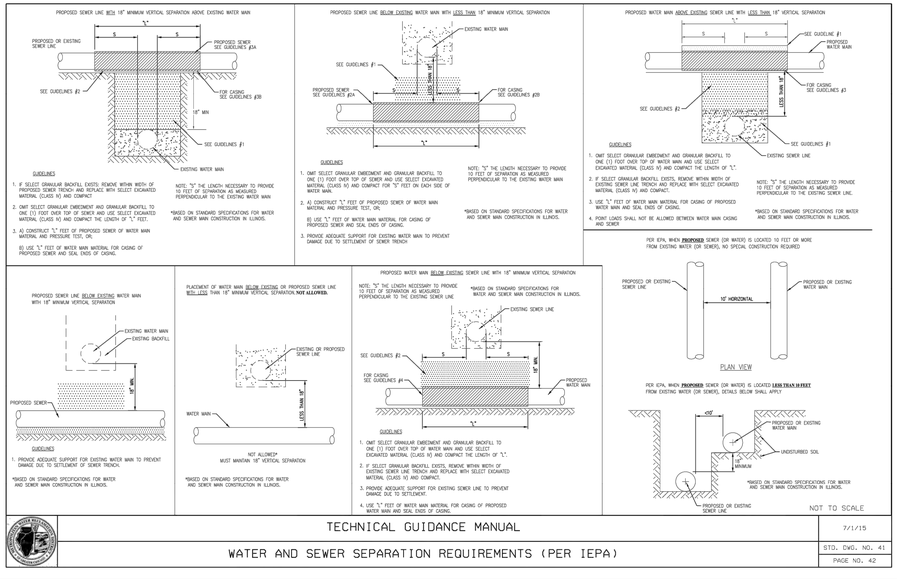
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

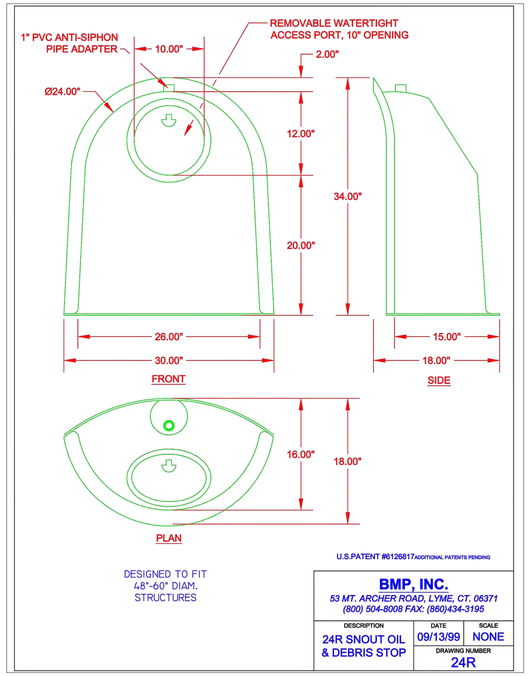
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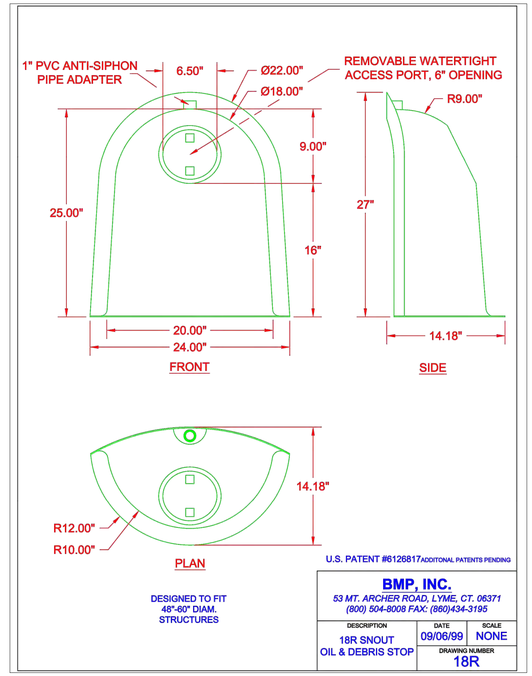
PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS

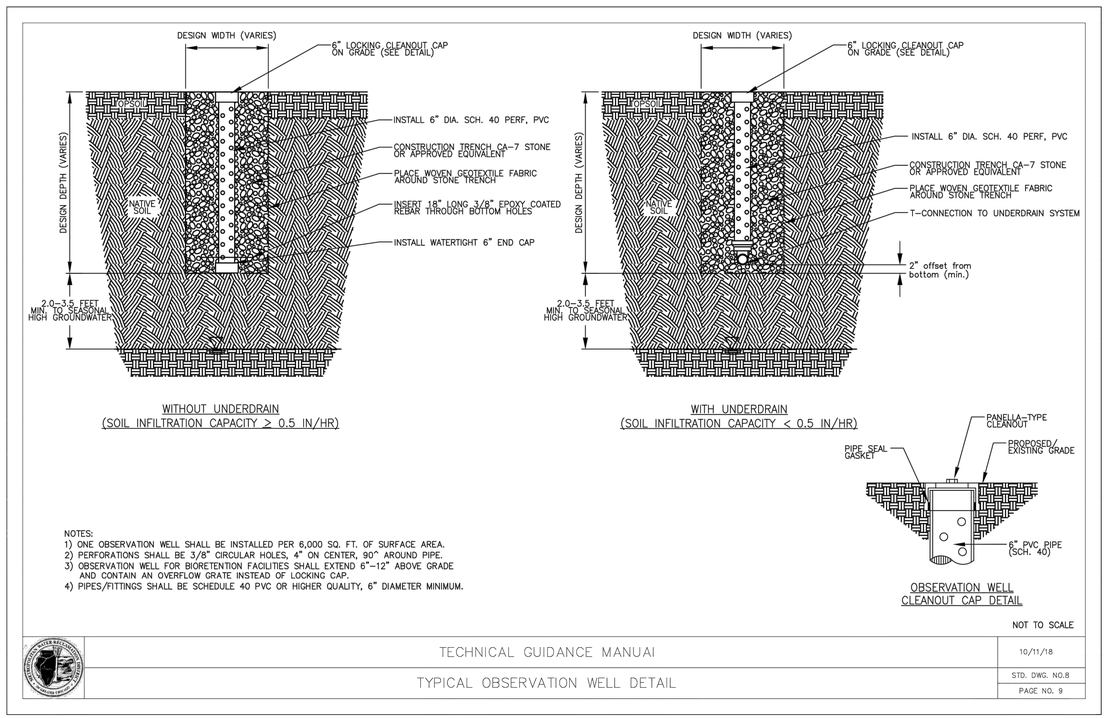
SHEET NUMBER
19A OF 27

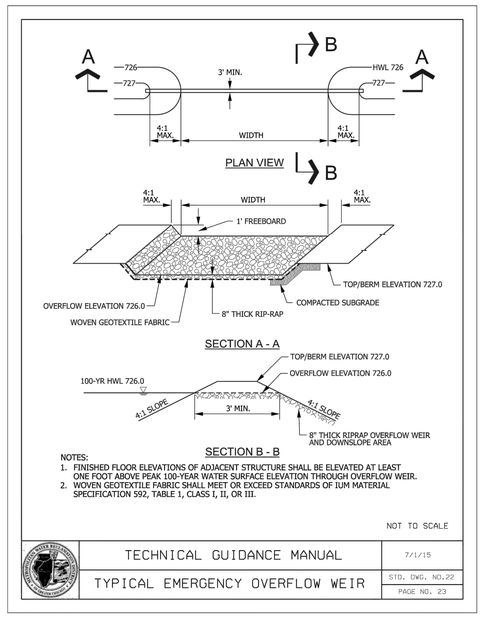
Attachment: 2420-2450 Landwehr - Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes) (6570 : A Resolution Approving a Subdivision Exhibit A

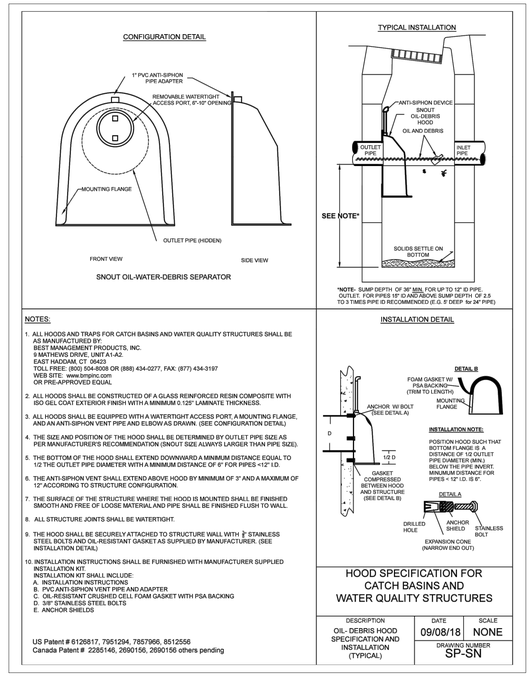












DATE	ISSUE	REVISIONS
2-2-2021	1	ISSUED FOR PERMIT
11-9-2021	2	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	3	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	4	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED
9-22-2022	5	REVISED PER CCHD COMMENTS
10-17-2022	6	REVISED PER MWRD COMMENTS
10-26-2022	7	REVISED PER MWRD COMMENTS
11-7-2022	8	REVISED PER MWRD COMMENTS
11-9-2022	9	REVISED PER MWRD COMMENTS
	10	REVISED PER MWRD COMMENTS

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

BCI
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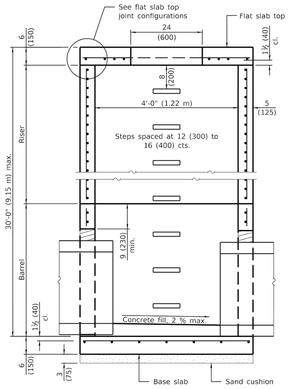
STANDARD DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

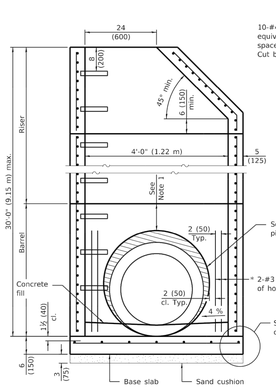
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 0
SCALE: NTS
SHEET NUMBER
19B OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

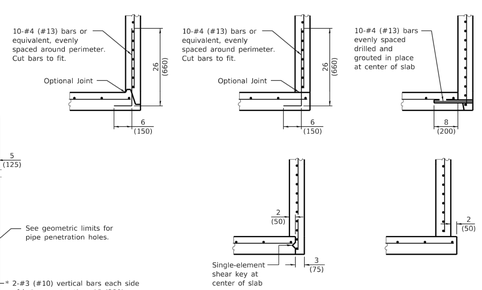


SECTION PARALLEL TO PIPE
(Without conical top riser)

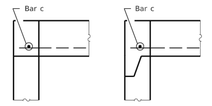


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

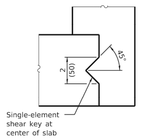
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

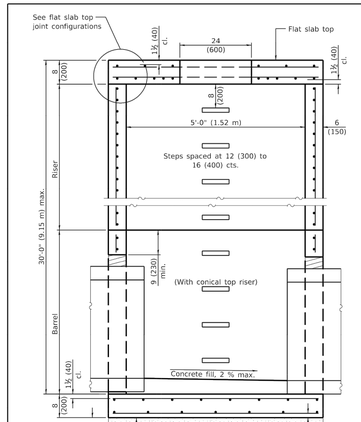
All dimensions are in inches (millimeters) unless otherwise noted.

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD ADOPTED 11-8-18

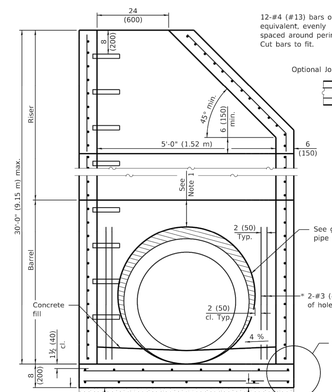
DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER
(Sheet 1 of 2)

STANDARD 602401-07

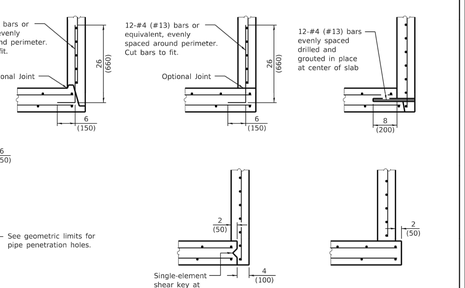


SECTION PARALLEL TO PIPE
(Without conical top riser)

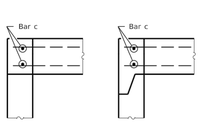


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 32 (810).

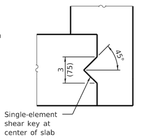
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

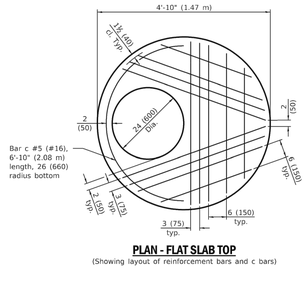
All dimensions are in inches (millimeters) unless otherwise noted.

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD ADOPTED 11-8-18

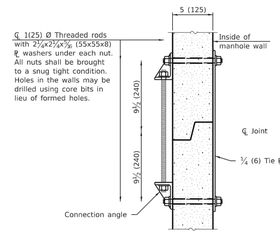
DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 5' (1.52 m) DIAMETER
(Sheet 1 of 2)

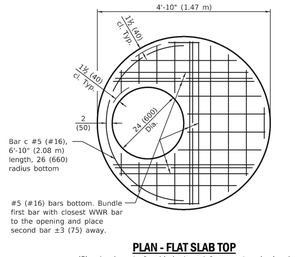
STANDARD 602402-03



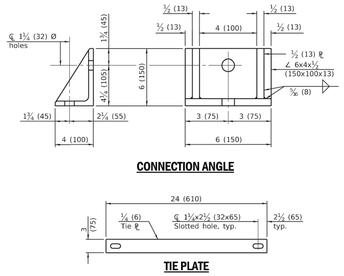
PLAN - FLAT SLAB TOP
(Showing layout of reinforcement bars and c bars)



JOINT SPLICE



PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



CONNECTION ANGLE

TIE PLATE

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD ADOPTED 11-8-18

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER
(Sheet 2 of 2)

STANDARD 602401-07

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	** 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

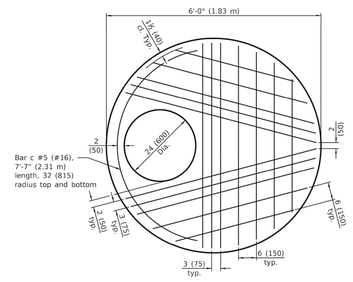
** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

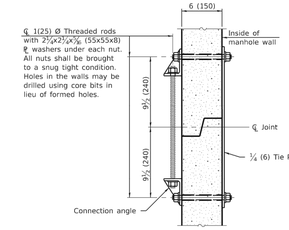
Location	Orientation	WWR or Rebar	
		A_s (min.)	Spacing (max.)
Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

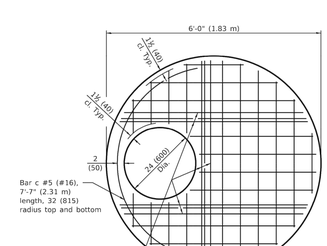
Location	Total Height	WWR or Rebar (each direction)	
		A_s (min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)



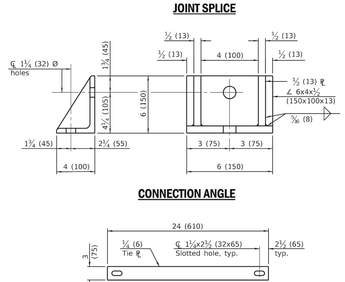
PLAN - FLAT SLAB TOP
(Showing layout of bottom reinforcement bars and c bars)



JOINT SPLICE



PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



CONNECTION ANGLE

TIE PLATE

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD ADOPTED 11-8-18

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar (each direction except as noted)		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Top Mat	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	#3 or #4 (#10) (#13)
Bottom Mat	** 0.40 sq. in./ft. (847 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#4 (#13)

** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s (min.)	Spacing (max.)
Riser	Circumferential	0.15 sq. in./ft. (318 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.15 sq. in./ft. (318 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

Location	Total Height	WWR or Rebar (each direction)	
		A_s (min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6.10 m)	0.28 sq. in./ft. (593 sq. mm/m)	8 (200)
Bottom Mat	All	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)

PRECAST MANHOLE TYPE A 5' (1.52 m) DIAMETER
(Sheet 2 of 2)

STANDARD 602402-03

DATE	REVISIONS
2-2-2021	ISSUED FOR PERMIT
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-65 WEST SETBACKS REVISED
9-22-2022	REVISED PER MWRD COMMENTS
10-17-2022	REVISED PER MWRD COMMENTS
10-26-2022	REVISED PER MWRD COMMENTS
11-7-2022	REVISED PER MWRD COMMENTS
11-9-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF

ISSUE		
PROJECT MANAGER:	B. BONO P.E.	1
ENGINEER:	A. VEER P.E.	2
ENGINEER:	W. HEPBURN	3
TECHNICIAN:		4
		5
		6
		7
		8
		9
		10

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bbono@bonoconsulting.com

IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317

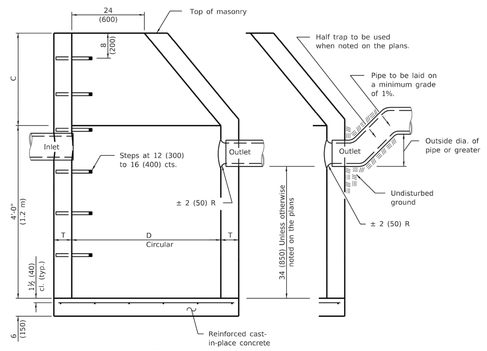
START DATE: AUG. 15, 2020

GRAPHIC SCALE
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SCALE: NTS

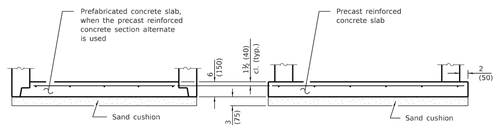
SHEET NUMBER
20 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

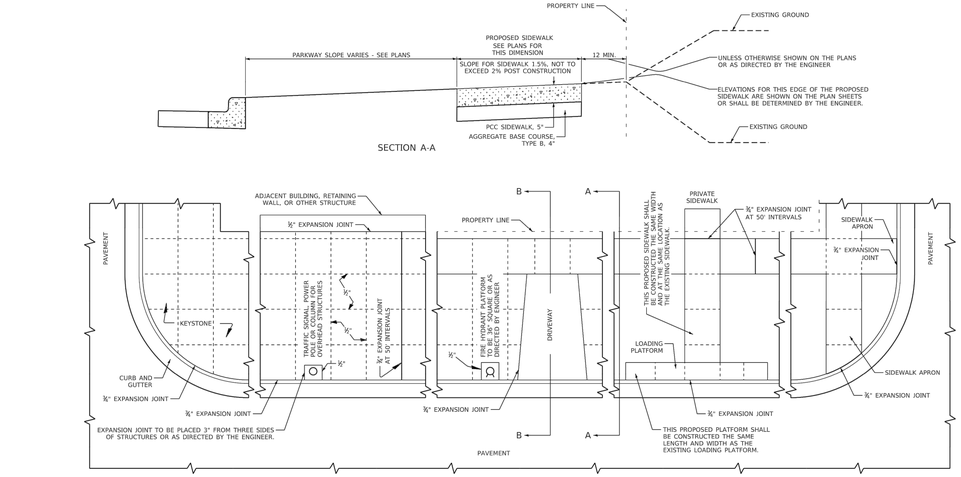
All dimensions are in inches (millimeters) unless otherwise shown.

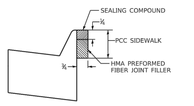
Illinois Department of Transportation
PASSED January 1, 2011 — Michael Brand — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011 — Scott Kozak — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTHA 1.1.97

DATE	REVISIONS
1-1-11	Added 'Outside' to half trap
	note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to
	English (metric).

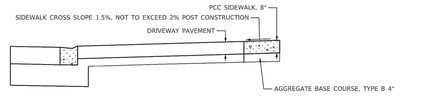
CATCH BASIN TYPE A

STANDARD 602001-02





EXPANSION JOINT DETAIL



SECTION B-B

GENERAL NOTES:

ALL EXPANSION JOINTS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 424.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE PER SQUARE FOOT FOR PORTLAND CEMENT CONCRETE SIDEWALK OF THE THICKNESS SPECIFIED.

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.

MUNICIPALITY, IL
MUNICIPALITY, IL
NAME TOWNSHIP
COUNTY HIGHWAY: XXX
FISCAL YEAR: XXXX
SECTION: XX-XXXXX-XX-XX

COUNTY OF COOK
DEPARTMENT OF TRANSPORTATION AND HIGHWAYS

COMPUTED: XXX
DRAWN: XXX
CHECKED: XXX

REVISIONS	DATE
GENERAL	1/1/20

PORTLAND CEMENT CONCRETE SIDEWALK CONSTRUCTION DETAIL
COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS
STANDARD C-003

C-XXX
NOT TO SCALE SHEET X

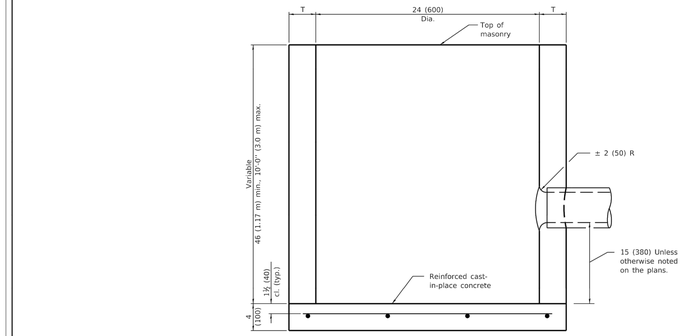
DATE	REVISIONS
2-2-2021	ISSUED FOR PERMIT
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED
9-22-2022	REVISED PER MWRD COMMENTS
10-17-2022	REVISED PER MWRD COMMENTS
10-26-2022	REVISED PER MWRD COMMENTS
11-7-2022	REVISED PER CCHD COMMENTS
11-9-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF

ISSUE	
1	
2	
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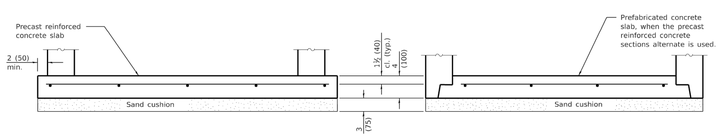
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HERBURN
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T (min)
Precast Reinforced Concrete Section	3 (75)
Concrete Masonry Unit	5 (125)
Cast-in-Place Concrete	6 (150)
Brick Masonry	8 (200)



ALTERNATE BOTTOM SLAB

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.27 sq. in./ft. (570 sq. mm/m) in both directions with a maximum spacing of 9 (230).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

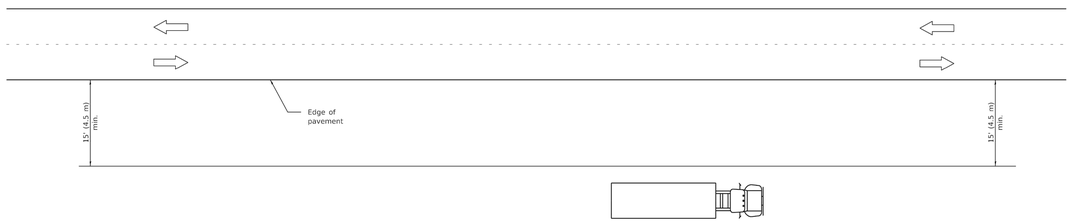
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2011 — Michael Brand — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011 — Scott Kozak — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTHA 1.1.97

DATE	REVISIONS
1-1-11	Detailed rein. in slabs.
	Added max. limit to height.
	Added general notes.
1-1-09	Switched units to
	English (metric).

CATCH BASIN TYPE C

STANDARD 602011-02



TYPICAL APPLICATIONS

Landscaping work

Utility work

Fencing contracts and maintenance

Cleaning culverts

GENERAL NOTES

This Standard is used where at all times all vehicles, equipment, workers or their activities are more than 15' (4.5 m) from the edge of pavement.

When the work operation requires that two or more work vehicles cross the 15' (4.5 m) clear zone in any one hour, traffic control shall be according to Standard 701006.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2009 — ENGINEER OF OPERATIONS
APPROVED January 1, 2009 — Von C. Mau — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTHA 1.1.97

DATE	REVISIONS
1-1-09	Switched units to
	English (metric).
1-1-05	Revised title and notes.

OFF-RD OPERATIONS, 2L, 2W, MORE THAN 15' (4.5 m) AWAY

STANDARD 701001-02

IDOT DETAILS

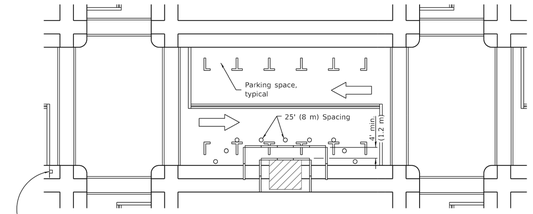
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
21 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



① Omit whenever duplicated by road work traffic control.

① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

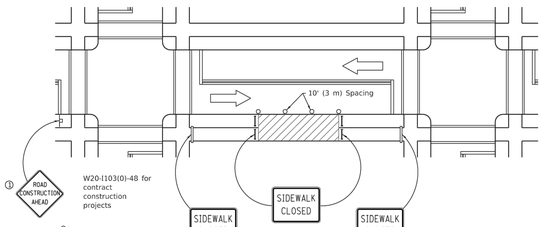
Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

SIDEWALK DIVERSION

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade



① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

SIDEWALK CLOSURE

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

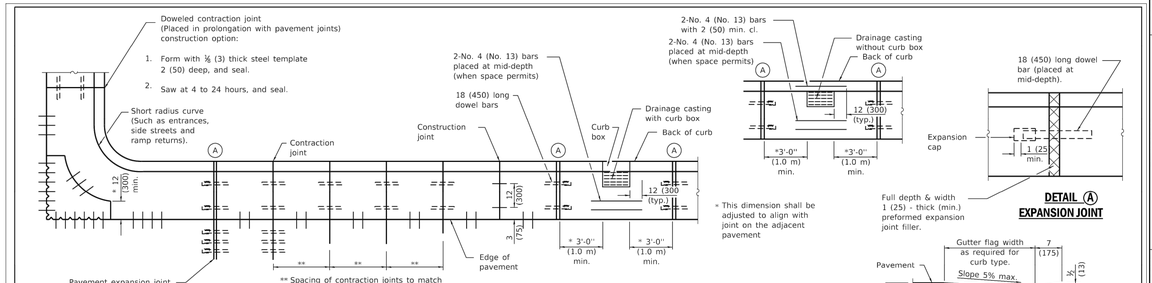
DATE	REVISIONS
4-1-16	Omitted orange safety fence
	from standard as this is
	covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of
	plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

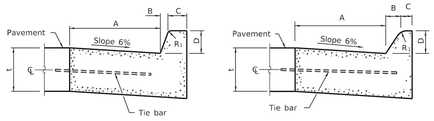
STANDARD 701801-06

Illinois Department of Transportation
PASSED April 1, 2016 — Russell Hicks — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BSLD 1-1-07 | SDWD



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL Ⓐ
EXPANSION JOINT



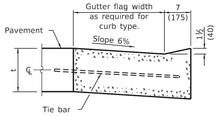
BARRIER CURB

TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	
B-6.06 ✱ (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)	
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)	
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)	
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)	
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)	
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)	
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)	

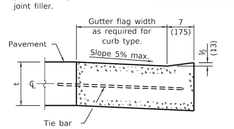
✱ For corner islands only.

MOUNTABLE CURB

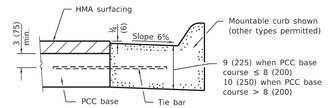
TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA



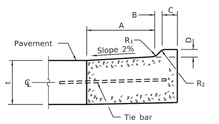
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

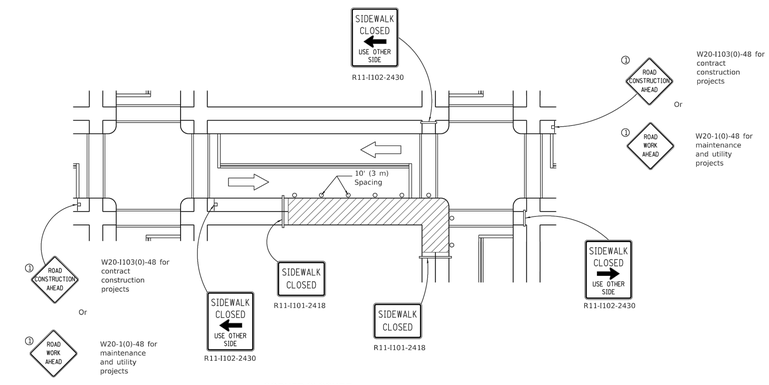
DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

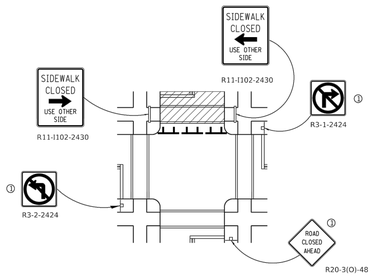
(Sheet 1 of 2)

STANDARD 606001-08

Illinois Department of Transportation
PASSED January 1, 2022 — Michael Brand — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — ENGINEER OF DESIGN AND ENVIRONMENT
BSLD 1-1-07 | CBDS



CORNER CLOSURE



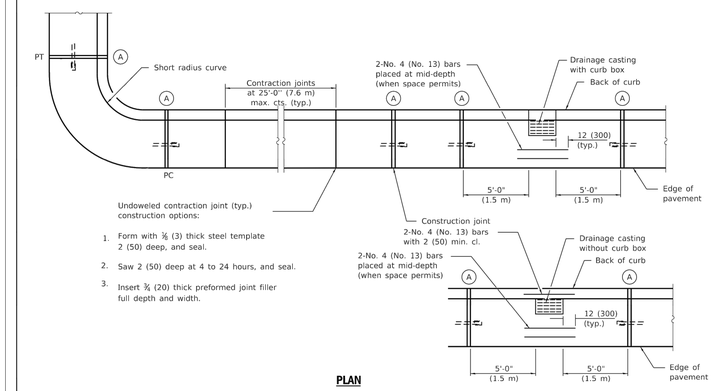
CROSSWALK CLOSURE

SIDEWALK, CORNER OR CROSSWALK CLOSURE

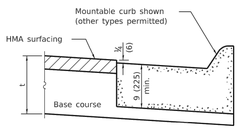
(Sheet 2 of 2)

STANDARD 701801-06

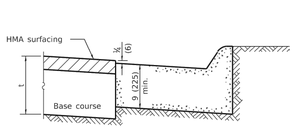
Illinois Department of Transportation
PASSED April 1, 2016 — Russell Hicks — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BSLD 1-1-07 | CBDS



PLAN

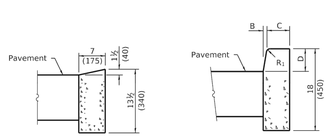


ON DISTURBED SUBGRADE



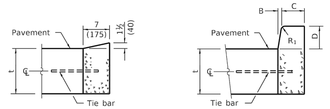
ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB — BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB — BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

STANDARD 606001-08

DATE	REVISIONS	ISSUE
2-2-2021	ISSUED FOR PERMIT	1
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS	2
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS	3
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS	4
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 445 WEST SETBACKS REVISED	5
9-22-2022	REVISED PER CCHD COMMENTS	6
10-17-2022	REVISED PER MWRD COMMENTS	7
10-26-2022	REVISED PER MWRD COMMENTS	8
11-10-2022	REVISED PER MWRD COMMENTS	9
11-9-2022	REVISED PER MWRD COMMENTS	10

PROJECT STAFF
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ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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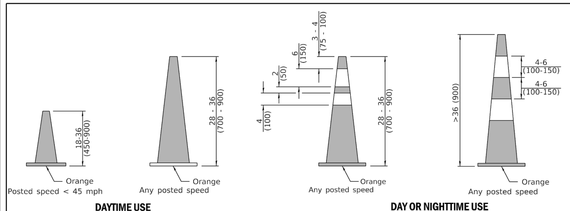
IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION LANDWEHR RD., NORTHBROOK, ILLINOIS

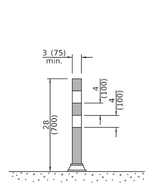
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 0
SCALE: NTS
SHEET NUMBER 22 OF 27

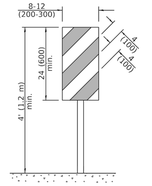
Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



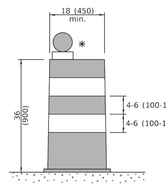
CONES



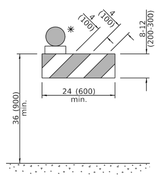
TUBULAR MARKER



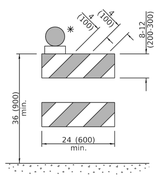
VERTICAL PANEL
POST MOUNTED



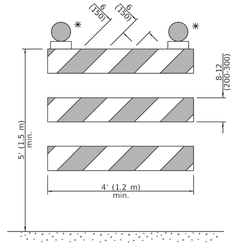
DRUM



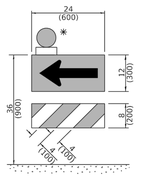
TYPE I BARRICADE



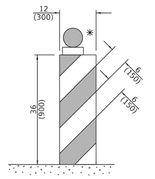
TYPE II BARRICADE



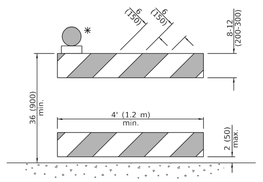
TYPE III BARRICADE



DIRECTION INDICATOR BARRICADE



VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

✳ Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and
	added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.

TRAFFIC CONTROL DEVICES

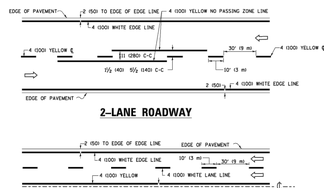
(Sheet 1 of 3)

STANDARD 701901-08

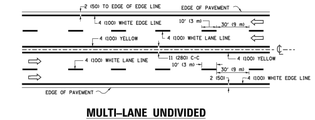
Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

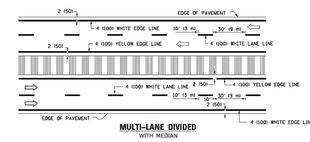
BSM/D - 1-1-19



2–LANE ROADWAY

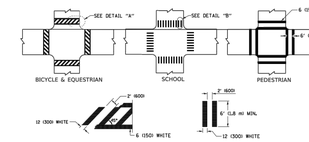


MULTI–LANE UNDIVIDED



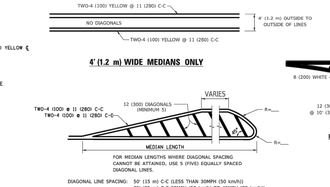
MULTI–LANE DIVIDED
WITH MEDIAN

TYPICAL LANE AND EDGE LINE MARKING



TYPICAL CROSSWALK MARKING

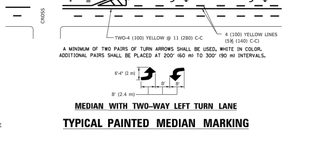
✳ MARKINGS SHALL BE INSTALLED PARALLEL TO THE CENTERLINE OF THE ROAD WHICH IT CROSSES



4' (1.2 m) WIDE MEDIANS ONLY

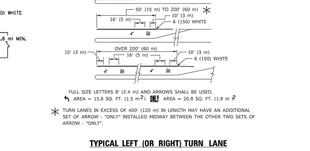


MEDIANS OVER 4' (1.2 m) WIDE



MEDIAN WITH TWO–WAY LEFT TURN LANE

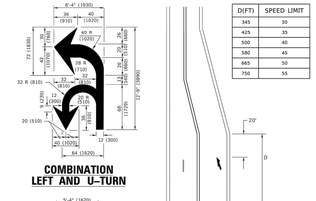
TYPICAL PAINTED MEDIAN MARKING



✳ TURN LANES IN EXCESS OF 400' (120 m) IN LENGTH MAY HAVE AN ADDITIONAL SET OF ARROW - "ONLY" INSTALLED MIDWAY BETWEEN THE OTHER TWO SETS OF ARROW - "ONLY".

TYPICAL LEFT (OR RIGHT) TURN LANE

TYPICAL TURN LANE MARKING



TYPICAL ISLAND MARKING

COMBINATION LEFT AND U–TURN

U–TURN

D(FT)	SPEED LIMIT
345	30
425	35
500	40
580	45
665	50
750	55

LANE REDUCTION TRANSITION

✳ LANE REDUCTION ARROWS REQUIRED AT SPEEDS OF 45 MPH OR GREATER OR WHEN SPECIFIED IN PLANS.

TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP-DASH	YELLOW	10' (3 m) LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 @ 4 (100)	SOLID	YELLOW	11 (280) C-C
NO PASSING ZONE LINES: 2 @ 4 (100) FOR BOTH DIRECTIONS	4 (100) 2 @ 4 (100)	SOLID SOLID	YELLOW YELLOW	5⅛ (140) C-C FROM SKIP-DASH CENTERLINE 11 (280) C-C BOTH SKIP-DASH CENTERLINE BETWEEN
LANE LINES	4 (100) 5 (125) ON FREEWAYS	SKIP-DASH SKIP-DASH	WHITE WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE
DOTTED LINES EXTENSIONS OF CENTER, LANE OR TURN LANE MARKINGS	SAME AS LINE BEING EXTENDED	SKIP-DASH	SAME AS LINE BEING EXTENDED	2' (600) LINE WITH 6' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTLINE MEDIANS IN YELLOW
TURN LANE MARKINGS	6 (150) LINE; FULL SIZE LETTERS & SYMBOLS (8' (2.4m))	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2 @ 4 (100) EACH DIRECTION 8' (2.4m) LEFT ARROW	SKIP-DASH AND SOLID IN PAIRS	YELLOW WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH, 5⅛ (140) C-C BETWEEN SOLID LINE AND SKIP-DASH LINE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) a. TRANSVERSE LINES (PEDESTRIAN) b. LONGITUDINAL BARS (SCHOOL)	2 @ 6 (150) 12 (300) @ 45° 12 (300) @ 90°	SOLID SOLID SOLID	WHITE WHITE WHITE	NOT LESS THAN 6' (1.8 m) APART 2' (600) WIDE 2' (600) APART SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	24 (600)	SOLID	WHITE	PLACE 4' (1.2 m) IN ADVANCE OF AND PARALLEL TO CROSSWALK, IF PRESENT. PERPENDICULAR TO TRAFFIC APPROACHING POINT PARALLEL TO CROSSWALK CENTERLINE, WHERE POSSIBLE
PAINTED MEDIANS	2 @ 4 (100) WITH 12 (300) DIAGONALS @ 45° NO DIAGONALS USED FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW-TWO WAY TRAFFIC WHITE-ONE WAY TRAFFIC	11 (280) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
GORE MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: C (LESS THAN 30MPH (50 km/h)) 20' (6 m) C-C 30MPH (50 km/h) TO 45MPH (70 km/h) 30' (9 m) C-C (OVER 45MPH (70 km/h))
RAILROAD CROSSING	24 (600) TRANSVERSE LINES; 6 (150) X 18 m) LETTERS; 24 (600) LINE FOR "X"	SOLID	WHITE	SEE STATE STANDARD 780001 "RR" = 14 SQ. FT. "X"=54.0 SQ. FT. (5.0 m ²) EACH "X"=54.0 SQ. FT. (5.0 m ²)
SHOULDER DIAGONALS (REQUIRED FOR SHOULDERS ≥ 8')	12 (300) @ 45°	SOLID	WHITE - RIGHT YELLOW - LEFT	50' (15 m) C-C (LESS THAN 30MPH (50 km/h)) 75' (25 m) C-C (30 MPH (50 km/h) TO 45MPH (70 km/h)) 150' (45 m) C-C (OVER 45MPH (70 km/h))
U TURN ARROW	SEE DETAIL	SOLID	WHITE	16.3 SY
2 ARROW COMBINATION LEFT AND U TURN	SEE DETAIL	SOLID	WHITE	30.4 SY

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STATE STANDARD 780001.

All dimensions are in inches (millimeters) unless otherwise shown.

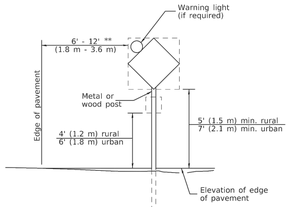
USER NAME = fbaberi	DESIGNED - EVERS	REVISED - C. JUCIUS 09-09-09
	DRAWN -	REVISED - C. JUCIUS 07-01-13
PLOT SCALE = 50.0000 ' / in.	CHECKED -	REVISED - C. JUCIUS 12-21-15
PLOT DATE = 3/4/2019	DATE - 03-19-90	REVISED - C. JUCIUS 04-12-16

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

DISTRICT ONE
TYPICAL PAVEMENT MARKINGS

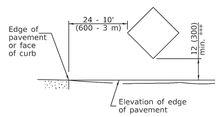
SCALE: NONE | SHEET 3 OF 2 SHEETS | STA. | TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	TC-13			
		CONTRACT NO.		
	ILLINOIS FED. AID PROJECT			



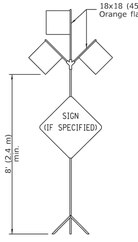
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



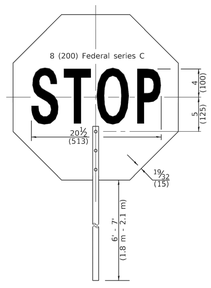
HIGH LEVEL WARNING DEVICE



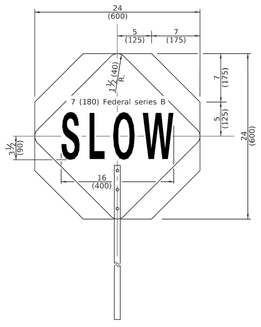
W12-II03-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.



FRONT SIDE



REVERSE SIDE

FLAGGER TRAFFIC CONTROL SIGN

ROAD CONSTRUCTION NEXT X MILES	END CONSTRUCTION
G20-II04(0)-6036	G20-II05(0)-6024

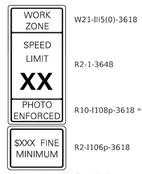
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



W21-II15(0)-3618
R2-1-3648
R10-II08p-3618 ****
R2-II06p-3618

Sign assembly as shown on Standards or as allowed by District Operations.



G20-II03-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-II08p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES

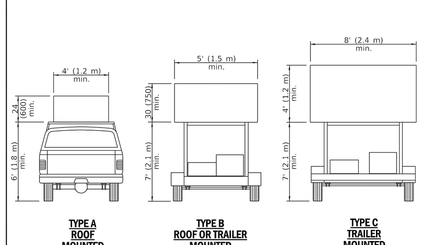
(Sheet 2 of 3)

STANDARD 701901-08

Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

BSM/D - 1-1-19



TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

TYPE C TRAILER MOUNTED

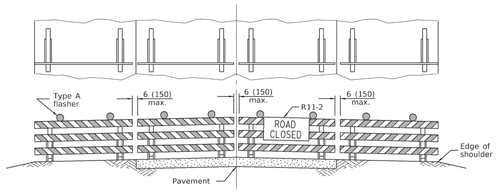
ARROW BOARDS

PLAN

SECTION A-A

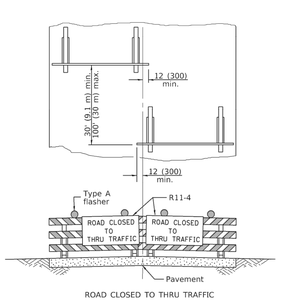
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the sign may be mounted on an NCHRP 350 temporary sign support directly in front of the barricade.



ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the signs may be mounted on NCHRP 350 temporary sign supports directly in front of the barricade.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

BSM/D - 1-1-19

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

DATE	ISSUE	REVISIONS
2-2-2021	1	ISSUED FOR PERMIT
11-9-2021	2	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	3	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	4	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	5	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED
9-22-2022	6	REVISED PER VILLAGE & CCHD COMMENTS
10-17-2022	7	REVISED PER MWRD COMMENTS
10-26-2022	8	REVISED PER MWRD COMMENTS
11-2-2022	9	REVISED PER MWRD COMMENTS
11-9-2022	10	REVISED PER MWRD COMMENTS

PROJECT STAFF

PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

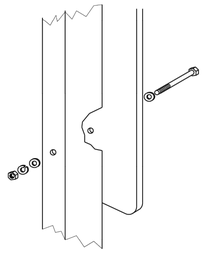
IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION LANDWEHR RD., NORTHBROOK, ILLINOIS

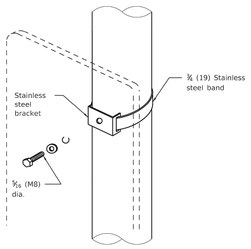
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
23 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

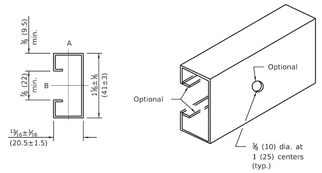


Sign panel 36 (900) wide or less

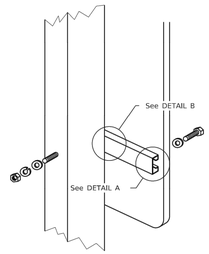


Sign panel 36 (900) wide or less

Section modulus (minimum)	Axis A	Axis B
Steel	0.050 in.³ (819 mm³)	0.105 in.³ (1720 mm³)
Aluminum	0.150 in.³ (2458 mm³)	0.315 in.³ (5162 mm³)

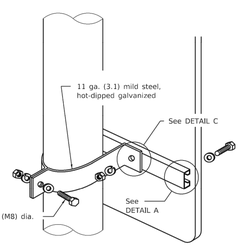


SUPPORTING CHANNEL DETAILS



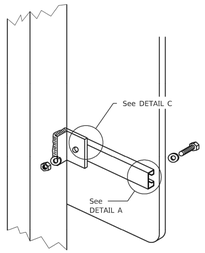
Sign panel over 36 (900) wide

WOOD OR TELESCOPING STEEL POSTS

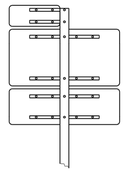


Sign panel over 36 (900) wide

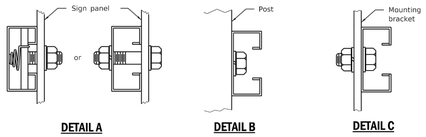
LIGHT OR SIGNAL STANDARDS



BREAKAWAY STEEL TUBING POSTS
(All sign panel sizes)



ROUTE MARKER ASSEMBLY



DETAIL A **DETAIL B** **DETAIL C**

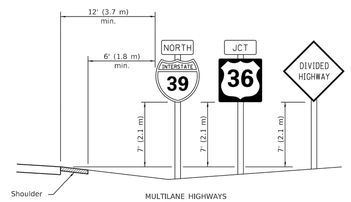
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-09	Switched units to English (metric).
1-1-97	Renum. Standard 2319-6.

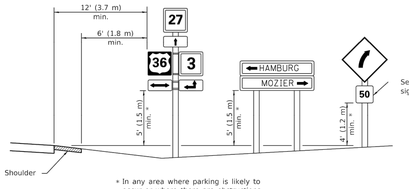
SIGN PANEL MOUNTING DETAILS

STANDARD 720001-01

Illinois Department of Transportation
PASSED January 1, 2009 — ENGINEER OF OPERATIONS
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BD/CO 1-1-97

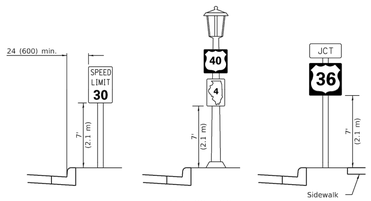


MULTILANE HIGHWAYS



* In any area where parking is likely to occur or where there are obstructions to view or where signs are located over sidewalks, the height shall be at least 7' (2.1 m).

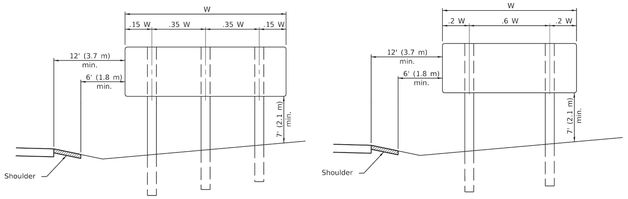
TWO LANE RURAL HIGHWAYS



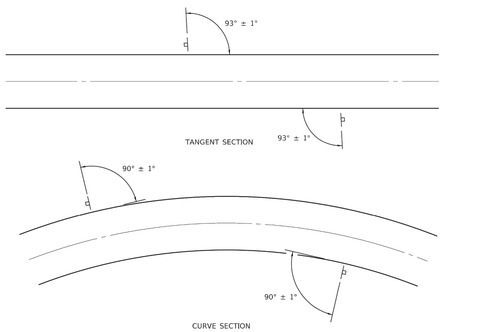
URBAN LOCATIONS

TYPICAL INSTALLATIONS

Signs in any area shall be erected to a uniform height above the edge of the pavement.



POST SPACING FOR NON-FREEWAY SIGN PANELS



GROUND MOUNT SIGN POSITIONING

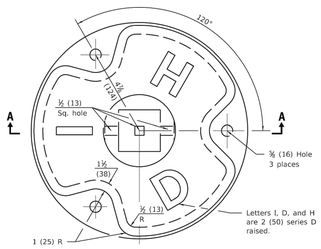
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Added shoulders and slopes. Changed sign distances from roadway and shoulder.
1-1-12	Rev. sign elev. for multilane hwy's. Revised sign elev. and dist. to curb for rural loc.

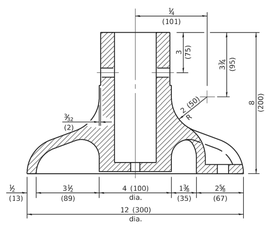
SIGN PANEL ERECTION DETAILS

STANDARD 720006-04

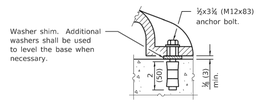
Illinois Department of Transportation
PASSED January 1, 2014 — ENGINEER OF OPERATIONS
APPROVED January 1, 2014 — ENGINEER OF DESIGN AND ENVIRONMENT
BD/CO 1-1-97



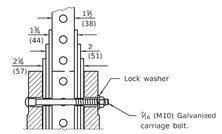
PLAN



SECTION A-A



ANCHOR BOLT DETAIL



POST ASSEMBLY DETAIL

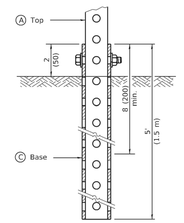
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-09	Switched units to English (metric).
1-1-07	New Standard. Used to be part of Standard 720006.

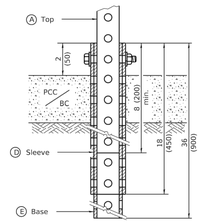
BASE FOR TELESCOPING STEEL SIGN SUPPORT

STANDARD 731001-01

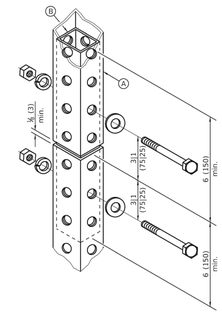
Illinois Department of Transportation
PASSED January 1, 2009 — ENGINEER OF OPERATIONS
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BD/CO 1-1-07



GROUND MOUNT DETAIL



PAVEMENT MOUNT DETAIL



SPLICE DETAIL

A	2 x 2 x var. (51 x 51 var.)
B	1⅜ x 1⅜ x 12 (44 x 44 x 300)
C	2¼ x 2¼ x 60 (57 x 57 x 1500)
D	2½ x 2½ x 18 (64 x 64 x 450)
E	2¼ x 2¼ x 36) (57 x 57 x 900)

GENERAL NOTES

All bolts ⅜ (M10) hex head zinc or cadmium plated.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-09	Switched units to English (metric).
1-1-07	New Standard. Used to be part of Standard 720006.

TELESCOPING STEEL SIGN SUPPORT

STANDARD 728001-01

Illinois Department of Transportation
PASSED January 1, 2009 — ENGINEER OF OPERATIONS
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BD/CO 1-1-07

DATE	REVISIONS	ISSUE
2-2-2021	ISSUED FOR PERMIT	1
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS	2
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS	3
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED	4
4-5-2022		5
9-22-2022	REVISED PER MAYRO COMMENTS	6
10-17-2022	REVISED PER MAYRO COMMENTS	7
10-26-2022	REVISED PER MAYRO COMMENTS	8
11-10-2022	REVISED PER MAYRO COMMENTS	9
11-9-2022	REVISED PER MAYRO COMMENTS	10

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
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1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 0
SCALE: NTS

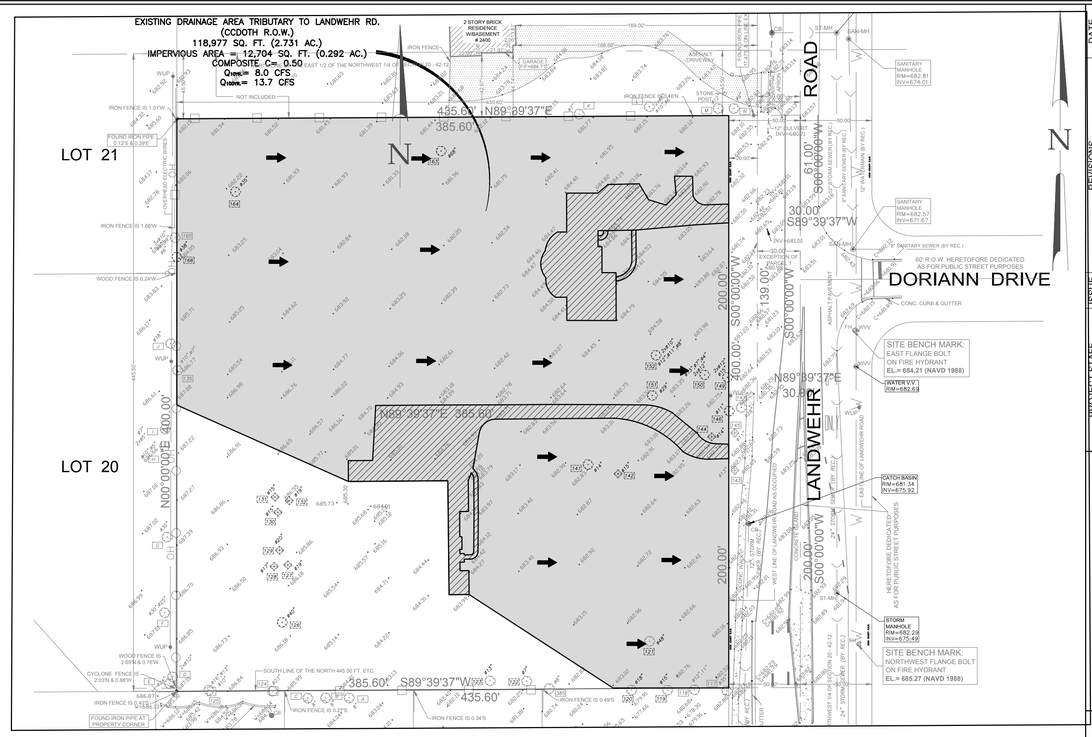
SHEET NUMBER
24 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

EXISTING CONDITIONS
SCALE 1" = 50'

STORMWATER DETENTION CALCULATIONS
NORTHEAST ILLINOIS
(Illinois State Water Survey Bulletin #70 Rainfall Data)

Outflow Rate (Based on existing conditions)					
Tributary Drainage Area			**Diverted Drainage Area**		
Area =	2.731	acres	Area =		acres
c =	0.5		c =		
RAINFALL INTENSITY (i)			**TIME OF CONCENTRATION (Tc)**	**EXISTING DISCHARGE (Qo)**	
i(10) =	5.88	in/hr	10 minutes	Q10 = 8.0	cfs
i(50) =	8.52	in/hr		Q50 = 11.6	cfs
i(100)=	10.02	in/hr		Q100= 13.7	cfs

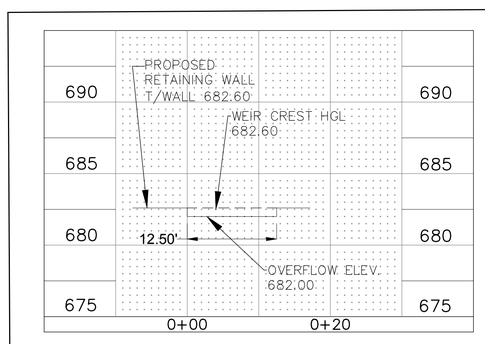


PROPOSED CONDITIONS
SCALE 1" = 50'

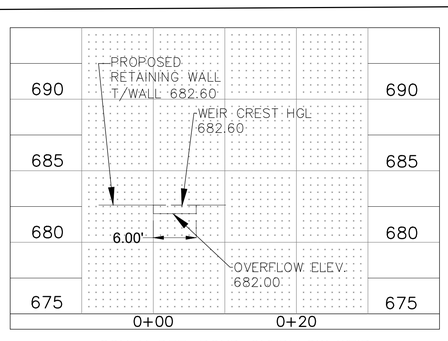
STORMWATER DETENTION CALCULATIONS
NORTHEAST ILLINOIS
(Illinois State Water Survey Bulletin #70 Rainfall Data)

Outflow Rate (Based on existing conditions)					
Tributary Drainage Area			**Diverted Drainage Area**		
Area =	0.142	acres	Area =		acres
c =	0.45		c =		
RAINFALL INTENSITY (i)			**TIME OF CONCENTRATION (Tc)**	**EXISTING DISCHARGE (Qo)**	
i(10) =	6.48	in/hr	5 minutes	Q10 = 0.4	cfs
i(50) =	9.36	in/hr		Q50 = 0.6	cfs
i(100)=	10.92	in/hr		Q100= 0.7	cfs

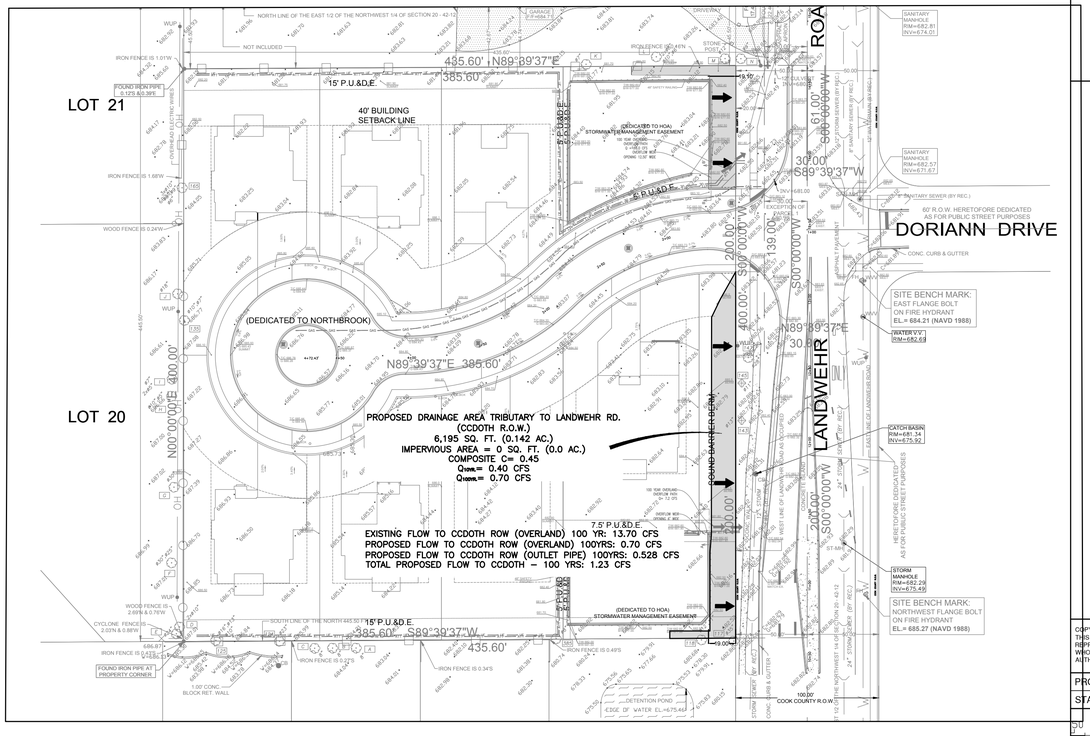
ACREAGE TOTALS:
TOTAL DEVELOPMENT AREA: 3.541 AC.
TOTAL PROPOSED IMPERV. AREA = 1.617
(ASSUM. 50% FOR PROPOSED LOTS)
-ALL PROPOSED IMPERVIOUS TO BE TRIBUTARY TO VOLUME CONTROL AREAS



NORTH DET. POND OVERFLOW WEIR
Q = 18.92 CFS > 18.03 CFS
(FLOW. TO THIS POND)



SOUTH DET. POND OVERFLOW WEIR
Q = 9.02 CFS > 7.2 CFS
(FLOW. TO THIS POND)



ISSUE	DATE	REVISIONS
1	2-2-2021	ISSUED FOR PERMIT
2	11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
3	1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4	4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED
5	9-22-2022	REVISED PER MWRD COMMENTS
6	10-17-2022	REVISED PER MWRD COMMENTS
7	10-26-2022	REVISED PER MWRD COMMENTS
8	11-7-2022	REVISED PER MWRD COMMENTS
9	11-9-2022	REVISED PER MWRD COMMENTS
10	11-9-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. WEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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CIVIL ENGINEERS
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bbono@bonoconsulting.com

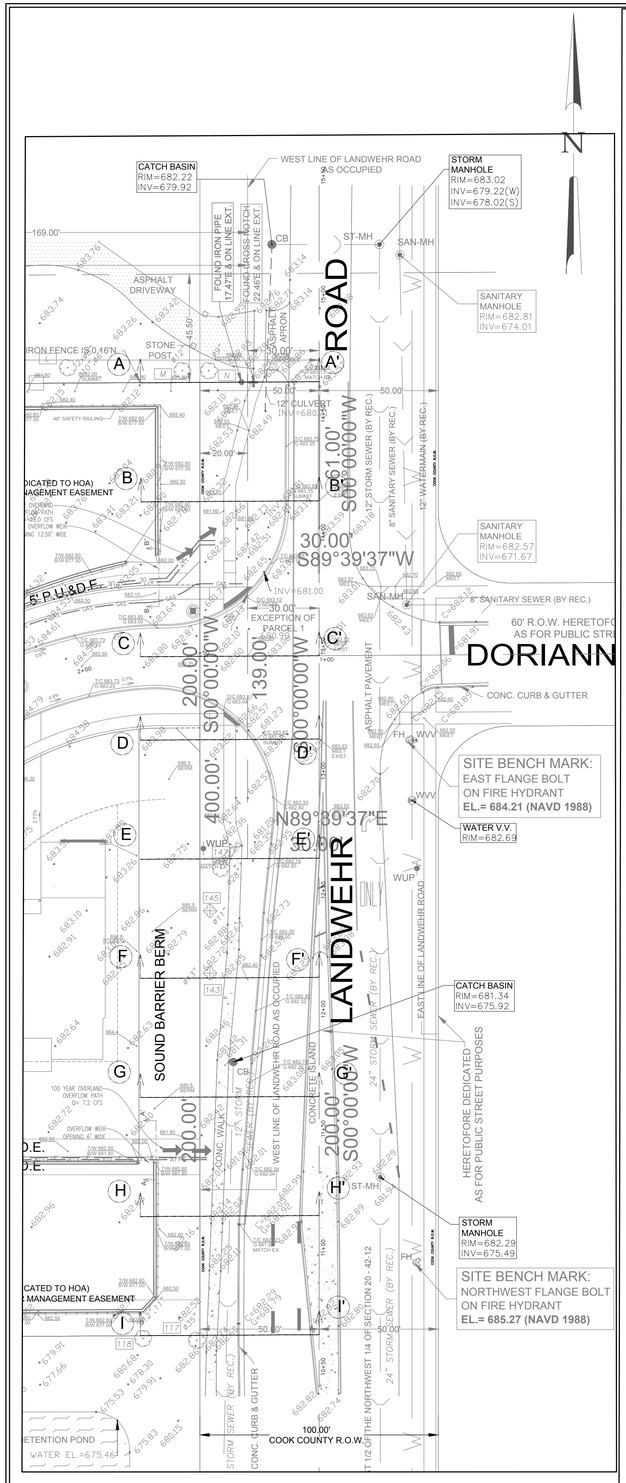
CCHD DRAINAGE EXHIBIT

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 50 0 50
SCALE: 1"=50'-0
SHEET NUMBER
25 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

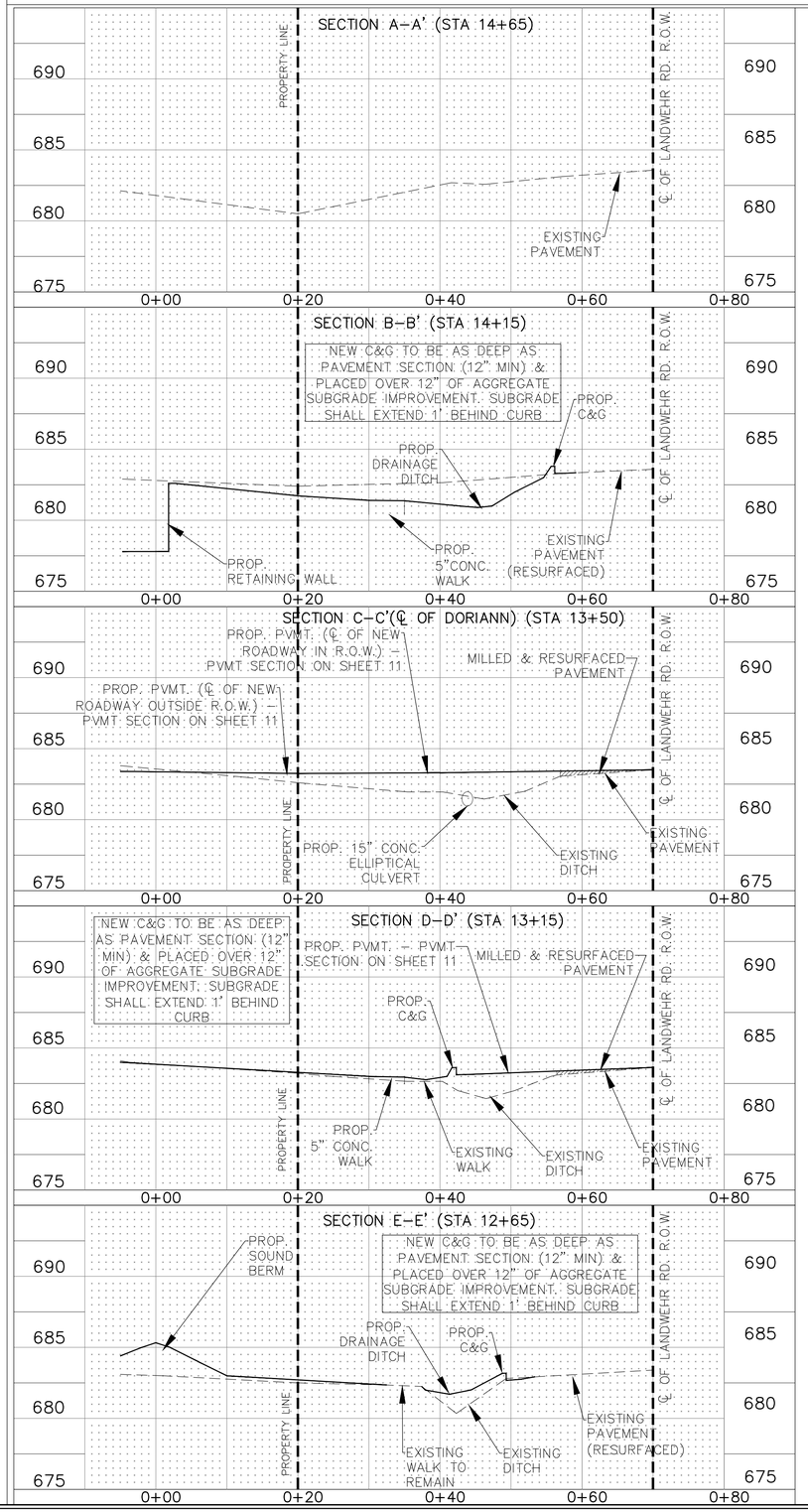


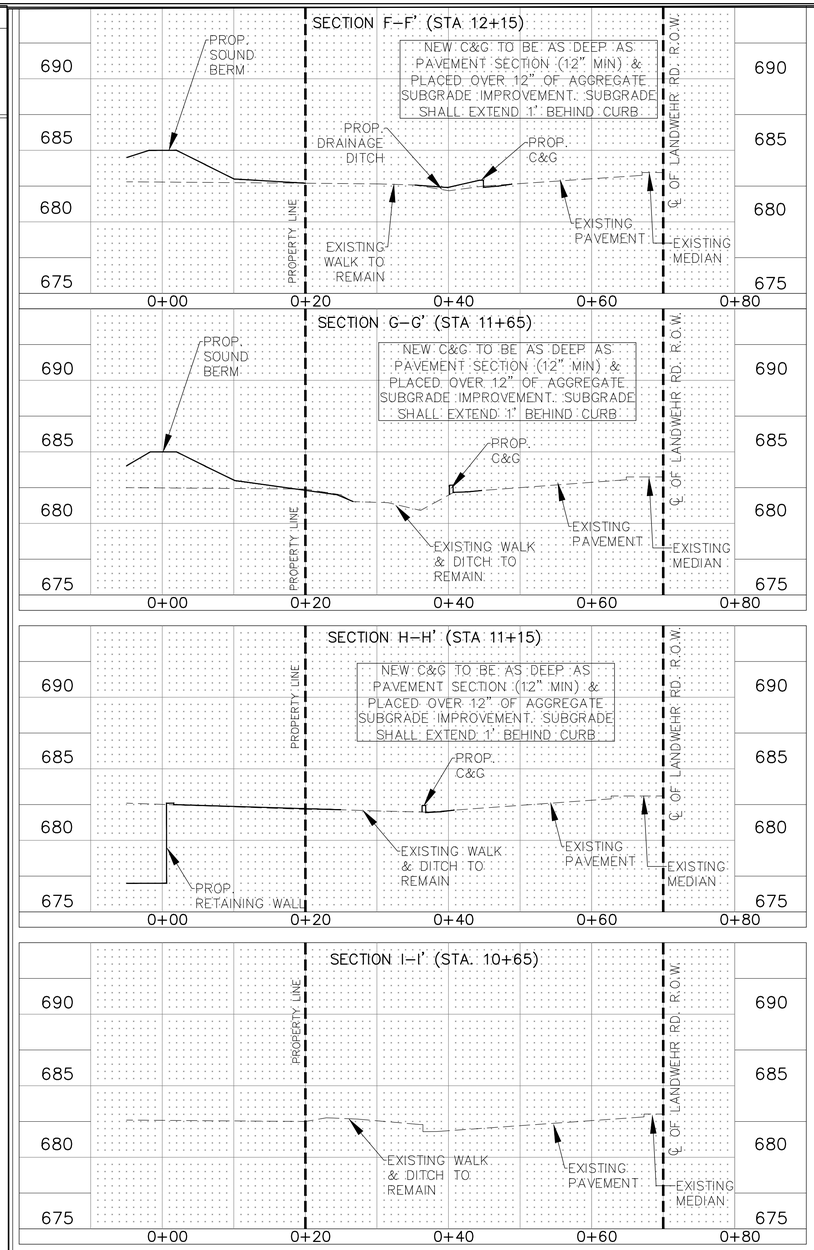
2420-50 LANDWEHR RD., NORTHBROOK, IL

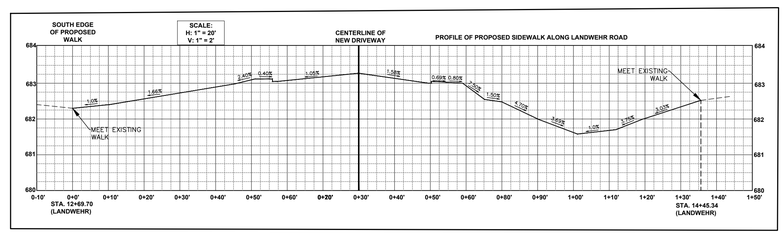
LEGEND:

PROPOSED ——————
EXISTING – – – – – –

SCALE:
HORIZONTAL: 1" = 10'
VERTICAL : 1" = 5'







DATE	ISSUE	REVISIONS
2-2-2021	1	ISSUED FOR PERMIT
11-8-2021	2	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	3	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	4	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	5	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED
9-22-2022	6	REVISED PER MWRD COMMENTS
10-17-2022	7	REVISED PER MWRD COMMENTS
10-26-2022	8	REVISED PER MWRD COMMENTS
11-7-2022	9	REVISED PER MWRD COMMENTS
11-9-2022	10	REVISED PER MWRD COMMENTS

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. WEIER P.E.
ENGINEER:	W. HEPBURN
TECHNICIAN:	

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bbono@bonoconsulting.com

CCHD CROSS-SECTIONS

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
50 0 50
SCALE: 1"=50'-0

SHEET NUMBER
26 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

15' PUBLIC UTILITIES AND DRAINAGE EASEMENT

5' PUBLIC UTILITIES AND DRAINAGE EASEMENTS ON BOTH SIDES OF P.L.

5' PUBLIC UTILITIES AND DRAINAGE EASEMENT

PLAN-1A

PLAN-2B

PLAN-3

PLAN-2A

PLAN-1A

3 CAR

2 CAR

2 CAR

2 CAR

3 CAR

2 CAR

BOT. OF POND: 677.50
BOT. OF SOIL MEDIA:676.00
(3" MULCH+15" SOIL MEDIA)
SEE SECTION ON SHEET 9

681.00 HWL
678.50 NWL

678.5

681.00 HWL
678.00 NWL

BOT. OF POND: 677.00
BOT. OF SOIL MEDIA:675.50
(3" MULCH+15" SOIL MEDIA)
SEE SECTION ON SHEET 9

678

7.5' PUBLIC UTILITIES AND DRAINAGE EASEMENTS ON BOTH SIDES OF P.L.

5' PUBLIC UTILITIES AND DRAINAGE EASEMENTS ON BOTH SIDES OF P.L.

15' PUBLIC UTILITIES AND DRAINAGE EASEMENT

B.BOX

AFD

WUP

RIM=683.81
INV=674.01

SANITARY MANHOLE
RIM=682.57
INV=671.67

12" STORM SEWER (BY REC.)

8" SANITARY SEWER (BY REC.)

12" WATERMAIN (BY REC.)

8" SANITARY SEWER (BY REC.)

24" STORM SEWER (BY REC.)

12" STORM SEWER (BY REC.)

COOK COUNTY R.O.W.

N

GENERAL NOTES:

1. **POWER LINES COMING TO THE SUBDIVISION NEED TO BE BURIED UNDER LANDWEHR RD.**

PROJECT STAFF		ISSUE	REVISIONS	DATE
			ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCHD COMMENTS	11-8-2021
ENGINEER:	A. VEER P.E.	3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER (CCHD) COMMENTS, LOTS 4&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-7-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

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bbono@bonoconsulting.com

UTILITIES & EASEMENT EXHIBIT

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317

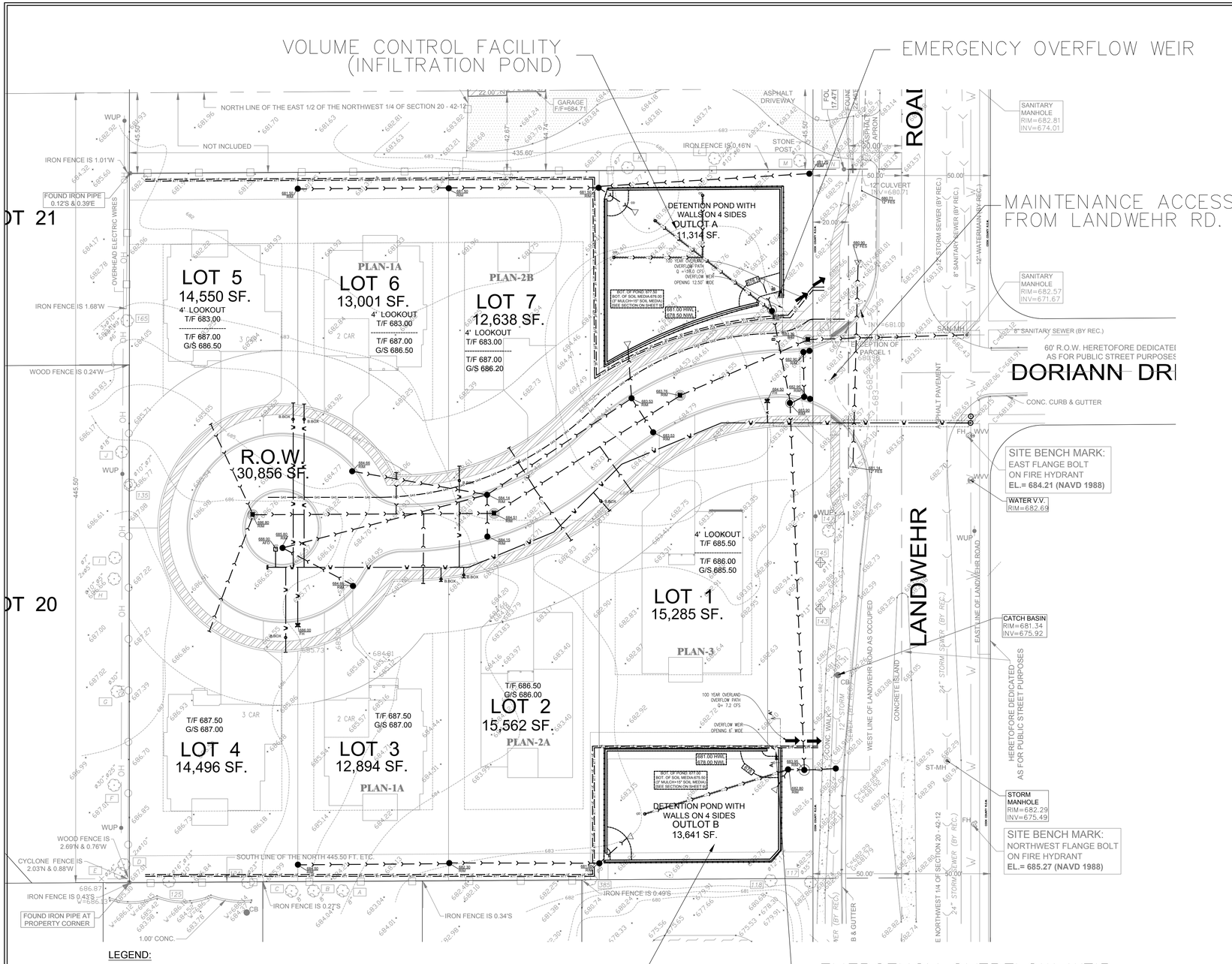
START DATE: AUG. 15, 2020

GRAPHIC SCALE
20 0 20

SCALE: 1"=20'-0

SHEET NUMBER
27 OF 27

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



LEGEND:

- Proposed Storm Sewer Line
- Proposed Sanitary Sewer
- Proposed Water Line
- Proposed Water Vault
- Proposed Sanitary Sewer Manhole
- Proposed Storm Manhole
- Proposed Catch Basin
- Surface Overflow Route

VOLUME CONTROL FACILITY
(INFILTRATION POND)

EMERGENCY OVERFLOW WEIR

PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBER: 04 - 20 - 100 - 006 - 0000

PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBER: 04 - 20 - 100 - 007 - 0000

TOTAL AREA = 170,070 SQUARE FEET OR 3.904 ACRES

O&M GENERAL PRACTICE NOTES

1. O&M PLAN PROCEDURES AND PRACTICES MUST BE REVIEWED AND ASSESSED ANNUALLY.
2. DRAINAGE STRUCTURES AND FLOW RESTRICTORS MUST BE INSPECTED AND CLEANED SEMI-ANNUALLY.
3. VOLUME CONTROL BMPS (INFILTRATION TRENCHES, PERMEABLE PAVEMENT ETC.) SHALL BE INSPECTED SEMI-ANNUALLY AND AFTER SIGNIFICANT RAINFALL EVENTS EXCEEDING 1.5 INCHES.
4. THE OWNER SHALL KEEP AN UPDATED LOG BOOK DOCUMENTING THE PERFORMANCE OF THE REQUIRED O&M ACTIVIES FOR PERPETUITY. LOG BOOKS MUST BE PRODUCED UPON REQUEST OF A CITY INSPECTOR.
5. VEGETATION SHALL BE MAINTAINED ON A REGULAR BASIS.
6. UNDERGROUND VAULTS/ MANIFOLD SYSTEMS MUST INCLUDE DESIGN MEASURES TO FACILITATE CLEANING AND MAINTENANCE. CONFINED SPACE SAFETY PROCEDURES MUST BE FOLLOWED.
7. EMPLOYEE TRAINING: SPECIFIC INDIVIDUALS SHOULD BE ASSIGNED RESPONSIBILITY FOR O&M OF ALL ONSITE BMPS. EMPLOYEE TRAINING SHOULD BE CONDUCTED SO THAT THESE INDIVIDUALS ARE AWARE OF PROPER INSPECTION AND O&M PROCEDURES. ALL PERSONNEL SHOULD BE FAMILIAR WITH THE COMPONENTS OF THE O&M PLAN AND THEIR PERSONAL LEVEL OF RESPONSIBILITY.

SANITARY SEWER MAINTENANCE PLAN

AS NEEDED
- AVOID DRAINING HEAVY GREASE IN TO THE DRAINS.

ONCE PER YEAR
- INSPECT AND CORRECT OR ROD SANITARY SEWERS FOR ANY CLOGS OR BREAKAGE, LEAKS OR ROOT PENETRATIONS.
- INSPECT AND CLEAN INSPECTION MANHOLE FOR ANY DEPOSITS OR CLOGGING.

ACTIVITY SCHEDULE (DETENTION BASINS)

AS NEEDED
• SEDIMENT SHOULD BE REMOVED FROM THE BASIN AS NEEDED (AT LEAST ONCE EVERY 5 TO 10 YEARS)

QUARTERLY
• INSPECT INLET PIPE(S) AND OUTLET CONTROL STRUCTURE FOR CLOGGING
• AFTER EVERY STORM GREATER THAN ONE INCH
• REMOVE TRASH AND DEBRIS
• REMOVE INVASIVE PLANTS
• GRASSED AREAS ALSO REQUIRE PERIODIC PRUDENT FERTILIZING, DETHATCHING AND SOIL CONDITIONING
• TREES, SHRUBS, AND OTHER VEGETATIVE COVER WILL REQUIRE PERIODIC MAINTENANCE SUCH AS FERTILIZING, PRUNING, AND PEST CONTROL
• MOW / TRIM DETENTION BASIN VEGETATION

ONCE PER YEAR
• INSPECT DETENTION BASIN, POTENTIAL PROBLEMS INCLUDE: SUBSIDENCE, EROSION, CRACKING OR TREE GROWTH ON THE EMBANKMENT; DAMAGE TO THE EMERGENCY SPILLWAY; SEDIMENT ACCUMULATION AROUND THE OUTLET; INADEQUACY OF THE INLET/OUTLET CHANNEL EROSION CONTROL MEASURES; CHANGES IN THE CONDITION OF THE PILOT CHANNEL; AND EROSION WITHIN THE BASIN AND BANKS.

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 20, TOWNSHIP 42N, RANGE 12E
PROPERTY ADDRESS: 2420–2450 LANDWEHR RD., NORTHBROOK, IL
PROPERTY INDEX NUMBER(S): 04–20–100–006–0000, 04–20–100–007–0000
TOTAL CONTIGUOUS OWNERSHIP: 3.541 ACRES
PROJECT AREA: 3.541 ACRES
CONSERVATION AREA/DEED RESTRICTED AREA: 0.00 ACRES

	REQUIRED	PROVIDED
STORMWATER/FLOODPLAIN SUMMARY	(AC–FT)	(AC–FT)
VOLUME CONTROL	0.175	0.203
DETENTION VOLUME	N/A	N/A
COMPENSATORY STORAGE VOLUME (0–10 YEAR)	N/A	N/A
COMPENSATORY STORAGE VOLUME (10–100 YEAR)	N/A	N/A

ISSUE	DATE	REVISIONS
1	2-2-2021	ISSUED FOR PERMIT
2	11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
3	1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4	4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-4&5 WEST SETBACKS REVISED
5	9-22-2022	REVISED PER MWRD COMMENTS
6	10-17-2022	REVISED PER MWRD COMMENTS
7	10-26-2022	REVISED PER MWRD COMMENTS
8	11-7-2022	REVISED PER MWRD COMMENTS
9	11-9-2022	REVISED PER MWRD COMMENTS
10	11-9-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. WEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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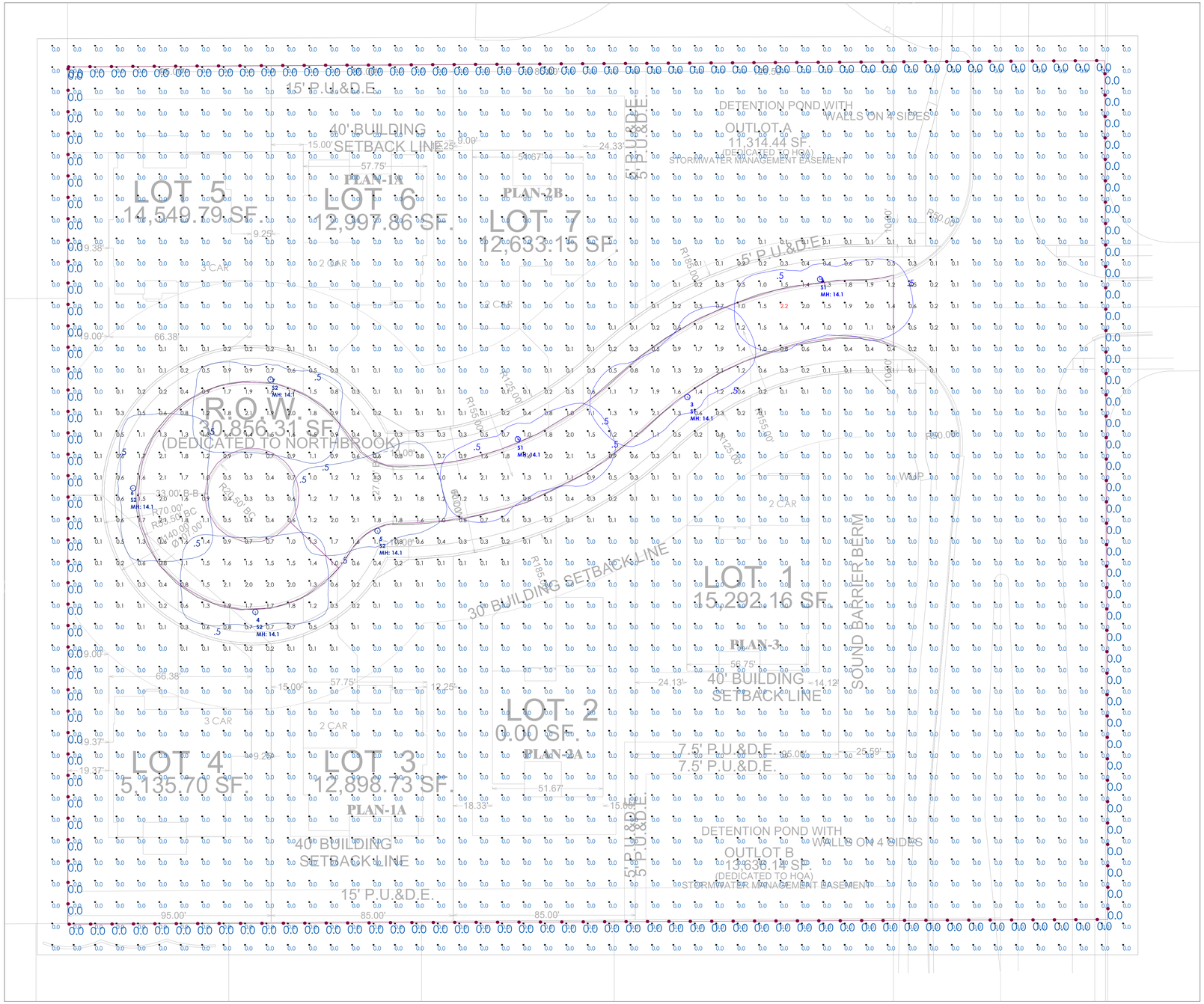
WMO WATERSHED MANAGEMENT ORDINANCE
OPERATION & MAINTENANCE EXHIBIT
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

EXHIBIT
R

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



Luminaire Location Summary

LumNo	Label	Mtg Ht	Orient	Tilt
1	CMP-VLED-III-64LED-350mA-WW(3000K)-HS	14.1	291.552	0
2	CMP-VLED-III-64LED-350mA-WW(3000K)-HS	14.1	276.924	0
3	CMP-VLED-III-64LED-350mA-WW(3000K)-HS	14.1	124.449	0
4	CMP-VLED-IV-64LED-350mA-WW(3000K)-HS	14.1	91.462	0
5	CMP-VLED-IV-64LED-350mA-WW(3000K)-HS	14.1	105.366	0
6	CMP-VLED-IV-64LED-350mA-WW(3000K)-HS	14.1	1.305	0
7	CMP-VLED-IV-64LED-350mA-WW(3000K)-HS	14.1	263.438	0

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Manufacturer	Description
	3	S1	SINGLE	69	69	5306	5306	0.900	SUN VALLEY LIGHTING	CMPN-VLED-III-64LED-350mA-WW(3000K)-X-PT-X-HS
	4	S2	SINGLE	69	69	5170	5170	0.900	SUN VALLEY LIGHTING	CMPN-VLED-IV-64LED-350mA-WW(3000K)-X-PT-X-HS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY LINES	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	READINGS @ GRADE
SITE_OVERALL_SITE	Illuminance	Fc	0.15	2.2	0.0	N.A.	N.A.	READINGS @ GRADE
STREET	Illuminance	Fc	1.48	2.2	0.6	2.47	3.67	READINGS @ GRADE

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lighting application drawings are being provided to the recipient of this disclaimer. Illuminance (measured in Lux) and luminance (measured in candelas) values shown are based on sensors mounted 5' (1.524) over the roadway/sidewalk/path/ground to produce a lighting representation commonly used by an electrical engineer. The sensors used to produce the lighting representations in an electrical plan have been selected to provide a "worst case" scenario. Actual measurements taken in the field may vary from the values shown in the plan as the actual light levels obtained will be affected by many factors including, but not limited to, the following: the reflectivity of the surfaces in the area, the presence of any obstructions, the accuracy of the calibration of the meter used to measure the light levels, the presence of any ambient light sources, the condition of the lamps and luminaires, the maintenance schedule followed for the luminaires, the temperature, the humidity, the accuracy of the drawings and models used to create the lighting representations, and the mounting height of the luminaires. Therefore, the actual light levels obtained in the field may vary from the values shown in the plan. Any differences between the actual light levels obtained in the field and the values shown in the plan should not be construed as a defect in the design or installation of the lighting system. Instead, such differences should be considered to be normal and expected variations that may occur due to the factors listed above, and others. PG-Enlighten is not responsible for any such variations. Any questions or concerns regarding the lighting representations in the plan should be addressed to PG-Enlighten before installation commences. The presence of objects not shown in the plan may also affect the actual light levels obtained. The contents of this drawing are the property of PG-Enlighten and may not be reproduced, modified, or distributed without the prior written consent of PG-Enlighten. All drawings, digital files and printing shall be retained by PG-Enlighten.

enlighten

#	Date	Comments

Revisions

Drawn By: Joeli Collins
Drawn By: joeli.collins@pg-enlighten.com
Date:5/23/2022
Scale: 1" = 25'

Project Name:
PROPOSED NORTHGATE ESTATES SUBDIVISION

Location:
2420-2450 LANDWEHR RD, NORTHBROOK, IL

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

EXHIBIT E

FINAL LANDSCAPING PLAN

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

Landscape Plan

NORTHGATE ESTATES

Northbrook, Illinois

December 28, 2022

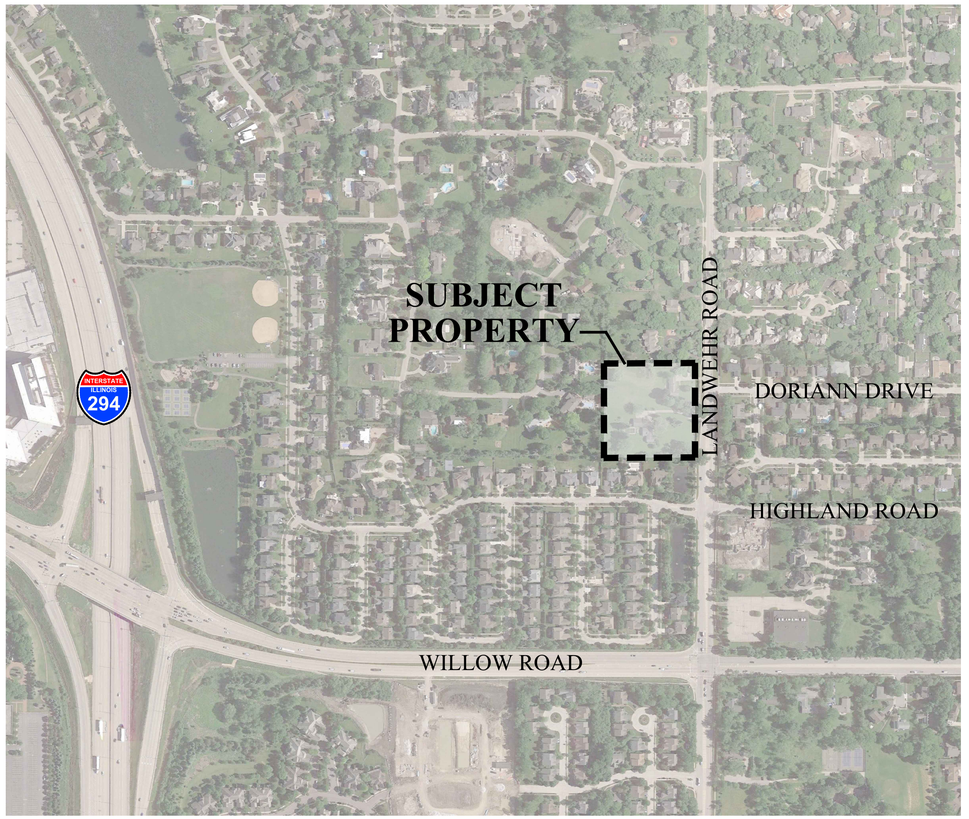
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

BONO CONSULTING, INC.
1018 BUSSE HIGHWAY
PARK RIDGE, ILLINOIS 60068



LOCATION MAP
SCALE: 1"=300'

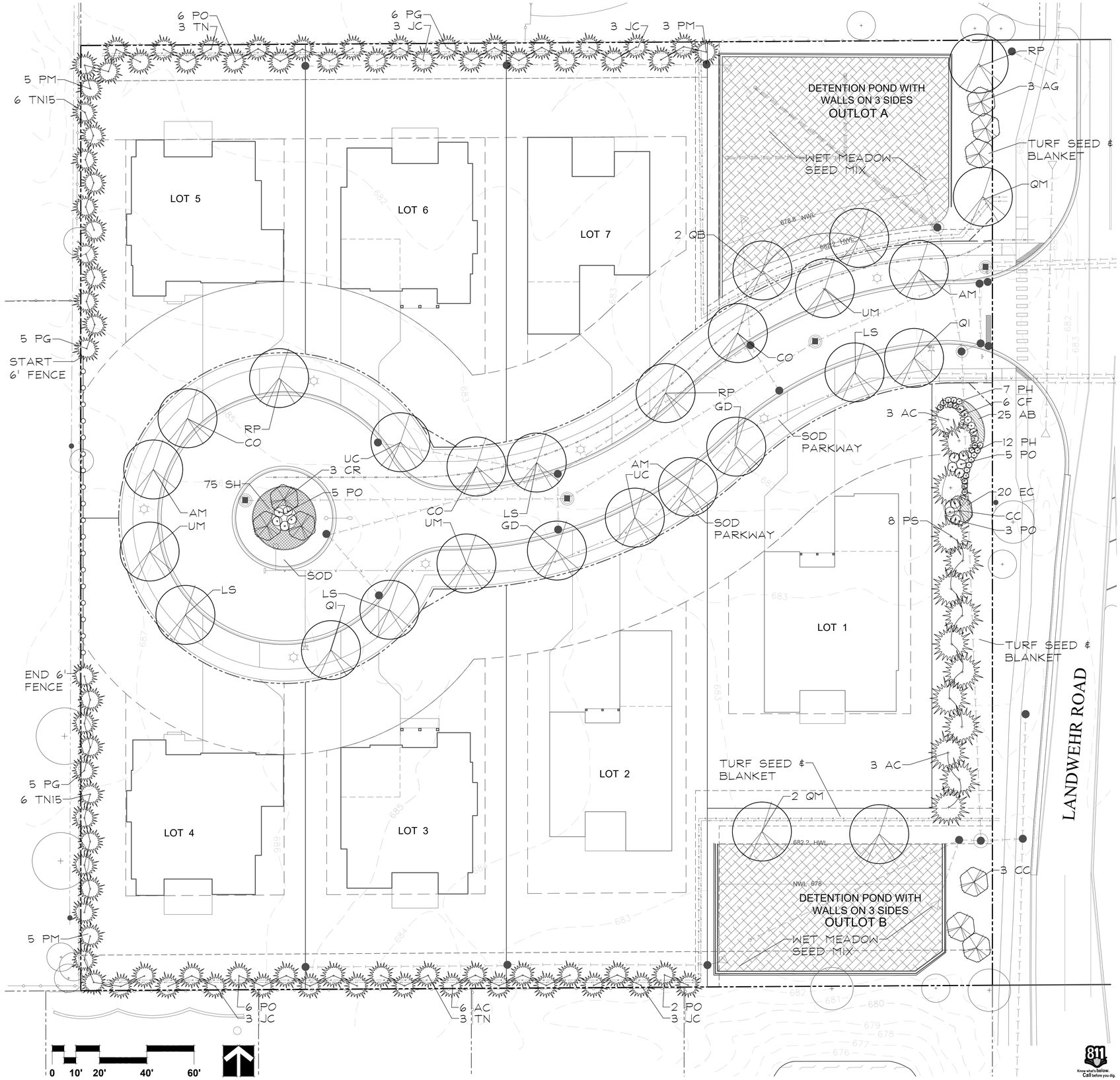
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	LANDSCAPE PLAN
2	LANDSCAPE DETAILS
3	LANDSCAPE SPECIFICATIONS

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Mature Ht.	Remarks
		SHADE TREES			
AM	3	Acer miyabei 'Morton' STATE STREET MAPLE	3" Cal.	25'-40'	
CO	3	Celtis occidentalis COMMON HACKBERRY	3" Cal.	40'-60'	
GD	2	Gymnocladus diocus 'Espresso' ESPRESSO KENTUCKY COFFEETREE	3" Cal.	45'-55'	
LS	4	Liquidambar styraciflua SWEETGUM	3" Cal.	60'-75'	
QB	2	Quercus bicalor SWAMP WHITE OAK	3" Cal.	50'-60'	
QI	2	Quercus imbricaria SHINGLE OAK	3" Cal.	50'-60'	
QM	3	Quercus macrocarpa BUR OAK	3" Cal.	70'-80'	
RP	3	Robinia pseudoacacia 'Purple Robe' PURPLE ROBE BLACK LOCUST	3" Cal.	30'-40'	
UC	2	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	3" Cal.	50'-60'	
UM	3	Ulmus 'Morton Glossy' TRIUMPH ELM	3" Cal.	50'-60'	
		ORNAMENTAL TREES			
AG	3	Amelanchier x grandiflora APPLE SERVICEBERRY	8' Ht.	15'-25'	Multi-Stem
CC	4	Cercis canadensis EASTERN REDBUD	8' Ht.	20'-30'	Multi-Stem
CR	3	Crataegus crus-galli var. inermis THORNLESS COCKSPUR HAWTHORN	2 ½" Cal.	15'-25'	Tree Form
		EVERGREEN TREES			
AC	12	Abies concolor WHITE FIR	8' Ht.	30'-50'	
JC	12	Juniperus chinensis 'Fairview' FAIRVIEW JUNIPER	8' Ht.	10'-15'	
PG	16	Picea glauca var. densata BLACK HILLS SPRUCE	10-12' Ht.	20'-40'	
PO	14	Picea omorika SERBIAN SPRUCE	10-12' Ht.	50'-60'	
PS	8	Pinus strobus WHITE PINE	8' Ht.	50'-80'	
PM	13	Psuedotsuga menziesii DOUGLAS FIR	10-12' Ht.	40'-80'	
TN	6	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	10'-12' Ht.	20'-30'	
TN15	12	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	15' Ht.	20'-30'	
		DECIDUOUS SHRUBS			
CF	6	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall		3' O.C.
PO	13	Physocarpus opulifolius 'SMNPOBLR' GINGER WINE NINEBARK	30" Tall		4' O.C.
		ORNAMENTAL GRASSES			
PH	19	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1		24" O.C.
SH	75	Sporobolus heterolepis PRAIRIE DROPSEED	#1		30" O.C.
		PERENNIALS			
AB	25	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1		18" O.C.
EC	20	Echinacea 'CBG Cone2' PIXIE MEADOWBRITE CONEFLOWER	#1		18" O.C.
		MISC. MATERIALS			
	20	SHREDDED HARDWOOD MULCH	C.Y.		
	904	SOD	S.Y.		
	0.30	WET MEADOW SEED MIX & EROSION CONTROL BLANKET	AC.		
	0.25	TURF SEED & EROSION CONTROL BLANKET	AC.		
	132	6' FENCE	L.F.		



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NORTHSHORE GROUP CONSTRUCTION, LLC
50 LAKEVIEW PKWY #121
VERNON HILLS, ILLINOIS 60061

NORTHGATE ESTATES
NORTHBROOK, ILLINOIS
LANDSCAPE PLAN

9	12.28.2022
8	10.28.2022
7	9.20.2022
6	6.20.2022
5	5.19.2022
4	4.06.2022
3	3.18.2022
2	12.28.2021
1	11.16.2021

REVISIONS

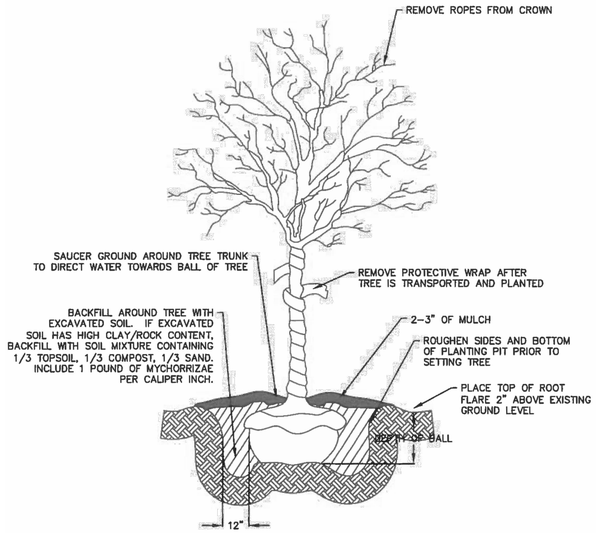
DATE	8.18.2021
PROJECT NO.	NSG2101
DRAWN	TRC
CHECKED	GFB
SHEET NO.	

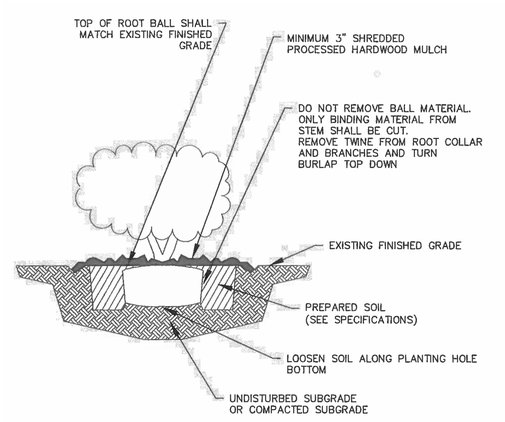
1 OF 3

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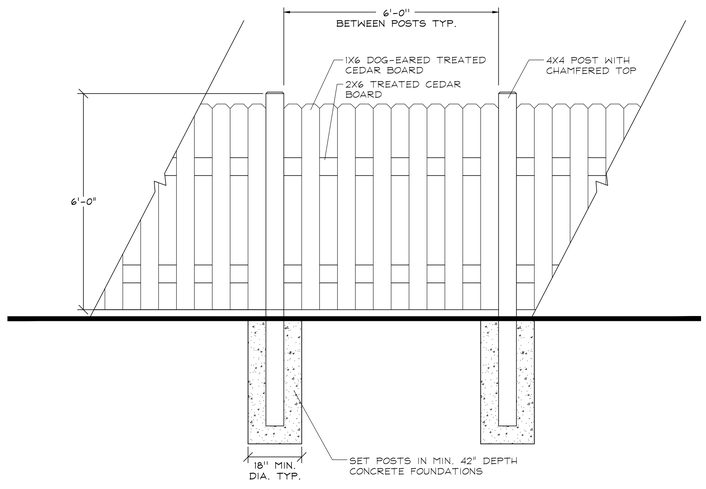
Attachment: 2420-2450 Landvehr - Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes) (6570 : A Resolution A

PLANTING DETAILS

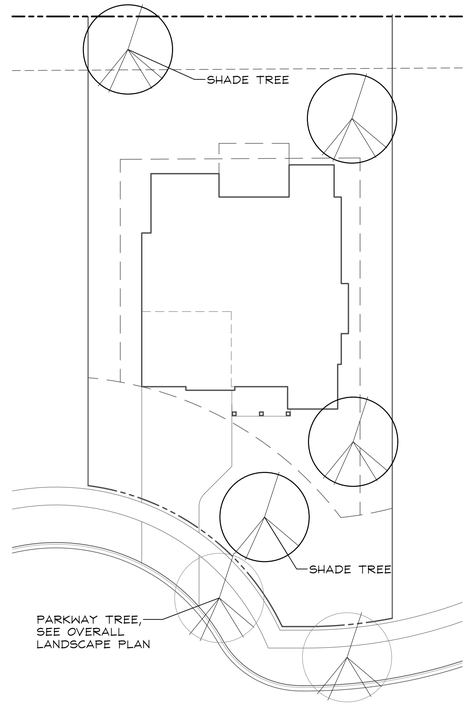




SHRUB PLANTING NOTES:
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY PLAN.
WHEN SOIL CONDITIONS WITH POOR DRAINAGE ARE DISCOVERED, NOTIFY VILLAGE REPRESENTATIVE.
LANDSCAPE CONTRACTOR SHALL SUGGEST IMPROVEMENT FOR DRAINAGE SOLUTION



6' WOODEN FENCE DETAIL
SCALE: 1/2"=1'-0"



TYPICAL RESIDENCE LANDSCAPING
SCALE: 1"= 20'

TYPICAL LOT TREE LIST

Botanical/Common Name	Size
SHADE TREES	
Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.
Ginkgo biloba GINKGO	2 1/2" Cal.
Nyssa sylvatica BLACK TUPELO	2 1/2" Cal.
Platanus x acerifolia 'Exclamation!' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.
Quercus alba WHITE OAK	2 1/2" Cal.
Quercus muehlenbergii CHINKAPIN OAK	2 1/2" Cal.
Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.
Liriodendron tulipifera TULIPTREE	2 1/2" Cal.
Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

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2 OF 3

Know what's below. Call before you dig.

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area.

Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass 98/85
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs. /AC.
Avena sativa	Seed Oats	40.0 lbs.

For fall or dormant plantings, use Regreen℗ at the specified rates below:

Botanical Name	Common Name	lbs. /AC
Triticum aestivum	Regreen℗	50.0 lbs.

B. Wet Meadow Seed Mixture

Botanical Name	Common Name	lbs. /AC
Grasses and Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.250
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.150
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.250
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.250
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl manna grass	0.130
Juncus dudleyi	Dudleys Rush	0.003
Juncus torreyi	Torreys Rush	0.005
Panicum virgatum	Switch Grass	1.000
Scirpus atrovirens	Dark Green Rush	0.060
Scirpus cyperinus	Wool Grass	0.015
Total Grasses and Sedges:		6.303
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.500
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroides	False Aster	0.031
Chamaecrista fasciculata	Partridge pea	1.000
Euthamia grammifolia	Grassleaved Goldenrod	0.025
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag	1.500
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.003
Symphyotrichum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var.sullivantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		4.42
Total Wet Meadow Seed Mixture:		10.723

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Native Area Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Truflex Trimtech seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet meadow areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

B. Maintenance:

First Season

Native seeding areas should be mowed to a height of 6" to control annual non-native and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER
BONO CONSULTING, INC
1018 BUSSE HIGHWAY
PARK RIDGE, ILLINOIS 60068

CLIENT
NORTHSHORE GROUP CONSTRUCTION, LLC
50 LAKEVIEW PKWY #121
VERNON HILLS, ILLINOIS 60061

NORTHGATE ESTATES
NORTHBROOK, ILLINOIS

LANDSCAPE SPECIFICATIONS

9	12.28.2022
8	10.28.2022
7	9.20.2022
6	6.20.2022
5	5.19.2022
4	4.06.2022
3	3.18.2022
2	12.28.2021
1	11.16.2021
REVISIONS	

DATE	8.18.2021
PROJECT NO.	NSG2101
DRAWN	TRC
CHECKED	GFB
SHEET NO.	

3 OF 3

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

XREFS:
PLOT CONFIG:

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

EXHIBIT F

CLIMATE ACTION PLAN

Climate Action Plan Elements

Developer has agreed to the following sustainable measures to be taken on the Property:

A. Install high efficiency HVAC units for each single family home;
B. Install Energy Star and WaterSense appliances for each single family home; and
C. Outdoor lighting color to be 3K, and to maintain consistent lighting color temperature.

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT G
FORM LETTER OF CREDIT

IRREVOCABLE STANDBY LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT NO. _____ AMOUNT:_____

EXPIRATION DATE: _____ DATE OF ISSUE:_____

_____

[Name of Bank]

_____

[Address]

TO: Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Village Manager

WE HEREBY AUTHORIZE YOU TO DRAW AT SIGHT on this Irrevocable Standby Letter of Credit No. ____ UP TO AN AGGREGATE AMOUNT OF _____ United States Dollars ($_____) for account of _____ (the "***Customer***").

Drafts under this Letter of Credit shall bear upon their face the words:

"Drawn under _____
Irrevocable Standby Letter of Credit No. __ Dated: _____, _____"

Drafts may be for all or any portion of the amount of this Letter of Credit, and shall be in the form attached hereto as ***Exhibit 1*** and shall be accompanied by one of the following documents executed by the Village Manager or an individual designated as acting Village Manager:

(a) A written statement on the form attached hereto as ***Exhibit 2*** stating that, conditioned upon proper notice to the Village Manager, Letter of Credit No. _____ will expire within 35 days or less and that the Customer has failed to deliver to the Village Manager evidence of a renewal of Letter of Credit No. _____; or

(b) A written statement on the form attached hereto as ***Exhibit 3*** stating that all or any part of the improvements required to be constructed by the Customer at 2420-2450 Landwehr Road, Northbrook, Illinois (the "***Property***") pursuant to the Development Agreement dated March __, 2023 by and between the Village of Northbrook and Amazing Homes Developers LLC (the "***Agreement***") have not been constructed in accordance with the Agreement or the Village's general ordinances, codes, or regulations; or

(c) A written statement on the form attached hereto as ***Exhibit 4*** stating that all or any part of the costs, payments, permit fees or other fees required to be paid to the Village by the Customer in conjunction with the redevelopment of the Property pursuant to the Agreement or the Village's general ordinances, codes, or regulations, have not been paid in the required time period; or

(d) A written statement on the form attached hereto as ***Exhibit 5*** stating that all or any portion of the maintenance, repair, or restoration of the property required to be performed by the Customer pursuant to and in accordance with the Agreement or the Village's general ordinances, codes, and regulations has not been performed; or

(e) A written statement on the form attached hereto as ***Exhibit 6*** stating that all or any portion of the Customer's undertakings pursuant to the Agreement have not been performed pursuant to and in accordance with the Agreement.

WE HEREBY AGREE with the beneficiary that:

1. Drafts drawn under and in compliance with this Letter of Credit shall be duly honored immediately upon presentation to us if presented on or before the above-stated Expiration Date or presented at our office together with the original of this Letter of Credit on or before that date. Further, one or more drafts may be presented at our office on or before the Expiration Date.

2. If, within three banking days after any draft drawn under this Letter of Credit is presented to us in conformance with the terms of this Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs and other expenses incurred by the Village in enforcing the terms hereof.

3. This Letter of Credit shall expire on _____, 20___, as stated hereinabove; provided, however, that we shall send notice to the Village Manager by certified mail, return receipt requested, or hand-delivered courier at least 35 days prior to said Expiration Date, that this Letter of Credit is about to expire.

4. In no event shall this Letter of Credit or the obligations contained herein expire except upon the prior written notice required herein, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with the prior written notice required herein.

5. No consent, acknowledgment, or approval of any kind from the Customer shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.

6. The aggregate amount of this Letter of Credit may be reduced only upon receipt by us of a document executed by the Village Manager stating that such aggregate amount shall be reduced in an amount permitted by the Village's subdivision regulations because of the satisfactory completion of all or part of the improvements required to be constructed pursuant to the Agreement or the Village's general ordinances, codes, or regulations.

7. This Letter of Credit is irrevocable.

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

This Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practices for ISP 98 of the International Chamber of Commerce (the "***Uniform Customs***"). In the event of a conflict between this Letter of Credit and the Uniform Customs, this Letter of Credit shall control. This Letter of Credit shall be deemed to be a contract made under the laws of the State of Illinois, including, without limitation, Article 5 of the Uniform Commercial Code as in effect in the State of Illinois, and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the laws of the State of Illinois, without regard to principles of conflicts of law.

AS USED HEREIN, THE TERM "BANKING DAY" MEANS ANY DAY OTHER THAN A SATURDAY, SUNDAY, OR A DAY ON WHICH BANKS IN THE STATE OF ILLINOIS ARE AUTHORIZED OR REQUIRED TO BE CLOSED, AND A DAY ON WHICH PAYMENTS CAN BE EFFECTED ON THE FEDWIRE SYSTEM.

_____	_____
[Signature of Bank Officer]	[Signature of Bank Officer]
_____	_____
[Officer's Title]	[Officer's Title]

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT 1 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

FORM OF DRAFT

[To Be Supplied/Revised by Issuing Bank]

To: [BANK NAME, ADDRESS, AND CONTACT PERSON]

Date:

Drawn under _____Irrevocable Standby Letter of Credit No. _____ Dated: _____, 202_.

Pursuant to the attached documentation, Village of Northbrook ("***Beneficiary***") hereby demands that _____ pay to the order of Beneficiary the amount of $_____, by wire transfer with the following instructions:

Bank Name:
Account Number:
ABA Routing Number:

By _____
Name: _____
Title: _____
Date: _____

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT 2 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that Letter of Credit No. _____ dated _____, 202_ in the amount of $_____ will expire within 35 days or less and that _____ has failed to deliver to the Village Manager evidence of a renewal of Letter of Credit No. _____.

Very truly yours,

_____
Village Manager

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT 3 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the improvements required to be constructed by the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to that certain Development Agreement dated March __, 2023 by and between the Village of Northbrook and Amazing Homes Developers LLC (the "***Agreement***") have not been constructed in accordance with the Agreement or the Village's general ordinances, codes, and regulations.

Very truly yours,

_____
Village Manager

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT 4 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the costs, payments, permit fees or other fees required to be paid to the Village by the Customer (as that term is defined in the above-referenced Letter of Credit) in conjunction with the redevelopment of property pursuant to that certain Development Agreement dated March __, 2023 by and between the Village of Northbrook and Amazing Homes Developers LLC or the Village's general ordinances, codes, or regulations, have not been paid in the required time period.

Very truly yours,

_____
Village Manager

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT 5 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the maintenance, repair or restoration required to be performed by the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to and in accordance with that certain Development Agreement dated _____, 2023 by and between the Village of Northbrook and Amazing Homes Developers LLC, or the Village's general ordinances, codes, and regulations, has not been performed.

Very truly yours,

_____
Village Manager

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT 6 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the undertakings of the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to that certain Development Agreement dated March __, 2023 by and between the Village of Northbrook and Amazing Homes Developers LLC (the "***Agreement***") have not been performed pursuant to and in accordance with the Agreement.

Very truly yours,

_____
Village Manager

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT H

TRANSFEREE ASSUMPTION AGREEMENT

THIS TRANSFEREE ASSUMPTION AGREEMENT is made as of this _____ day of _____, 20__, between the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation (***"Village"***), **AMAZING HOMES DEVELOPERS LLC**, an Illinois limited liability company ("***Developer"***), and _____, a _____ (***"Transferee"***).

W I T N E S E T H:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from Developer certain real property situated in Cook County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement (***"Property"***); and

WHEREAS, following the conveyance of the Property by Developer, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by Developer, the Village and Developer require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated as of March __, 2023, and recorded in the office of the Cook County Clerk's Recording Division on _____, 20__, as Document No. _____, by and between the Village and Developer (***"Development Agreement"***);

NOW, THEREFORE, in consideration of the agreement of Developer to convey the Property to the Transferee, and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, Developer, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of Developer in the Development Agreement, including all exhibits and attachments, regardless of whether such terms, requirements, and obligations are to be performed and provided by, or are imposed upon, Developer or the Property.

3. **Payment of Village Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable Village codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the Village, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of Developer.** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements, and obligations of Developer in the Development Agreement, including all exhibits and attachments, and the Village hereby releases Developer from any personal liability for failure to comply with the terms, requirements, and obligations of Developer in the Development Agreement.

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

ATTEST:

VILLAGE OF NORTHBROOK,
an Illinois home rule municipal corporation

_____

By:_____

Village Clerk

Its: Village Manager

ATTEST:

AMAZING HOMES DEVELOPERS LLC, an Illinois limited liability Company

By:_____

By:_____

Its:_____

Its:_____

ATTEST:

[TRANSFEREE],
a _____

By:_____

By:_____

Its:_____

Its:_____

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____, the Village Manager of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and by _____, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **AMAZING HOMES DEVELOPERS LLC**, an Illinois limited liability company and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

_____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **TRANSFEREE**, and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT 1 TO TRANSFEREE ASSUMPTION AGREEMENT

PROPERTY LEGAL DESCRIPTION

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

EXHIBIT I

CONSENT AND SUBORDINATION AGREEMENT

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the Cook County Clerk's Recording Division as indicated below (collectively, the **"*Mortgage*"**):

[*DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER*]

Mortgagee hereby consents to the execution and recording of that certain Development Agreement, dated as of March __, 2023, and recorded in the office of the Cook County Clerk's Recording Division on _____, 20__, as Document No. _____, by and between the Village and Developer (**"Development *Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Development Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination Agreement to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **MORTGAGEE**, a _____, and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

Attachment: 2420-2450 Landwehr - Resolution Exhibit A (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

APPROVED

RESOLUTION NO. 23-PC-02

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-22-10

(2420-2450 Landwehr Road - Northgate Estates Final Plat)

WHEREAS, an application has been filed by Amazing Homes Developer, LLC (the "Applicant") as owner of the properties commonly known as 2420 – 2450 Landwehr Road (the "Subject Property"), and

WHEREAS, the Applicant seeks Final Plat approval of a 7-lot single family residential development on the Subject Property in compliance with the R-4 Single Family Residential District; and

WHEREAS, the Subject Property is zoned R-1 Single Family, and the Applicant received approval in 2022 to have the Subject Property rezoned to the R-4 Single Family Residential District subject to approval of final plat; and

WHEREAS, the Subject Property is designated as appropriate for Single Family Residential land uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, after proper public notice and public hearing, the Plan Commission adopted Resolution No. 22-PC-05 recommending approval of Docket No. PCD-21-13, which included:

A. Rezoning from the R-1 Single Family District to R-4 Single Family Residential District;
B. Subdivision Variation to reduce the required lot depth requirement for Lot 7 from 125' to 118.11';
C. Approval of a tentative plat of subdivision for a 7-lot subdivision; and
D. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, Resolution No. 22-PC-05 recommended approval of the tentative plat and other relief subject to the following conditions:

A. Zoning Map Amendment. The Subject Property shall be rezoned to the R-4 Single Family Residential District and shall comply with all requirements of the R-4 District.

B. Tentative Plat of Subdivision. The Subject Property shall be subdivided into seven new single family lots per the requirements of the Northbrook Subdivision and Development Code, with the exception of lot depth for Lot 7, and shall comply with all requirements of the R-4 District of the Northbrook Zoning Code per the Tentative Plat of Subdivision, consisting of two pages, prepared by United Survey Service, LLC, with the last revised date of January 19, 2022.

C. Subdivision Variation. A variation be granted to reduce the required lot depth requirement for Lot 7 from 125' to 118.11', as approved per the Tentative Plat of Subdivision.

D. Future Final Plat Approval. Final engineering plans, final landscape plan, final plat, and legal documents shall all be subject to review and approval by the Village staff and Village Attorney prior to review of the final plat by the Plan Commission and Village Board.

Attachment: 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

E. Implementation of Actions from the Climate Action Plan. The Applicant has agreed to the following sustainable measures to be taken on the Subject Property:

   a. Install high efficiency HVAC units for each single family home;

   b. Install Energy Star and WaterSense appliances for each single family home;

   c. Outdoor lighting color to be 3K, and to maintain consistent lighting color temperature

F. Installation of Perimeter Screening. The Plan Commission recommends the installation of perimeter screening on the north, south, and west lot lines of the Subject Property in the form of arborvitae as depicted on Landscape Plan consisting of a minimum spacing at ten-foot on center, consisting of four pages, prepared by Gary R. Weber Associates, Inc., with the last revised date of April 6, 2022.

WHEREAS, upon receiving the affirmative recommendation of the Plan Commission, the Board of Trustees adopted Ordinance No. 22-30 approving the Rezoning, and Resolution No. 22-R-63 approving a Tentative Plat and Variations; subject to similar conditions recommended by the Plan Commission except the Board of Trustees also required a restrictive covenant on Lot 4 and Lot 5 and Affordable Housing requirements; and

WHEREAS, at the February 21, 2023, Plan Commission meeting, the Commission reviewed the Northgate Estates Subdivision Final Plat application and determined that it complies with the Village of Northbrook Zoning Code, Village of Northbrook Subdivision and Development Code, and the approved tentative plat, and

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

1. Village of Northbrook Plan Commission Application form & attachments received August 24, 2022, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. All written and oral testimony concerning the application.

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

A) **Findings.** With respect to Docket No. PCD-22-10, the Plan Commission does hereby find that the Final Plat for Northgate Estates 7-lot Subdivision satisfies the criteria established in the Village of Northbrook Subdivision and Development Code for approval of a final plat.

B) **Recommendation.** The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-22-10 based on the findings established herein subject to the following conditions:

   1. Any remaining staff departmental review comments shall be incorporated in to the Final Plat.

Attachment: 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

2. The final engineering plans shall be subject to review and approval by the Village Engineer and all legal documents, including covenants and homeowners association documents, shall be subject to review and approval by the Village Attorney.

3. A subdivision and development agreement, in a form acceptable to the Village Attorney, shall be approved by the Board of Trustees and executed by the Applicant.

4. The Applicant shall provide all necessary performance guarantees with the Village for the construction of necessary public and private improvements associated with the subdivision.

ADOPTED THIS 21st day of February, 2023.

AYES:	(9)	Halperin, Schwager, DeBartolo, Melnick, Morgen, Sandler, Torf, Walden, Elisco
NAYS:	(0)	
ABSENT:	(0)	
ABSTAIN	(0)	

/s/ Steven Elisco
Steven Elisco, Chair
Northbrook Plan Commission

ATTEST:

/s/ Michaela Kohlstedt
Michaela Kohlstedt
Director of Development and Planning Services

Attachment: 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Plan Commission

Plan Commission

~ Minutes ~

1225 Cedar Lane
Northbrook, IL 60062
www.northbrook.il.us

Debbie Ford
(847) 664-4013

Tuesday, February 21, 2023 7:30 PM Sandra "Sandy" Frum Board Room

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Steven Elisco	Chairperson	Present	
Jeff Sandler	Commissioner	Present	
Jeremy Melnick	Commissioner	Present	
Mark DeBartolo	Commissioner	Present	
Allen Morgen	Commissioner	Present	
Amy Torf	Commissioner	Present	
Eric Schwager	Commissioner	Present	
Ken Walden	Commissioner	Present	
Keri Halperin	Commissioner	Present	
Swati Pandey	Planner	Absent	
Michaela Kohlstedt	Director	Present	
Caitlyn Culbertson	Village Attorney	Present	

2. MINUTES APPROVAL - January 17, 2023

A. **Plan Commission - Plan Commission - Jan 17, 2023 7:30 PM**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Mark DeBartolo, Commissioner
SECONDER:	Keri Halperin, Commissioner
AYES:	Elisco, Sandler, Melnick, DeBartolo, Morgen, Torf, Schwager, Walden, Halperin

3. COMMUNITY PLANNING REPORT

Michaela Kohlstedt, Director of Development and Planning Services reported the Village Board approved the application for LMC and HODC regarding a mixed-use development project, and an application submitted by Providence Farm, LLC. Furthermore, a preliminary review was conducted for automotive detailing, located at 1900 Willow Road; the applicant has not submitted a formal application. She encouraged the Commission to check their email for training's and email the Village their availability for a pending joint meeting on April 25. She clarified the approved Grainger plan with Chairman Elisco; and recommended the Commission be cautious of the live microphones during meetings.

4. HEAR FROM THE AUDIENCE

A resident in the audience questioned if the Erickson Senior Living project would be discussed. Michaela Kohlstedt, Director responded the Erickson's development is not on tonight's agenda.

Attachment: 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

5. REVIEW OF DRAFT RESOLUTIONS

6. CONTINUED REVIEW OF APPLICATIONS

7. REVIEW OF NEW APPLICATIONS

A. **DOCKET NO. PCD-22-10: 2420-2450 LANDWEHR ROAD - SEVEN-LOT SUBDIVISION FINAL PLAT APPROVAL FOR NORTHGATE ESTATES**

Director Kohlstedt discussed an application submitted by Amazing Homes Developer, LLC, for the property located at 2420-2450 Landwehr Road. The applicant is requesting final plat approval of the proposed 7-lot single-family residential subdivision; and the landscape plan received was slightly modified to provide a more diverse species list. She provided a brief overview of the Villages past meetings regarding the request. The design and landscaping will remain similar to the concept plan reviewed by the Plan Commission, with the exception of the installation of the fence and taller trees along the western property line. For final plats of subdivision, the Plan Commission is charged with confirming that the final plat is in conformance with the approved tentative plat.

Commissioner DeBartolo made a motion to approve the resolution for Docket No. PCD-22-10, 2420-2450 Landwehr Road - Northgate Estates Final Plat, as prepared and submitted by staff; seconded by Commissioner Morgen. On roll call vote, all were in favor. (9 Yes Votes, 0 No Votes)

B. **DOCKET NO. PCD-23-01: 1000-1200 SKOKIE BOULEVARD - TESLA (First Public Hearing.) An application filed by1000 Skokie SSD, LLC (the "Applicant") as contractual purchaser of the property commonly known as 1200 Skokie Boulevard (the "Subject Property") which is owned by LTF Real Estate Company, Inc. (the "Owner") as part of a planned development originally approved for 1000-1200 Skokie Boulevard (the "Development"), for the purposes of: A) Amendment to Redevelopment Agreement originally approved in 2016-R-129 and 2016-R-162; B) Amendment to Ordinance 2016-13 Granting Special Permits for a Planned Development; C) Amendment to Ordinance 2016-62 Granting Final Plan Approval; D) Amendment to Landbanked Parking Restrictive Covenant; E) Special Permit to increase the approved FAR from 0.66 to 0.67; F) Zoning Code Text amendment to allow tandem parking spaces for Motor Vehicle Dealer by exception; G) Special Permit for a Motor Vehicle Dealer with Open Sales Lots; H) Special Permit for Wall Signs Above 20' in Height; I) Special Permit for a Wall Sign in Excess of 100 square feet in area; J) Rear yard variation to reduce required yard from 30' to 5' to accommodate proposed parking; K) Variation to reduce the required number of loading spaces from 1 to 0; L) Waiver of the Zoning Code requirement for parking garage ramps to not exceed 8% slope to allow a 15% slope; M) Waiver of the Foundation Landscape distance requirement to less than 50%; N) Exception to Allow tandem parking; O) Exception to reduce parking stall dimensions from 9' by 20' to 9' by 18' for customer parking and to 8'-6" by18' for car storage spaces; P) Site Plan Approval; and Q) Approval of any such variations, waivers, and zoning relief as may be necessary.**

Director Kohlstedt discussed an application submitted by 1000 Skokie SSD, LLC for the property located at 1200 Skokie Boulevard. The applicant is requesting relief for the originally approved planned development to include a Tesla motor vehicle dealership with an open sales lot. She provided a brief overview of the following: site plan design, parking, sustainable measures, amendments, signage, and proposed operations. The subject property is zoned O-4, and the

Attachment: 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES DEPARTMENT

TO: PLAN COMMISSION

FROM: SWATI PANDEY, SENIOR PLANNER

DATE: FEBRUARY 21, 2023

SUBJECT: PCD-22-10 – 2420-2450 LANDWEHR ROAD
FINAL PLAT APPROVAL FOR A 7-LOT SUBDIVISION

INTRODUCTION

On February 21, 2023, the Plan Commission will consider a resolution recommending approval of an application filed by Amazing Homes Developer, LLC (the "Applicant") as the owner of the properties commonly known as 2420-2450 Landwehr Road (the "Subject Property") for ***final plat approval of a proposed 7-lot single family residential subdivision*** in the R-4 Single Family Residential District. The Plan Commission should note that a review of a final plat does not require a public hearing or notice.

BACKGROUND

The Plan Commission previously reviewed and recommended approval of Docket No. PCD-21-13, involving:

A. Rezoning of the Subject Property from the R-1 District to the R-4 District;

B. Tentative Plat of Subdivision for a 7-Lot Subdivision;

C. Variation of the Subdivision Code to reduce the required lot depth requirement for Lot 7 from 125' to 118.11'; and

D. Approval of such other zoning relief as may be necessary.

PLAN COMMISSION CONSIDERATION

On March 15, 2022, the Plan Commission conducted the first public hearing for a tentative plat request during its regular meeting. The Commission received public comments with questions and concerns regarding traffic impact, grading, drainage, landscape design, privacy screening, and construction hours. The public hearing was then closed to discuss the application. After a brief discussion, the Commission asked the Applicant to return for a second public hearing with additional information, working with the neighbors to address the shared concerns of screening, and to provide a response to sustainability items from the Climate Action Plan.

On April 5, 2022, the Plan Commission held a second public hearing. Three members of the public (who had also presented at the first hearing) spoke at the meeting with continued concerns of screening. The Applicant presented to the Plan Commission and stated that they had enhanced landscape screening on the perimeter in consultation with their landscape architect. The Plan Commission closed the public hearing and upon discussion adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 22-PC-05 recommending approval of the rezoning and seven-lot subdivision with the condition to install perimeter landscaping with minimum spacing at 10-foot on center. The landscape

Attachment: 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

plan per Plan Commission condition is attached to the approved Plan Commission resolution.

BOARD OF TRUSTEES CONSIDERATION

On May 10, 2022, a unanimous recommendation of approval from the Plan Commission for rezoning and tentative plat approval was scheduled under Consent portion of the Board agenda, however it was removed and placed under the Planning and Economic Development to allow discussion as requested by a resident. During the meeting a resident that lives adjacent to the development spoke with concern about how close the new homes will be to his existing backyard.

Ultimately, the Board directed that the Applicant try and revise the proposed plan to address the concern. Staff worked with the Applicant on discussing modifications for the Subject Property. The Applicant made the following revisions to the project:

- Increase the western property setbacks from 9' to 19' adjacent to the two residences on the west side of the Subject Property;
- The design of the two homes on the western edge of the Subject Property are only 1.5 stories tall and the second floor of those two homes only has one window each; and
- The Applicant has provided the attached renderings depicting what the proposed homes would look like with arborvitae and the 19' setback from the lot line adjacent to the existing neighbors rear lot lines.

Prior to presenting to the Board, these changes were presented to the neighbors to the west. The neighbors continued to have screening concerns and finally the Applicant made the following additional modifications:

- Install 15' tall arborvitae along the western property line of the two lots that are adjacent to existing lots to the west; and
- Install a 6' board-on-board fence along the western property line of the Subject Property where there are no arborvitae adjacent to the right-of-way with the cul-de-sac (this will prevent headlight glare towards the existing homes).

The Board of Trustees concurred with the Plan Commission's recommendation and the subsequent amendments to the plans. However, the Board of Trustees added one additional condition to the approval in the form of a restrictive covenant for Lot 4 & 5 (adjacent to western boundary), to restrict the height of homes on these two lots to remain the same as approved on the current architectural drawings.

On June 28, 2022, the Board adopted the following documents (see attached for reference), subject to conditions:

- Ordinance No. 22-30: Rezoning the Subject Property
- Resolution No. 22-R-63: Approving a Tentative Plat of Subdivision and Variation

COMPLIANCE WITH VILLAGE CODES AND APPROVED CONCEPT PLAN

Since the time the rezoning and tentative plat were approved, the Applicant has been working on resolving the engineering plans and final plat. The Village Engineer and Village Attorney now feel comfortable that the final engineering and plat ready for approval.

The information provided by the Applicant, attached to this report, underwent review by Village staff. The overall design of the subdivision has not changed since the last time the Plan Commission reviewed the proposal. The design of the common elements, and landscaping all remain similar to the concept plan reviewed by the Plan Commission, with the exception of the installation of the fence and taller

Attachment: 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

trees along the western boundary.

For final plats of subdivision, the Plan Commission is charged with confirming that the final plat is in conformance with the approved tentative plat. The presented final plat conforms to the approved tentative plat.

SUMMARY

Attached is a draft resolution approving Docket PCD-22-10, the Northgate Estates Subdivision final plat. If the Commission should adopt the resolution at its February 21 meeting, the resolution would be **Resolution No. 23-PC-02**. The recommendation from the Plan Commission will be sent to the Board of Trustees for final approval. The Applicant and staff will attend the February 21, 2023 meeting to review the draft resolution and to answer any questions.

Attachment: 2420-2450 Landwehr - PC Resolution, Minutes, Staff Report (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Attachment: 2420-2450 Landwehr - Previously approved Ordinance 22-30 Rezoning (6570 : A Resolution Approving a Subdivision Agreement

Ordinance 2022-30

An Ordinance Rezoning the Property at 2420 – 2450 Landwehr Road and Amending the District Zoning Map (2420 – 2450 Landwehr Road) (Plan Commission Docket No. PCD-21-13)

Passed by the Board of Trustees, 6/28/2022
Printed and Published 6/29/2022

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

Attachment: 2420-2450 Landwehr - Previously approved Ordinance 22-30 Rezoning (6570 : A Resolution Approving a Subdivision Agreement

Ordinance 2022-30

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 Rezoning the Property at 2420 – 2450 Landwehr Road and Amending the District Zoning Map (2420 – 2450 Landwehr Road) (Plan Commission Docket No. PCD-21-13)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Amazing Homes Developers LLC ("***Applicant***") as the owner of the property commonly known as 2420-2450 Landwehr Road, ("***Property***"), has filed an application requesting that the Property be rezoned.

The Property is currently zoned R-1 Single Family Residential District. The Applicant has requested an amendment to the District Zoning Map to rezone the Property from the R-1 Single Family Residential District to the R-4 Single Family Residential District ("***Amendment***").

The Property is designated as appropriate for Single Family land uses in the Village of Northbrook Comprehensive Plan (2010), as amended.

The President and Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Zoning Code and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING.

A public hearing to consider the Requested Relief was duly advertised on February 24, 2022 in the *Northbrook Herald* and was held at the Plan Commission's regular meeting on March 15, 2022 and April 5, 2022. On April 5, 2022 the Plan Commission formally adopted Resolution No. 22-PC-05 recommending approval of the Amendment.

Section 3. AMENDMENT TO THE DISTRICT ZONING MAP.

The District Zoning Map shall be, and is hereby, amended to rezone the Property, as legally described in ***Exhibit A*** and depicted in ***Exhibit B***, attached to and by this reference made a part of this Ordinance, from the R-1 Single Family Residential District to the R-4 Single Family Residential District, in accordance with Section 11-601 of the Zoning Code and pursuant to the Village's home rule powers.

Section 4. EFFECTIVE DATE.

This Ordinance shall be effective upon passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law and publication in pamphlet form in the manner required by law.

Adopted: 6/28/2022

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Dan Pepoon, Trustee
SECONDER:	Heather Ross, Trustee
AYES:	Collison, Ross, Hebl, Pepoon, Ebhomielen
ABSTAIN:	Kathryn Ciesla
ABSENT:	Bob Israel

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

Attachment: 2420-2450 Landwehr - Previously approved Ordinance 22-30 Rezoning (6570 : A Resolution Approving a Subdivision Agreement

Attachment: 2420-2450 Landwehr - Previously approved Ordinance 22-30 Rezoning (6570 : A Resolution Approving a Subdivision Agreement

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 04-20-100-006-0000

Commonly known as 2420 Landwehr Road , Northbrook, Illinois.

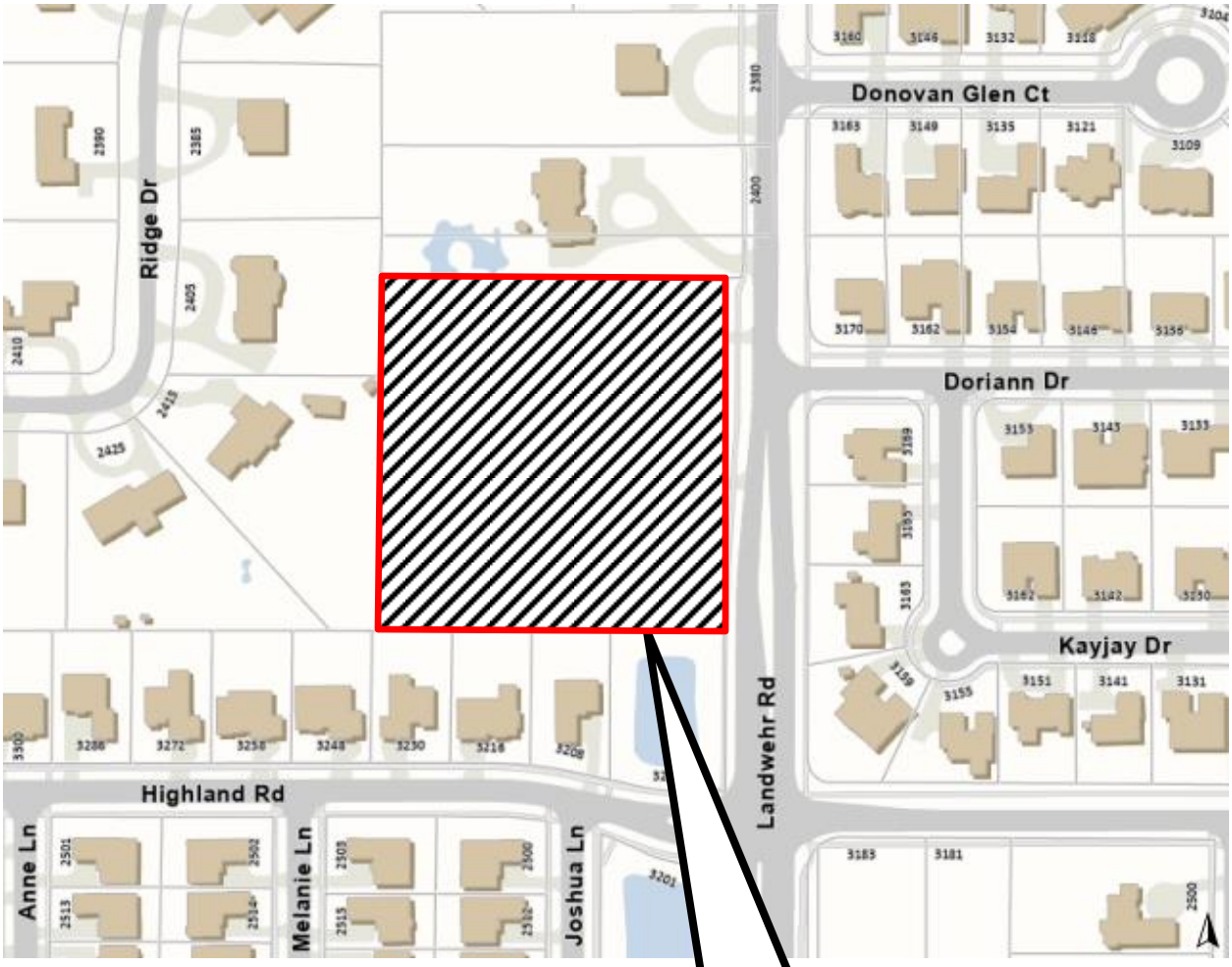
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 04-20-100-007-0000

Commonly known as 2450 Landwehr Road , Northbrook, Illinois.

EXHIBIT B

DEPICTION OF REZONED PROPERTY



Attachment: 2420-2450 Landwehr - Previously approved Ordinance 22-30 Rezoning (6570 : A Resolution Approving a Subdivision Agreement

Attachment: 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat (6570 : A Resolution Approving a Subdivision

Resolution 2022-63

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

A Resolution Approving a Tentative Plat of Subdivision and a Lot Depth Variation for a Seven-Lot Single Family Residential Subdivision at 2420 - 2450 Landwehr Road

is hereby adopted, as follows:

Section 1. Recitals. Amazing Homes Developers LLC is the owner and proposed developer ("***Applicant***") of the property commonly known as 2420-2450 Landwehr Road, legally described in ***Exhibit A*** attached to and made a part of this Resolution (***"Property"***). The Applicant has submitted an application to develop the Property as a seven-lot single family residential subdivision. The application (Plan Commission Docket No. 21-13) included requests for (i) tentative plat approval, and (ii) a subdivision variation to reduce the required lot depth requirement for Lot 7 from 125' to 118.11'.

The application also includes requests to rezone the Property from the R-1 Single Family Residential District to the R-4 Single Family Residence District. The amendment to the District Zoning Map (***"Zoning Map"***) has been approved as Ordinance No. 2022-30

A public notice for this docket was duly published in the February 24, 2022 edition of the *Northbrook Herald* and a public hearing was held before the Plan Commission on March 15, 2022 and April 5, 2022. On April 5, 2022, the Plan Commission recommended approval of the Applicant's request for an amendment to the District Zoning Map (Resolution No. 22-PC-05).

Section 2. Approval of Tentative Plat. Subject to and contingent upon the conditions set forth in Section 4 of this Resolution, the Tentative Plat of Subdivision for the Property, prepared by United Survey Service, LLC and consisting of two sheets, with the most recent revision date of January

19, 2022, ("***Tentative Plat***") is hereby approved.

Section 3. Lot Depth Variation. Subject to and contingent upon the conditions set forth in Section 4 of this Resolution, a variation of the requirement to reduce the lot depth for one lot (Lot 7) from 125 feet to 118.11 feet, as required by Paragraph 4-101 C2(a) of the Northbrook Subdivision and Development Code (1991), as amended, (**"*Subdivision Code*"**) and allowing for reduced lot depth for one lot, is hereby approved.

Section 4. Conditions.

A. The approvals granted in Sections 2 through 3 shall not be deemed or interpreted as authorizing or entitling the Applicant to develop or improve the Property in any manner whatsoever unless and until:

1. Implementation of Actions from the Climate Action Plan - The Applicant has agreed to the following sustainable measures to be taken on the Subject Property:
   a) Install high efficiency HVAC units for each single-family home;
   b) Install Energy Star and WaterSense appliances for each single-family home;
   c) Outdoor lighting color to be 3K, and to maintain consistent lighting color temperature
2. Installation of Perimeter Screening - The Plan Commission recommends the installation of perimeter screening on the north, south, and west lot lines of the Subject Property in the form of arborvitae as depicted on Landscape Plan consisting of a minimum spacing at ten-foot on center, consisting of four pages, prepared by Gary R. Weber Associates, Inc., with the last revised date of April 6, 2022, and attached as **Exhibit B**.
3. The Applicant prepares and submits for review and approval by the Village Engineer, and the Village Engineer approves, the Final Engineering Plan and Final Landscape Plan, and all other related and required documents ("***Final Engineering Plans***"), which shall substantially conform to those preliminary documents submitted by the Applicant in support of the tentative plat of subdivision and approved by the Village Engineer;
4. The Applicant prepares and submits for review and approval by the Corporate Authorities of the Village, and the Corporate Authorities approve, the final plat of subdivision for the Property ("***Final Plat***");
5. The Final Engineering Plans and the Final Plat are executed and sealed by all necessary parties;
6. A subdivision agreement with the Village governing the development of the Property is executed;
7. The Applicant prepares and submits for review by the Village Attorney, and the Village Attorney approves, a declaration of covenants establishing a property owners' association for the Property in conformance with the Northbrook Zoning Code (1988)("***Zoning Code***"), as amended, which declaration of covenants shall require, in part, that the property owners' association shall maintain the stormwater detention proposed for the subdivision;

Attachment: 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat (6570 : A Resolution Approving a Subdivision

8. The Applicant provides the Village with the payment-in-lieu of construction affordable units on the Subject Property required by Section 9-306 of the Zoning Code ("***Payment-in-Lieu***"). The Payment-in-Lieu will be in the amount set forth in the Village's Annual Fee Ordinance for each affordable unit or fractional unit thereof required by Section 9-306 and must be paid to the Village by the Applicant prior to issuance of any building permit for the proposed subdivision.

9. The Applicant pays the required fee-in-lieu for any trees that have not been replaced on the Property in compliance with the Village's Tree Preservation requirements as set forth in Chapter 25 of the Northbrook Municipal Code, as amended;

10. The Applicant records, immediately following the recordation of the Final Plat, a restrictive covenant against Lots 4 and 5 of the Property providing that the height of the west side of any building on Lots 4 and 5 shall be consistent with, or less than, the height depicted on the west elevation and site plan of the architectural plans for Lots 4 and 5 included in the tentative plan application, which plan will be attached to the restrictive covenant; and

11. All other related and required documents are approved by the Village and become effective.

Section 5. Submission of Final Plat. Upon submission of a complete application for approval of the Final Plat and pursuant to and in accordance with Paragraph 3-203 D of the Subdivision Code, this matter shall be referred to the Plan Commission for processing of the Final Plat. The Final Plat shall be submitted by the Applicant for review and approval by the Village no later than 12 months after the effective date of this Resolution. Upon the written request of the Applicant, submitted to the Village Clerk prior to the expiration of said 12-month period, the Corporate Authorities may, in their sole and absolute discretion, by resolution duly adopted, extend the time for submission of the Final Plat.

Section 6. Effective Date. This Resolution shall be in full force and effect upon, but not before, its passage in the manner required by law.

Adopted: 6/28/2022

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Dan Pepoon, Trustee
SECONDER:	Heather Ross, Trustee
AYES:	Collison, Ross, Hebl, Pepoon, Ebhomielen
ABSTAIN:	Kathryn Ciesla
ABSENT:	Bob Israel

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

Attachment: 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat (6570 : A Resolution Approving a Subdivision

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PERMANENT INDEX NUMBER: 04-20-100-006-0000

Commonly known as 2420 Landwehr Road, Northbrook, Illinois.

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PERMANENT INDEX NUMBER: 04-20-100-007-0000

Commonly known as 2450 Landwehr Road, Northbrook, Illinois.

EXHIBIT B

LANDSCAPE PLAN

Attachment: 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat (6570 : A Resolution Approving a Subdivision

Landscape Plan

NORTHGATE ESTATES

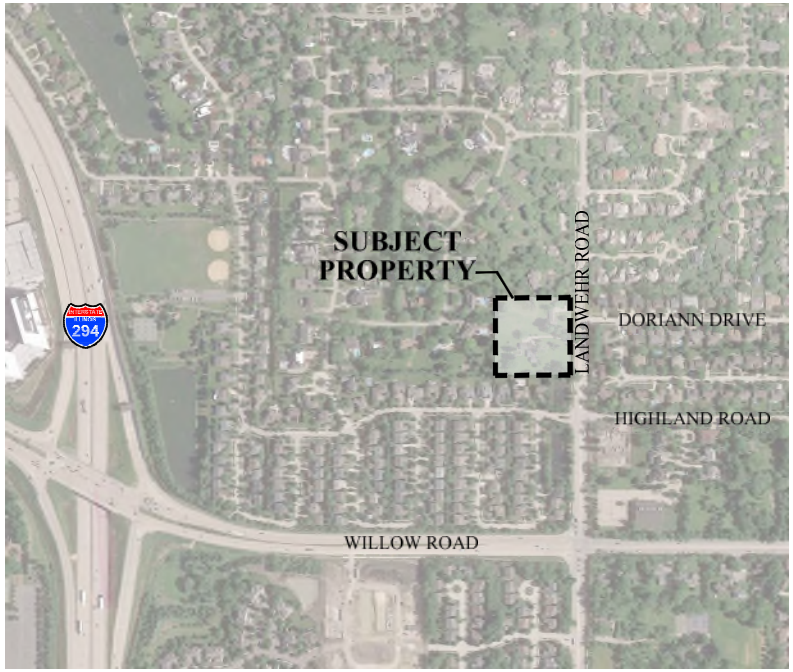
Northbrook, Illinois

June 20, 2022

CONSULTANTS:

LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:
BONO CONSULTING, INC.
1018 BUSSE HIGHWAY
PARK RIDGE, ILLINOIS 60068



LOCATION MAP
SCALE: 1"=300'

INDEX OF SHEETS

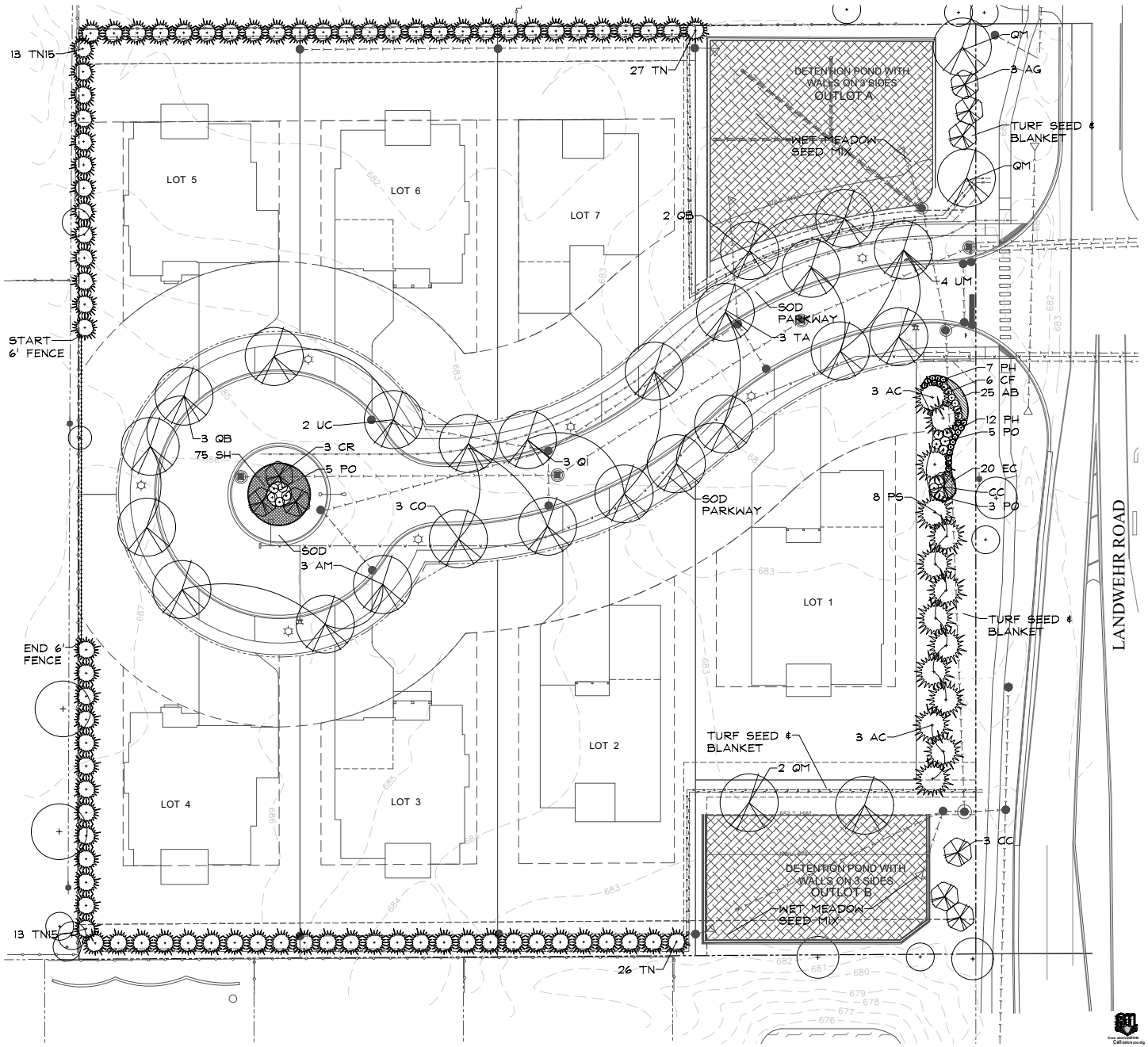
SHEET NO.	DESCRIPTION
0	COVER SHEET
1	LANDSCAPE PLAN
2	LANDSCAPE DETAILS
3	LANDSCAPE SPECIFICATIONS

Attachment: 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat (6570 : A

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PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AM	3	Acer miyabei 'Morton' STATE STREET MAPLE	3" Cal.	
CO	3	Celtis occidentalis COMMON HACKBERRY	3" Cal.	
QB	5	Quercus bicolor SWAMP WHITE OAK	3" Cal.	
QI	3	Quercus imbricaria SHINGLE OAK	3" Cal.	
QM	4	Quercus macrocarpa BUR OAK	3" Cal.	
TA	3	Tilia americana 'Redmond' REDMOND AMERICAN LINDENN	3" Cal.	
UC	3	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	3" Cal.	
UM	3	Ulmus 'Morton Glossy' TRIUMPH ELM	3" Cal.	
		ORNAMENTAL TREES		
AG	3	Amelanchier x grandiflora APPLE SERVICEBERRY	8' Ht.	Multi-Stem
CC	4	Cercis canadensis EASTERN REDBUD	8' Ht.	Multi-Stem
CR	3	Crataegus crus-galli var. inermis THORNLESS COCKSPUR HAWTHORN	2 ½" Cal.	Tree Form
		EVERGREEN TREES		
AC	6	Abies concolor WHITE FIR	8' Ht.	
PS	8	Pinus strobus WHITE PINE	8' Ht.	
TN	53	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	10'-12' Ht.	
TN15	26	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	15' Ht.	
		DECIDUOUS SHRUBS		
CF	6	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
PO	13	Physocarpus opulifolius 'SMNPOBLR' GINGER WINE NINEBARK	30" Tall	4' O.C.
		ORNAMENTAL GRASSES		
PH	19	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
SH	75	Sporobolus heterolepis PRAIRIE DROPSEED	#1	30" O.C.
		PERENNIALS		
AB	25	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
EC	20	Echinacea 'CBG Cone2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
		MISC. MATERIALS		
	20	SHREDDED HARDWOOD MULCH	C.Y.	
	904	SOD	S.Y.	
	0.30	WET MEADOW SEED MIX & EROSION CONTROL BLANKET	AC.	
	0.25	TURF SEED & EROSION CONTROL BLANKET	AC.	
	132	6' FENCE	L.F.	



0 10' 20' 40' 60'
SCALE: 1"= 20'

NORTH

GR WA
GARY R. WE
ASSOCIATES,
LAND PLANNI
ECOLOGICAL CONS
LANDSCAPE ARCHIT
402 W. LIBERTY D
WHEATON, ILLINOI
PHONE: 630-668-
www.grwainc.com

CIVIL ENGINEER
BONO CONSULTI
1018 BUSSE HIGHW
PARK RIDGE, ILLINOIS

CLIENT
NORTHSHORE G
CONSTRUCTION
50 LAKEVIEW PKWY
VERNON HILLS, ILLINOI

NORTHGATE ESTATES

NORTHBROOK, ILLINOIS

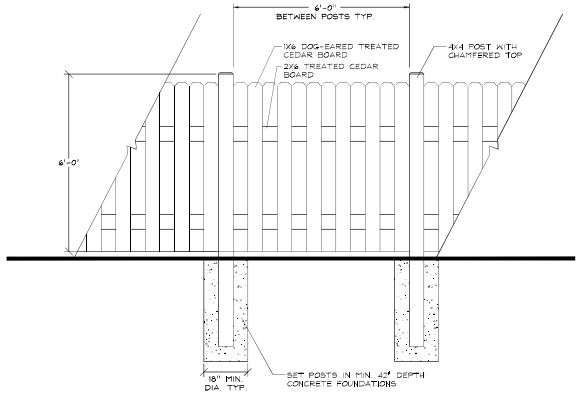
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REVISIONS

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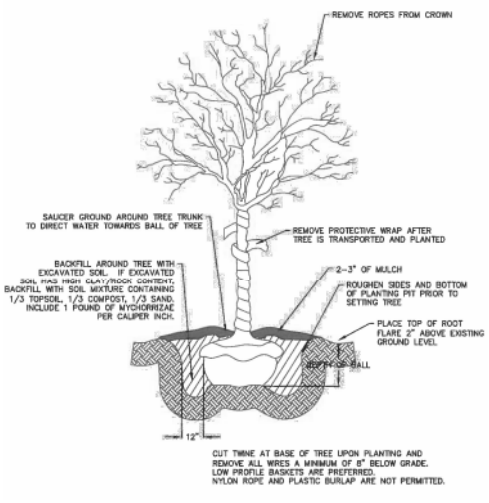
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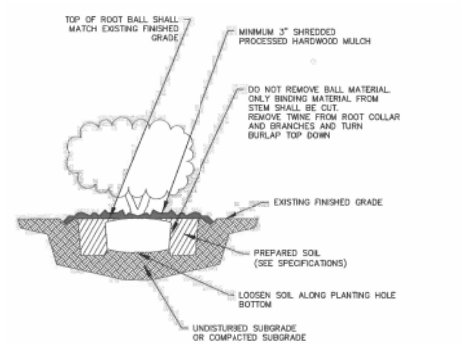
Attachment: 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat (6570 : A



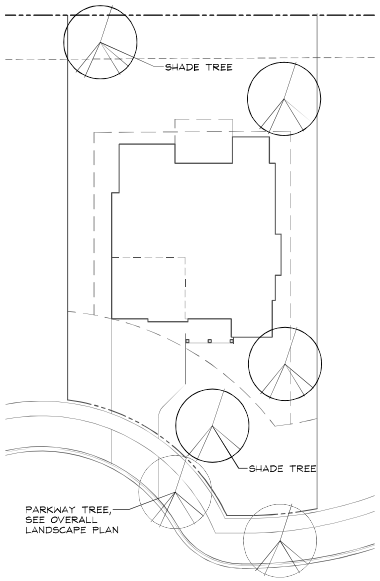
6' WOODEN FENCE DETAIL
SCALE: 1/2"=1'-0"

PLANTING DETAILS





SHRUB PLANTING NOTES:
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY PLAN.
WHEN SOIL CONDITIONS WITH POOR DRAINAGE ARE DISCOVERED, NOTIFY VILLAGE REPRESENTATIVE.
LANDSCAPE CONTRACTOR SHALL SUGGEST IMPROVEMENT FOR DRAINAGE SOLUTION



TYPICAL RESIDENCE LANDSCAPING
SCALE: 1"= 20'

TYPICAL LOT TREE LIST

Botanical/Common Name	Size
SHADE TREES	
Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.
Ginkgo biloba GINKGO	2 1/2" Cal.
Nyssa sylvatica BLACK TUPELO	2 1/2" Cal.
Platanus x acerifolia 'Exclamation!' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.
Quercus alba WHITE OAK	2 1/2" Cal.
Quercus muehlenbergii CHINKAPIN OAK	2 1/2" Cal.
Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.
Liriodendron tulipifera TULIPTREE	2 1/2" Cal.
Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

GR WA
GARY R. WE ASSOCIATES,
LAND PLANNIN ECOLOGICAL CONS LANDSCAPE ARCHIT
402 W. LIBERTY D WHEATON, ILLINOI PHONE: 630.668.
www.grwainc.com

CIVIL ENGINEER
BONO CONSULTIN 1016 BUSSE HGHW PARK RIDGE, ILLINOIS

CLIENT
NORTHSHORE G CONSTRUCTION 50 LAKEVIEW PKWY VERNON HILLS, ILLINOI

NORTHGATE ESTATES
NORTHBROOK, ILLINOIS

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1	11.

REVISIONS

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2 OF

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

Attachment: 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat (6570 : A

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan.
2. The provision of post-planting management as specified herein.
3. Any remedial operations necessary in conformance with the plans as specified in this document.
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded area. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Native species shall constitute no more than 25% relative aerial coverage of the planted area.

Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Pollopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Vivo, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass 'Midnight'
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass 'Midnight'
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs. /AC
Avena sativa	Seed Oats	40.0 lbs.

For fall or dormant plantings, use Regreen℗ at the specified rates below:

Botanical Name	Common Name	lbs. /AC
Triticum aestivum	Regreen℗	50.0 lbs.

B. Wet Meadow Seed Mixture

Botanical Name	Common Name	lbs. /AC
Grasses and Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.250
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.150
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.250
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.250
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl manna grass	0.150
Juncus dudleyi	Dudleys Rush	0.008
Juncus torreyi	Torreys Rush	0.005
Panicum virgatum	Switch Grass	1.000
Scirpus atrovirens	Dark Green Rush	0.040
Scirpus cyperinus	Wool Grass	0.078
	Total Grasses and Sedges:	6.303
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.500
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroides	False Aster	0.081
Chamaecrista fasciculata	Partridge pea	1.000
Eutrochia grammifolia	Grassleaved Goldenrod	0.025
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag	1.500
Lobelia siphilitica	Great Blue Lobelia	0.081
Mimulus ringens	Monkey Flower	0.003
Symphyotrichum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var.sullivantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Wildflowers/Broadleaves:	4.42
	Total Wet Meadow Seed Mixture:	10.723

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide symmetrical evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting site, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green D575, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
4. Lay sod within 24 hours from time of stripping.
5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow at not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access areas may, at the direction of the Native Area Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.
4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, True Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
10. Wet meadow areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work carefully layer by layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

B. Maintenance:

First Season

Native seeding areas should be mowed to a height of 6" to control annual non-native and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GARY R. WEI
ASSOCIATES,
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CLIENT
NORTHSHORE G
CONSTRUCTION
50 LAKEVIEW PKWY
VERNON HILLS, ILLINOIS

NORTHGATE ESTATES

NORTHBROOK, ILLINOIS

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REVISIONS

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Know what's below. Call before you dig.

Attachment: 2420-2450 Landwehr - Previously approved Resolution 22-63 Tentative Plat (6570 : A

MAIL PLAT TO :

VILLAGE OF NORTHBROOK
1225 CEDAR LANE
NORTHBROOK, IL 60611

SEND TAX BILL TO :
AMAZING HOMES
DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

NORTHGATE ESTATES SUBDIVISION

OF

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420 AND 2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBERS:
04 - 20 - 100 - 006 - 0000
04 - 20 - 100 - 007 - 0000

AREA = 170,070 SQUARE FEET OR 3.904 ACRES

OWNER'S CERTIFICATE:

AMAZING HOMES DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED THIS_____DAY OF_____, A.D.20__.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL, 60061

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME:_____,TITLE:_____
NAME:_____,TITLE:_____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE: _____ AND TITLE: _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID TITLE:_____ DID ALSO THAN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, A.D. 20__.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

MORTGAGE CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

_____, WHICH IS THE HOLDER OF A MORTGAGE DATED AS OF_____, 200___, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS ON _____, 200___ AS DOCUMENT NO. _____, ENCUMBERING THE PROPERTY (AS DEFINED IN THE SUBDIVISION AGREEMENT TO WHICH THIS CONSENT IS ATTACHED), HEREBY CONSENTS TO THE RECORDING OF SAID SUBDIVISION AGREEMENT AND AGREES THAT ITS LIEN SHALL BE SUBJECT TO THE PROVISIONS OF SUCH SUBDIVISION AGREEMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED ON_____, 202_.

ATTEST: _____, A _____

BY:_____ BY:_____

ITS: _____ ITS:_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 200_, BY _____, THE _____ VICE PRESIDENT, AND _____, THE _____ SECRETARY, OF _____, A _____, WHICH INDIVIDUALS ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF THE CORPORATION FOR AND ON BEHALF OF SAID CORPORATION, AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 200_.

_____
SIGNATURE OF NOTARY

SEAL

MY COMMISSION EXPIRES: _____

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THIS_____ DAY_____, A.D. 20__.

BY:_____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS_____ DAY_____,A.D. 20__.

BY:_____
CHAIRMAN OF THE PLAN COMMISSION

SCHOOL DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE TITLE OWNER OF THE LAND DESCRIBED IN THE **NORTHGATE ESTATES SUBDIVISION** AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT, TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE **NORTHGATE ESTATES SUBDIVISION** LIES IN THE FOLLOWING SCHOOL DISTRICTS:

HIGH SCHOOL DISTRICT # 225
GRADE SCHOOL DISTRICT # 31

DATED AT_____, ILLINOIS,

THIS_____DAY OF_____A.D. 20___.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL, 60061

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I,_____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT,OWNERS OF THE TRACT OF LAND COMMONLY KNOWN AS THE **NORTHGATE ESTATES SUBDIVISION**, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, 20__.

NOTARY PUBLIC:_____

COMMISSION EXPIRES:_____

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I,_____ COLLECTOR FOR THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON DRAWN.

DATED THIS_____ DAY OF_____, A.D. 20__.

BY:_____
VILLAGE COLLECTOR

BOARD OF TRUSTEES CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

BY:_____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST:_____
VILLAGE CLERK

DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____DAY OF _____A.D. 20__.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL, 60061

ENGINEER:_____

EASEMENT FOR PUBLIC UTILITIES:

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR PUBLIC UTILITIES" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR PUBLIC UTILITIES" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR PUBLIC UTILITIES" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA:

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" INCLUDING OUTLOTS A AND B SHALL BE CONTINUOUSLY MAINTAINEI IN A FIRST RATE MANNER BY THE NORTHGATE HOMEOWNERS' ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION 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 STOF 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, FENCE AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGE OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE ASSOCIATION SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WAT 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 PERFORMI AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE STORM WATE DETENTION AREA FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND T 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 ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUC COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCI PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE STORM WATER DETENTION AREA AND LOTS 1-8 IN TH SUBDIVISION AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

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

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

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF A LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEE AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THES COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR TI VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHEF TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGE AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35-2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWI DESCRIBED PARCELS:

PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLIN

PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS UNSHADED ZOI DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPL SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF NORTHBRO ILLINOIS, COMMUNITY NUMBER 170132, PANEL NUMBER 0226 J, MAP 17031C0226 J, EFFE DATE AUGUST 19, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT A

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WI THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS WHICH HAS ADOP COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZE DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTE TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF MAY , 2022 AT RIVER FOREST, ILL

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

PROJECT No.:	2020-25128-1
ISSUE DATE:	08/17/20
SCALE:	1"=30'
SHEET NUMBER	1 OF 2

PLAT PREPARED FOR:
AMAZING HOMES DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	02/09/21
2	REVISED	11/11/21
3	REVISED	01/19/22
4	REVISED	05/19/22
5		
6		

Attachment: 2420-2450 Landwehr - Previously approved Tentative Plat of Subdivision (6570 : A

NORTHGATE ESTATE SUBDIVISION

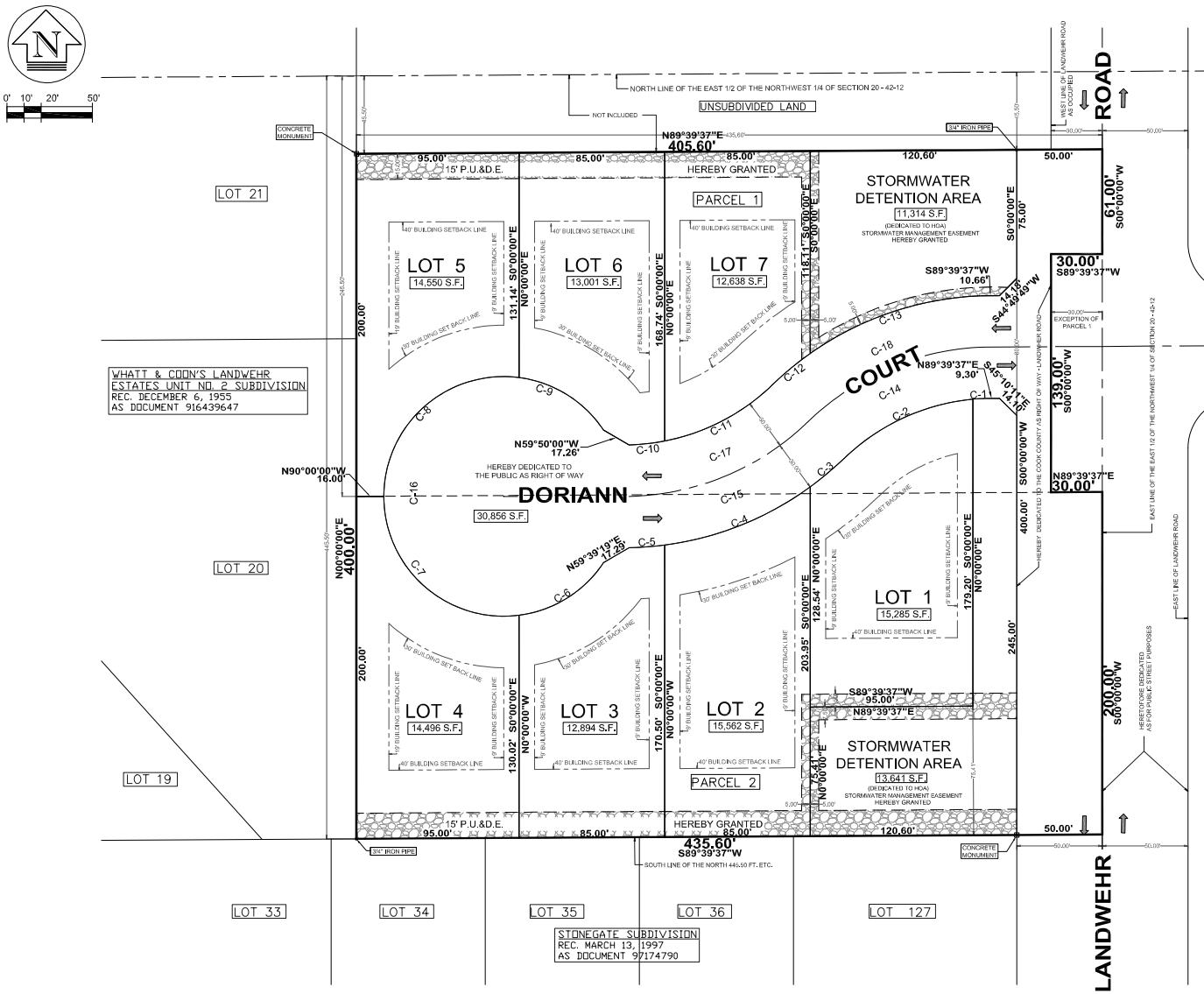
OF

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420** AND **2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBERS:
04 - 20 - 100 - 006 - 0000
04 - 20 - 100 - 007 - 0000

AREA = 170,070 SQUARE FEET OR 3.904 ACRES



CURVE DATA

C-1	**C-7**	**C-13**
ARC=6.31'	ARC=118.98'	ARC=106.96'
R=125.00'	R=70.00'	R=185.00'
CH=6.31'	CH=105.17'	CH=105.47'
N86°06'16"E	N48°41'34"E	S71°21'50"W
C-2	**C-8**	**C-14**
ARC=64.50'	ARC=118.98'	ARC=90.81'
R=125.00'	R=70.00'	RAD.=125.00'
CH=62.90'	CH=105.17'	CH=88.83'
N65°17'31"E	S48°41'34"W	S66°44'19"W
C-3	**C-9**	**C-15**
ARC=25.75'	ARC=59.92	ARC=139.06'
R=185.00'	R=70.00'	RAD.=185.00'
CH=25.73'	CH=58.11'	CH.=135.81'
N49°54'51"E	N58°05'30"W	S67°27'38"W
C-4	**C-10**	**C-16**
ARC=92.49'	ARC=20.90'	ARC=357.80'
R=185.00'	R=125.00'	RAD.=70.00'
CH=91.53'	CH=20.88'	CH.=77.41'
N68°13'29"E	S83°43'19"W	N00°00'00"E
C-5	**C-11**	**C-17**
ARC=20.82'	ARC=72.01'	ARC=92.91'
R=185.00'	R=125.00'	RAD.=125.00'
CH=20.81'	CH=71.02'	CH.=90.78'
N85°46'15"E	S62°25'45"W	N67°13'09"E
C-6	**C-12**	**C-18**
ARC=59.92'	ARC=28.66'	ARC=135.61'
R=70.00'	R=185.00'	RAD.=185.00'
CH=58.11'	CH=28.63'	CH.=132.60'
N58°05'30"E	S50°21'50"W	N66°55'35"E

NOTE:
- BASIS OF BEARINGS
THE (COORDINATES AND) BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATES

- EASEMENTS
NO EASEMENTS OF RECORD EXIST FOR THE SUBJECT PROPERTY.

- THERE ARE NOT OVERLAND WATERCOURSES AND DRAINAGE STRUCTURES ON PROPERTY OR WITHIN 25' OF IT.

VILLAGE NOTES:
1. ALL DETENTION BASINS, STORM SEWER LINES, DRAINAGE STRUCTURES, DRAINAGE EASEMENTS, AND SOUND BARRIER BERMS LOCATED IN EASEMENTS ARE PRIVATE AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN.
2. EXCEPT WHERE IN THE PROPOSED VILLAGE R.O.W., THE STORM SEWER PIPES SHALL BE PRIVATE.
3. THERE ARE NO EXISTING OVERLAND WATERCOURSES AND DRAINAGE STRUCTURES ON HTE PROPERTY OR WITHIN 25 FEET OF THE PROPERTY.

LEGEND
- PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTIONAL

PROJECT No.:	2020-25128-1
ISSUE DATE:	08/17/20
SCALE:	1"=30'
SHEET NUMBER	2 OF 2

PLAT PREPARED FOR:
AMAZING HOMES DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	02/09/21
2	REVISED	11/11/21
3	REVISED	01/19/22
4	REVISED	05/19/22
5		
6		

Attachment: 2420-2450 Landwehr - Previously approved Tentative Plat of Subdivision (6570 : A

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Northgate Estates

(2420 & 2450 Landwehr Rd Northbrook, IL 60062)

WRITTEN NARRATIVE

Northgate Estates (2420 & 2450 Landwehr Rd) has gone through a tentative plat approval through a public hearing process, we are returning for a Final Plat of Subdivision approval. This Is a proposed 7 home subdivision located on the west side of Landwehr Rd between Willow Rd and Techny Rd in the Village of Northbrook. Currently, the site contains no homes at either lot. We intend to create 7 empty nester ranch style single family homes, with lot sizes ranging from 12,632sf to 16,749sf.

Amazing Homes Developers LLC believes the site in question is an ideal location to fill the insatiable need for empty nester housing in Northbrook and the North Shore. The proposed subdivision will be comparable to Anets Woods, Nbrk & Hibbard Gardens in Northfield, both successful empty nester communities.

The physical improvements will consist of aligning the entrance with Dorian Drive to the East with improvement along the west side of Landwehr including tying into the existing public walk. On site, we will be adding storm water detention along Landwehr providing the storm water storage requirements while also providing a buffer along Landwehr Rd. The Proposed site will also include an extensive landscaping plan with arborvitae privacy trees at perimeter of the subdivision and a partial 6ft privacy wood fence.

Since our tentative plat approval, we have not made any changes to the design, lot size, configuration, detention & landscaping plan unless requested by the Village of Northbrook via review comments.

We envision three ranch home models, optional finished basement with additional options for an additional 2nd floor bedroom and loft. Roughly between 3,900sf to 4,600sf on the larger side all with 1st floor Master Suites.

Please Note: Per resolution NO. PCD-22-10, we will be complying with the below items. Section 4. Conditions A1-11

Amazing Homes Developers LLC & it's affiliate NorthShore Group Construction LLC is a Developer, General Contractor & Custom Spec Home Builder which consists of the below principals who have over 20 years of experience within the real estate industry.

Principle: Alex Feldman
Principle: Karl Smolov
Principle: Dmitry Feldman

B C I

B O N O C O N S U L T I N G, I N C.

December 2, 2022

Swati Pandey
Senior Planner
Development and Planning Services Department
Village of Northbrook

RE: PCD-22-10
2420-50 Landwehr – 7 Lot Subdivision
DPS Comments dated 9-15-22

Dear Ms. Pandey,

Our office has received your comments regarding the Proposed Plan for the above listed property. Please find the responses to your comments in bold below:

1. Submit a copy of the Plat of Survey for both properties. **Plats of Survey attached**
2. Revise the project narrative and state your current request (final plat of subdivision). Confirm if there are no changes to the plan since the tentative plat approval. The letter mentions the approved resolution number – add the full number as, Resolution no. 2022-63. **Revised narrative attached**
3. Submit a photometric plan addressing applicable comments from the approved tentative resolution. See sustainability comment. **Revised photometric plan attached, see response letter prepared by photometric designer.**
4. Submit legible electronic copies of the architectural plans, including for Lot 4 and Lot 5. The submitted plans are hard to read for labels, etc. **Electronic copies will be sent to village.**
5. Note that the individual homes on each lot have not been reviewed and will be reviewed at the time of building permits. **Noted.**
6. Please be advised that the Village Attorney will draft a Subdivision Agreement and a Restrictive Covenant for building height restrictions for Lot 4 and Lot 5, to be presented for final approval through the Village Board. **Noted**

If you have any questions regarding the changes to the drawings, please contact me at (847) 823-3300.

Civil Engineers Specializing In Drainage & Grading Plans
1018 Busse Highway • Park Ridge, Illinois 60068 • Phone (847) 823-3300 • Fax (847) 823-3303

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Sincerely,



Will Hepburn, P.E.
Engineer III

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

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B C I

B O N O C O N S U L T I N G, I N C.

December 2, 2022

Jack Bielak
Village Engineer
Public Works Department
Village of Northbrook

RE: 2420-50 Landwehr – 7 Lot Subdivision
Plan Commission Document #21-13
Final Plat Review

Dear Mr. Bielak,

Our office has received your comments regarding the Proposed Plan for the above listed property. Please find the responses to your comments in bold below:

1. A signature section should be provided for the Cook County Department of Transportation and Highways to account for the adjustments being made to Cook County ROW. **Signature section added.**
2. Areas for Lot 1, 6, 7 and Stormwater Detention Pond Outlot B do not match the final plans. These should be consistent. **Areas revised to match correctly**
3. In the "Declaration of Rights, Covenants, Conditions, Restrictions, and Easements for the Northgate Estates Single Family Homeowners Association" page 12 Article VI section 1 the Cook County Public Works Department should be the Cook County Department of Transportation and Highways. **Revised.**

If you have any questions regarding the changes to the drawings, please contact me at (847) 823-3300.

Sincerely,

Will Hepburn, P.E.
Engineer III

KOLPAK LAW GROUP LLC
AN ILLINOIS LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW
6767 NORTH MILWAUKEE AVENUE
Suite 202
NILES, ILLINOIS 60714
www.klgesq.com

TELEPHONE
(847) 647-0336
FACSIMILE
(847) 647-8107

Jack Bielak
Interim Village Engineer
Village of Northbrook
Public Works Department
jack.bielak@northbrook.il.us

November 1, 2022

Re: Plan Commission Document #21-13
2420-2450 Landwehr Road- 7-Lot Single Family Subdivision

Dear Mr. Bielak,

On behalf of Amazing Home Developers LLC, and in reply to your Memorandum to Swati Pandey, Senior Planner, dated August 26, 2022, please see the attached revised Declaration of Rights, Covenants, Conditions, Restrictions and Easements submitted on behalf of Amazing Home Developers LLC. The Declaration has been modified in reply to your comment.

In the "Declaration of Rights, Covenants, Conditions, Restrictions, and Easements for the Northgate Estates Single Family Homeowners Association" Article VI Section 1 has been modified to reflect the Cook County Department of Transportation and Highways.

We hope that these modifications meet with your approval.

Yours truly,
Kolpak Law Group LLC
Claire Flannery

Claire Flannery
Attorney

Cc: Michaela Kohlstedt
Amazing Home Developers LLC

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

B C I

B O N O C O N S U L T I N G, I N C.

December 2, 2022

Mark Cacioppo
Village of Northbrook

RE: PCD 22-10
2420-50 Landwehr – 7 Lot Subdivision
Tree Preservation Comments dated 9/16/22

Dear Ms. Murray,

Our office has received your comments regarding the Proposed Plan for the above listed property. Please find the responses to your comments in bold below:

1. Approved to go to Plan Commission. Please address comments below at time of permit application submittal. **Noted.**

2. Sidewalks on sheet 11 should show Cornell Structural Soil as a base course. Reference detail found on sheet 19. **Revised on plans**

3. Trees #124 and 125 should be removed. A letter from the owner of 3230 Highland will be required. Tree #166 is shown as being removed. A letter from the owner at 2405 Ridge will be required. Trees #146 and 149 are shown as being removed. A letter from Cook County will be required. The letters where by the neighboring owners are giving consent for the removal of dually owned trees can be submitted with the tree removal application. **Trees are shown to be removed now. As discussed with reviewer, letters will not be attainable due to neighbor opposition to development. Per Village, letters will be sent to neighbors notifying them of tree removal as part of tree permit application.**

4. Diversify the proposed parkway tree plantings. Do not plant the trees in species clumps. **Revised for more diversity.**

5. Diversify the proposed arborvitae screenings. Replace some of the arborvitae with junipers or cypress. For longevity of the screening only one type of tree should not be used. **See response letter from landscape designer.**

If you have any questions regarding the changes to the drawings, please contact me at (847) 823-3300.

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Sincerely,



Will Hepburn, P.E.
Engineer III

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

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GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

COMMENT RESPONSE MEMORANDUM

FROM: Gage Berger, PLA
Landscape Architect
Gary R Weber Associates, Inc.

DATE: October 28, 2022

SUBJECT: Northgate Estates Subdivision Landscaping

In response to comments received from Mark Cacioppo dated 9/16/2022, we have updated the landscape plans to provide a greater diversity to the evergreen trees along the site perimeter. The Fairview Juniper that has been added to the plant list is only available in limited quantities at 8-foot height in the current market, and none have been located to provide the 10 to 12-foot height previously requested on this site. This is partially due to the typical mature height only being 10 to 15 feet. All other species added along the perimeter, including Norway Spruce, Serbian Spruce, and Black Hills Spruce are specified in the 10-12 feet range.

Please call if you have any questions or comments.

Sincerely,

Gage Berger, PLA

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

B C I

B O N O C O N S U L T I N G, I N C.

December 2, 2022

Tessa Murray
Sustainability Coordinator
DPS Department
Village of Northbrook

RE: PCD 21-13
2420-50 Landwehr – 7 Lot Subdivision
Sustainability Review

Dear Ms. Murray,

Our office has received your comments regarding the Proposed Plan for the above listed property. Please find the responses to your comments in bold below:

1. 1A: Incorporate high efficiency HVAC units for each residence included in subdivision. **See revised architectural plans**

2. 1B: Furnish every residence using appliances certified with EnergyStar (fridge, dishwasher, laundry units, etc.) and WaterSense (toilets, faucets, showerheads, irrigation). **See revised architectural plans.**

3. 1C: Allow safe passage of birds through intentional building design and lighting: commit to lighting criteria in compliance with International Dark Sky Association (IDA) standards. Bird-safe design measures include downward-shielding and warm-colored lighting (CCT of 3000K or less). *Applicant has not provided an updated Photometrics Plan since their previous submittal which includes a lighting product with CCT of 4000K. As this is not in compliance with the International Dark Sky Association, a revised Photometrics Plan must be presented.* **Photometric plan revised. See revised plan and response letter prepared by photometric designer.**

If you have any questions regarding the changes to the drawings, please contact me at (847) 823-3300.

Sincerely,

Will Hepburn, P.E.
Engineer III

Civil Engineers Specializing In Drainage & Grading Plans
1018 Busse Highway • Park Ridge, Illinois 60068 • Phone (847) 823-3300 • Fax (847) 823-3303

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

LIGHTING · CONTROLS · INFRASTRUCTURE ENERGY · CONTRACT/LSR

enlighten... impart knowledge, build relationships and work as a team.

MEMORANDUM
TESSA MURRAY, SUSTAINABILITY COORDINATOR
VILLAGE OF NORTHBROOK
DEVELOPMENT & PLANNING SERVICES DEPARTMENT
DATE OF REVIEW: SEPTEMBER 14,2022
SUBJECT: PCD-21-13 - 2420-2450 LANDWEHR – NORTHGATE ESTATES – 7 LOT

Mr. Swati Pandey,

SUSTAINABILITY REVIEW

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 recommendations as they relate to the proposed development during previous submittal reviews. Approval of the proposed development is contingent upon compliance with the items listed below. The Applicant must revise plans in accordance with the below conditions.

> 1C: Allow safe passage of birds through intentional building design and lighting: commit to lighting criteria in compliance with International Dark Sky Association (IDA) standards. Bird-safe design measures include downward-shielding and warm-colored lighting (CCT of 3000K or less).
> ***Applicant has not provided an updated Photometrics Plan since their previous submittal which includes a lighting product with CCT of 4000K. As this is not in compliance with the International Dark Sky Association, a revised Photometrics Plan must be presented.***

1C) Response:
The CMP-VLED Series from SunValley Lighting complies with the above criteria, it carries the IDA Dark Sky Approved label. This fixture is designed for minimal sky-reflected glare and has superior cutoff optics (House Side Shielding) built into the optics to prevent light spill onto any adjacent property or street. Type III and Type IV used per attached layout. Note: The "WW" option indicates warm white (3000K). This fixture is available with optional Motion Sensor, which includes a Timer, Photosensor, and 0-10V Dimming.

Thank you,
Jose Saucedo
Technical Services Manager
Jose.saucedo@pg-enlighten.com
T: 847-956-1276

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Town Studios, Inc.
1297 Shermer Road
Northbrook, IL 60062
847-498-0900
847-498-0968 (fax)
www.townstudios.com

Project: PCD 21-13-2420-2450 Landwehr – Northgate Estates
Date: September 30, 2022
Subject: 9.14.22 Sustainability Review Response
ATTN: Swati Pandey

REVIEW COMMENT
1A: High efficiency HVAC equipment noted in sustainability notes. (A2)
1B: EnergyStar and WaterSense appliances & fixtures noted in sustainability notes. (A2)
1C: By others.

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

KOLPAK LAW GROUP LLC
AN ILLINOIS LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW
6767 NORTH MILWAUKEE AVENUE
Suite 202
NILES, ILLINOIS 60714
www.klgesq.com

TELEPHONE
(847) 647-0336
FACSIMILE
(847) 647-8107

Stewart J. Weiss
Elrod Friedman LLP
33 North LaSalle Street
Suite 450
Chicago, IL 60654
Satewart.weiss@elrodfriedman.com

November 1, 2022

Re: Docket No. PCD-22-10
2420-2450 Landwehr Road- 7-Lot Single Family Subdivision

Dear Mr. Weiss,

On behalf of Amazing Home Developers LLC, and in reply to your letter to Michaela Kohlstedt, Director of Planning and Development Services, Village of Northbrook, dated October 10, 2022, please see the attached revised Declaration of Rights, Covenants, Conditions, Restrictions and Easements submitted on behalf of Amazing Home Developers LLC. The Declaration has been modified in reply to your comments.

Please accept the following:

- Conveyance of the Stormwater Facilities. The Declaration has been edited as follows:

  -The following language has been added to Article III, Section 10:
  "The Stormwater Detention area is dedicated to the Homeowner Association pursuant to the Plat of Subdivision."

  -The following language has been added to Article I, Definitions:
  (n) "Stormwater Detention Area" shall mean the area or areas depicted and labeled as the Stormwater Detention Area and dedicated to the Association pursuant to the Plat of Subdivision.

- There is mention of the payment of taxes in the Bylaws and attached preliminary budget, but not the Declarations.

  - Article V, Section 4 has been modified to include:

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

(f) To pay real property taxes, special assessments, and any other special taxes levied by any lawful taxing or assessing body, which are authorized by law on any portion of the property dedicated to the Association or depicted as common areas on the Plat of Subdivision.

- Article V, Section 6 has been modified to include:
(i) It is understood that real estate taxes are to be separately taxed to each Lot Owner for their Lot. If for any year such taxes are not separately taxed to each Lot, then the Association shall collect from each Owner not separately taxed, the share of the tax bill attributable to his Parcel on an equitable basis, based on the number of Lots not separately taxed. Such taxes shall be considered a common expense of each such Parcel.

- In regard to the membership vote percentage:

  - Article V, Section 4 (g) has been modified to change the percentage referenced therein to 51%.

  - Article V, Section 6 (j) has been modified to change the percentage referenced therein to 51%.

We hope that these modifications meet with your approval.

Yours truly,
Kolpak Law Group LLC
Claire Flannery

Claire Flannery
Attorney

Cc: Michaela Kohlstedt
Amazing Home Developers LLC

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

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TELEPHONE
(847) 647-0336
FACSIMILE
(847) 647-8107

Jack Bielak
Interim Village Engineer
Village of Northbrook
Public Works Department
jack.bielak@northbrook.il.us

November 1, 2022

Re: Plan Commission Document #21-13
2420-2450 Landwehr Road- 7-Lot Single Family Subdivision

Dear Mr. Bielak,

On behalf of Amazing Home Developers LLC, and in reply to your Memorandum to Swati Pandey, Senior Planner, dated August 26, 2022, please see the attached revised Declaration of Rights, Covenants, Conditions, Restrictions and Easements submitted on behalf of Amazing Home Developers LLC. The Declaration has been modified in reply to your comment.

In the "Declaration of Rights, Covenants, Conditions, Restrictions, and Easements for the Northgate Estates Single Family Homeowners Association" Article VI Section 1 has been modified to reflect the Cook County Department of Transportation and Highways.

We hope that these modifications meet with your approval.

Yours truly,
Kolpak Law Group LLC
Claire Flannery

Claire Flannery
Attorney

Cc: Michaela Kohlstedt
Amazing Home Developers LLC

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

B C I

B O N O C O N S U L T I N G, I N C.

January 3, 2023

Swati Pandey
Senior Planner
Development and Planning Services Department
Village of Northbrook

RE: PCD-22-10
2420-50 Landwehr – 7 Lot Subdivision
DPS Comments dated 12-20-22

Dear Ms. Pandey,

Our office has received your comments regarding the Proposed Plan for the above listed property. Please find the responses to your comments in bold below:

1. Confirm if the proposed perimeter landscaping on Sheet 1 of 3 of the Landscape Plan is showing a minimum spacing of 10-foot on center? **See Landscape response letter**

2. Confirm that the height of the landscape material noted on the Plant List, including the perimeter landscaping is the minimum mature height for those plantings? **Yes, see landscape response letter.**

3. In the HOA Declaration document, in Article III, Section 10, add the following statement: "The Stormwater Detention areas must always be encompassed by safety fencing a minimum of forty-two inches (42") in height". **HOA document revised, see response letter prepared by Kolpak Law Group.**

4. Confirm who will be responsible for maintaining the perimeter screening trees in perpetuity and add to the HOA declaration? **Individual homeowners will be responsible for trees within their respective lots, HOA document revised. See response letter prepared by Kolpak Law Group.**

If you have any questions regarding the changes to the drawings, please contact me at (847) 823-3300.

Sincerely,

Will Hepburn, P.E.
Engineer III

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

KOLPAK LAW GROUP, LLC

ATTORNEYS AT LAW
6767 NORTH MILWAUKEE AVENUE
SUITE 202
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: www.klgesq.com

PAUL A. KOLPAK paul@klgesq.com
COLLEEN DOHERTY colleen@klgesq.com
Of Counsel:
CLAIRE FLANNERY claire@klgesq.com

TELEPHONE (847) 647-0336
FAX (847) 647-8107

Swati Pandey
Senior Planner
Village of Northbrook
Development and Planning Services Department

January 3, 2023

Re: PCD-22-10
2420-2450 Landwehr Road- 7-Lot Subdivision

Dear Mr. Pandey,

On behalf of Amazing Home Developers LLC, and in reply to your Memorandum to Karl Smolov dated December 20, 2022, please see the attached revised Declaration of Rights, Covenants, Conditions, Restrictions and Easements submitted on behalf of Amazing Home Developers LLC. The Declaration has been modified in reply to your comments numbered 3 and 4.

Article III Section 10 has been modified to include:
The Stormwater Detention areas must always be encompassed by safety fencing a minimum of forty-two inches (42”) in height.

Article III, Section 6 has been modified to include:
Additionally, each Owner shall be responsible for the maintenance and upkeep of any perimeter trees that are located within their Lot.

We hope that these modifications meet with your approval.

Yours truly,
Kolpak Law Group LLC
Claire Flannery
Claire Flannery
Attorney

Cc: Amazing Home Developers LLC

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

COMMENT RESPONSE MEMORANDUM

TO: Swati Pandey
Senior Planner
Village of Northbrook
Development & Planning Services

DATE: December 28, 2022

FROM: Gage Berger, PLA
Senior Landscape Architect
Gary R. Weber Associates, Inc.

SUBJECT: Northgate Estates Subdivision

RE: Response comments provided are in reference to comment letters from Swati Pandey dated December 20, 2022 and from Mark Cacioppo dated December 21, 2022.

DPS COMMENT 1: Confirm if the proposed perimeter landscaping on Sheet 1 of 3 of the Landscape Plan is showing a minimum spacing of 10-foot on center?

Response: **Perimeter trees are shown at a minimum spacing of 10-foot on center.**

DPS COMMENT 2: Confirm that the height of the landscape material noted on the Plant List, including the perimeter landscaping is the minimum mature height for those plantings?

Response: **Trees are shown at available sizes. Mature heights have been added for the trees in the plant list. Mature sized trees are not available from nurseries and do not survive transplanting well.**

Tree Pres Comment 2: Replace the Norway spruce in the border screening areas with and evergreen off the approved tree replacement list.

Response: **Norway spruce has been replaced with Douglas Fir from the approved tree list.**

Tree Pres Comment 3: Replace the Tilia Americana 'Redmond' with another shade tree off the approved tree replacement list for parkway and residential plantings.

Response: **Redmond Linden has been replaced with Sweetgum from the approved tree list.**

Please call if you have any questions or comments.

Sincerely,

Gage Berger, PLA

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

B C I

B O N O C O N S U L T I N G, I N C.

January 3, 2023

Mark Cacioppo
Village of Northbrook

RE: PCD 22-10
2420-50 Landwehr – 7 Lot Subdivision
Tree Preservation Comments dated 12/21/22

Dear Mr. Cacioppo,

Our office has received your comments regarding the Proposed Plan for the above listed property. Please find the responses to your comments in bold below:

1. Prior to submittal for building permits the following will need to be addressed. **Noted**
2. Replace the Norway spruce in the border screening areas with and evergreen off the approved tree replacement list. **See revised landscape plan and response letter.**
3. Replace the Tilia Americana 'Redmond' with another shade tree off the approved tree replacement list for parkway and residential plantings. **See revised landscape plan and response letter.**
4. Verify who will be responsible for the maintenance of the border plantings and replacement of and. **Individual homeowners will be responsible for border plantings on their respective lots. HOA document has been revised to reflect that.**

If you have any questions regarding the changes to the drawings, please contact me at (847) 823-3300.

Sincerely,

Will Hepburn, P.E.
Engineer III

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

B C I

B O N O C O N S U L T I N G, I N C.

January 24, 2023

Tessa Murray
Sustainability Coordinator
DPS Department
Village of Northbrook

RE: PCD 21-13
2420-50 Landwehr – 7 Lot Subdivision
Sustainability Review 1/23/23

Dear Ms. Murray,

Our office has received your comments regarding the Proposed Plan for the above listed property. Please find the responses to your comments in bold below:

1. For further alignment with CAP goals, Applicant should consider using windows with lower U-factors (.30 or less), 100% LEDs for interior lighting, low to no-VOC paints, and warm-mix asphalt in place of hot-mix. **LED lighting is the standard lighting being used by the builder/developer, remaining items will be considered on the future builds of the subdivision during the building permitting process for individual homes.**

If you have any questions regarding the changes to the drawings, please contact me at (847) 823-3300.

Sincerely,

Will Hepburn, P.E.
Engineer III

B C I

B O N O C O N S U L T I N G, I N C.

January 24, 2023

Mark Cacioppo
Village of Northbrook

RE: PCD 22-10
2420-50 Landwehr – 7 Lot Subdivision
Tree Preservation Comments dated 1/23/23

Dear Mr. Cacioppo,

Our office has received your comments regarding the Proposed Plan for the above listed property. Please find the responses to your comments in bold below:

1. Article III, Section 6 language for maintenance and upkeep of perimeter trees should be changed to include language about the replacement. For example, “Additionally, each Owner shall be responsible for maintenance, upkeep and replacement per sheet 1 of the approved landscape plans in perpetuity, of any perimeter trees that are located within their lot.” **HOA agreement revised, see response letter from Kolpak Law.**

If you have any questions regarding the changes to the drawings, please contact me at (847) 823-3300.

Sincerely,

Will Hepburn, P.E.
Engineer III

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

KOLPAK LAW GROUP, LLC

ATTORNEYS AT LAW
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: www.klgesq.com

PAUL A. KOLPAK paul@klgesq.com
COLLEEN DOHERTY colleen@klgesq.com
TELEPHONE (847) 647-0336
FAX (847) 647-8107

Of Counsel:
CLAIRE FLANNERY claire@klgesq.com

Mark Cacioppo
Senior Planner
Village of Northbrook
Development and Planning Services Department

January 24, 2023

Re: PCD-22-10
2420-2450 Landwehr Road- 7-Lot Subdivision

Dear Mr. Cacioppo,

On behalf of Amazing Home Developers LLC, and in reply to your Memorandum to Swati Pandi dated January 23, 2023, please see the attached revised Declaration of Rights, Covenants, Conditions, Restrictions and Easements submitted on behalf of Amazing Home Developers LLC. The Declaration has been modified in reply to your comment.

Article III, Section 6 has been modified to include the following:
Additionally, each Owner shall be responsible for maintenance, upkeep and replacement per sheet 1 of the approved landscape plans in perpetuity, of any perimeter trees that are located within their lot.

We hope that this modification meets with your approval.

Yours truly,
Kolpak Law Group LLC
Claire Flannery

Claire Flannery
Attorney, Of Counsel

Cc: Amazing Home Developers LLC

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

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: Dmitry Feldman

Company: Amazing Homes Developers LLC
Address: 50 Lakeview PKwy #121
City, State, Zip: Vernon Hills, IL 60061
Phone No.: (847) 409-2332
Email: NSGconstructionllc@gmail.com

Primary Contact Person

Name: Karl Smolov
Company: Northshore Group Construction
Address: 50 Lakeview PKwy #121
City, State, Zip: Vernon Hills, IL 60061
Phone No.: (847) 409-2332
Email: NSGconstructionllc@gmail.com

Consultants *(as applicable)*

Attorney

Name: Claire Flannery
Company: Kolpak Law Group LLC
Address: 6767 N. Milwaukee ave #202
City, State, Zip: Niles, IL 60714
Phone No.: (847) 647-0336
Email: Claire@KLgesq.com

Architect/Planner

Name: Town Studio Inc.
Company: 1291 Sherman RD.
Address: Northbrook, IL 60062
City, State, Zip:
Phone No.: (847) 498-0900
Email: Cliff@Townstudios.com

Civil Engineer

Name: Will Hepburn ~~Whepburn@Bonoconsulting.com~~
Company: Bono Consulting Inc.
Address: 1018 Busse Hwy
City, State, Zip: Park Ridge, IL 60068
Phone No.: (847) 823-3300
Email: Whepburn@Bonoconsulting.com

Other

Name:
Company:
Address:
City, State, Zip:
Phone No.:
Email:

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Village of Northbrook
FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

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

Site Location/Address: 2420-2450 Landwehr Rd. Northbrook, IL 60062

Property Index Numbers: 04-20-100-006-0000
04-20-100-007-0000

Size of Property: 3.5 Acres (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: Residential

Current Zoning: R-4

Current Use of the Property: Vacant Land (Residential)

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

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

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☐ Rezoning from _____ to _____
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit
  Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development - 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

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Site Ownership and Control

Current Property Owner Information

Legal Name: Amazing Homes Developers LLC

Primary Contact: Karl Smolow

Address 50 Lakeview Pkwy #121

City, State, Zip Vernon Hills, IL 60061

Phone No. (847) 409-2332

Email MSC-CONSTRUCTIONLLC@GMAIL.com

Proposed Property Owner Information

Legal Name: Same Owner

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

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

☐ 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 ___V___ 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** 8/8/22
Print Name & Title: Dmitriy Feldman Manager OF LLC.
Signatures of Property Owner(s): _____ **Date** 8/8/22
Print Name & Title: Dmitriy Feldman Manager OF 4 LLC **Property Address:** 2420-2450 Landwehr RD.
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

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: Dmitry Feldman
Amazing Homes Developers LLC
Address: 50 Lakeview Pkwy #121
Vernon Hills, IL 60061
Ownership or Trust Interest: 100 %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

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

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

Name: Dmitry Feldman
Amazing Homes Developers LLC.
Address: 50 Lakeview Pkwy #121
Vernon Hills, IL 60061
Ownership or Trust Interest: 100 %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

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: Dmitry Feldman
Amazing Homes Developers LLC.
Address: 50 Lakeview Pkwy #121
Vernon Hills, IL 60061
Ownership or Trust Interest: 100 %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: _____ %

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Village of
Northbrook

FINAL PLAT APPROVAL WORKSHEET

In addition to submitting the *Formal Application* form for a final plat application, the Applicant must include the following information with your application. **An application for final plat approval cannot be submitted until final engineering plans for the proposed subdivision have been approved by the Village Engineer.** A final plat cannot be reviewed by the Village unless and until a complete application has been filed. All of the required application materials must be submitted to the Department of Development and 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

- ☑ **Final Plat of Subdivision**
  Per the standards as set out in Section 3-103 (B) of the Village of Northbrook Subdivision & Development Code.
- ☑ **Accompanying Certifications**
  Per the Section 3-103 (C) of the Village of Northbrook Subdivision & Development Code.
- ☑ **Other Notations: Dedications and Restrictions**
  Statements concerning the dedication of land or granting of easements, as shown on the plat, and any restrictions related thereto.
- ☑ **Copy of Approved Tentative Plat**
- ☑ **Copy of Approved Final Engineering Plans**
- ☑ **Proposed Covenants and/or Association Documents**

Minor Subdivisions

Applications for minor subdivisions, involving no new public improvements, shall include all information required for final subdivision plats except that a copy of the approved tentative plat is not required.

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

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

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Village of
Northbrook

FINAL ENGINEERING PLAN SUBMITTAL WORKSHEET

Following approval of a tentative subdivision plat or concept development plan, an application may be filed for final engineering plan approval. Generally, the final engineering plans for a proposed subdivision must be reviewed and approved by the Village Engineer prior to submitting an application for final plat and or final planned development approval. If you wish to submit final engineering approval materials in conjunction with final plat and final planned development approval materials, first contact the Director of Development & Planning Services. **Please submit the following materials to the Village Engineer:**

REQUIRED MATERIALS FOR SUBMISSION

❑ **Response Letter**
Please provide a cover letter responding to the last set of review comments that Village staff had on the tentative plat of subdivision and/or concept plan for the project.

❑ **Final Engineering Plans**
The final engineering plans for required public and private improvements associated with the proposed Subdivision or Development shall include all plans, cross sections, details, calculations, general notes, pertinent studies (traffic, sanitary, stormwater management, etc.) and other supporting documentation as specified in the Village's Standards and Specifications for Public and Private Improvements. The following plan sheets or a combination of the following sheets must be included with a final engineering plan application.

- Title & General Notes Sheet
- Final Grading and Soil Erosion/Sedimentation Control Plan
- Stormwater Calculations
- Final Utility Plan
- Final Tree Removal and Demolition Plan
- Final Landscape Plan
- Final Lighting Plan
- Detail Sheets
- Any other plan sheets required as part of Tentative Plat approval.

❑ **Copy of Approved Tentative Plat**
Applications for final engineering plan approval shall be accompanied by a copy of the approved tentative Subdivision plat for the property.

❑ **Other Information**
All applicable county, state and federal permits. The Village Engineer may require such additional information as necessary and reasonable to review applications for final engineering plan approval in order to protect the public health, safety and general welfare.

❑ **Number of Copies**
Please provide six (6) hard copies and one (1) electronic copy of all documents. All submitted plan sheets must be folded. See attached instructions for submitting electronic files of documents.

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

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 Zoning & Subdivision Relief Applications

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

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Village of
Northbrook

FINAL ENGINEERING APPLICATION FORM

If submitting final engineering plans for approval **prior to** submitting a final plat and/or final plan application, please submit this Final Engineering Application form.

If submitting final engineering plans for approval **in conjunction** with a final plat or final plan application, please submit the separate **Formal Application – Zoning & Subdivision Relief form**. **Do not submit this form.**

Applicant Information

Legal Name Dmitry Feldman

Company Amazing Homes Developers LLC

Address 50 Lakeview Pkwy #121

City, State, Zip Vernon Hills, IL 60061

Phone No. (847) 409-2332

Email NSCconstruction LLC@GMAIL.com

Primary Contact Person

Name Kahl Smolav

Company Northshore Group Construction LL.

Address 50 Lakeview Pkwy #121

City, State, Zip Vernon Hills, IL 60061

Phone No. (847) 409-2332

Email NSCconstruction LLC@GMAIL.com

Consultants *(as applicable)*

Attorney

Name Claire Flannery

Company Kolpak Law Group LLC

Address 6767 N. Milwaukee ave #202

City, State, Zip Niles, IL 60714

Phone No. (847) 647-0336

Email Claire@KLgesQ.com

Civil Engineer

Name Will Hepburn

Company Bono Consulting Inc

Address 1018 Busse Hwy

City, State, Zip Park Ridge, IL 60068

Phone No (847) 823-3300

Email WHepburn@Bonoconsulting.com

Architect//Landscape Architect/Planner

Name Town Studios Inc

Company 1297 Sheerer RD

Address

City, State, Zip Northbrook IL 60062

Phone No. (847) 498-0900

Email Cliff@Townstudios.com

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

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

Site Location/Address: 2420-2450 Landwehr RD.

Property Index Numbers: 04-20-100-006-0000
04-20-100-007-0000

Filing Fees for Only Final Engineering

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.

$ $ 0.00 Amount of Non-Refundable Fee

$ $5,000.00 Amount of Escrow

$ $5,000.00 Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as staff & Village attorney time and public notice expenses. If these expenses exceed the initial escrow deposit, the applicant is responsible for reimbursing the Village for the additional fees. If the expenses are less than the escrow deposit, the applicant will be issued a refund by the Village

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) 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.

3. 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.

Signature of Applicant: [signature] **Date** 8/8/22

Print Name & Title: Dmitry Feldman Manager of LLC

Signatures of Property Owner(s): [signature] **Date** 8/8/22

Print Name & Title: Dmitry Feldman Manager of LLC **Property Address:** 2420-2450 Landwehr RD

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

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Fidelity National Title
SC19017084

Doc#. 1920515000 Fee: $98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/24/2019 10:58 AM Pg: 1 of 2

Dec ID 20190701624361
ST/CO Stamp 0-801-612-896 ST Tax $450.00 CO Tax $225.00

WARRANTY DEED

THE GRANTOR, Maia M. Rigas, as Independent Executor of the Estate of Demetrios Rigas also known as Demetrios John Rigas, deceased, for and in consideration of TEN ($10.00) DOLLARS and other good and valuable considerations in hand paid **CONVEYS and WARRANTS** to the GRANTEE, Amazing Homes Developers LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject only to: general taxes for 2019 and subsequent years; covenants, conditions and restrictions of record; building lines and easements of record; acts done or suffered by or through Grantee; and Grantee's mortgage.

COMMON ADDRESS: **2420 Landwehr Road, Northbrook, Illinois 60062** **PIN:** **04-20-100-006-0000**

Dated this 17th day of July, 2019.

Maia M. Rigas, as Independent Executor of the
Estate of Demetrios Rigas also known as
Demetrios John Rigas, deceased

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Maia M. Rigas, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth.

GIVEN under my hand and notarial seal this 17th day of July, 2019.

E MICHAEL CIESLA
Official Seal
Notary Public – State of Illinois
My Commission Expires Dec 22, 2021

Notary Public

Name of Person Preparing Deed
Ciesla Law Firm
1544 Shermer Road
Northbrook, Illinois 60062
Tel.: (847) 412-1988

Name of New Taxpayer
Amazing Homes Developers LLC
50 Lakeview Parkway, #121
Vernon Hills, Illinois 60061

MAIL TO:
Name of Buyer's Attorney
James P. Antonopoulos
Law Office of James P. Antonopoulos
5045 N. Harlem Avenue
Chicago, Illinois 60656
Tel: (773) 631-2220

REAL ESTATE TRANSFER TAX		17-Jul-2019
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
04-20-100-006-0000	20190701624361	0-801-612-896

Property Insight by Cook County Recorder of Deeds

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Licensed to PropertyInsight by Cook County Recorder of Deeds

LEGAL DESCRIPTION

THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE).

Common Address: 2420 Landwehr Road, Northbrook, Illinois 60062

PIN: 04-20-100-006-0000

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

Fidelity National Title Insurance Company

Policy Number:

SC19017084

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Fidelity National Title Insurance Company

By:

President

Ciesla Law Firm
1544 Shermer Road
Northbrook, IL 60062

Countersigned By:

Authorized Officer or Agent

SEAL

Attest:

Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

FIDELITY NATIONAL TITLE INSURANCE COMPANY **OWNER'S POLICY NO. SC19017084**

Name and Address of Title Insurance Agent: Ciesla Law Firm
1544 Shermer Road
Northbrook, IL 60062

SCHEDULE A

Name and Address of Title Insurance Company: Fidelity National Title Company, LLC
1827 Walden Office Square, Ste 102
Schaumburg, IL 60173

Address Reference: 2420 Landwehr Rd, Northbrook, IL 60062

Date of Policy	Amount of Insurance
July 17, 2019	$450,000.00

1. Name of Insured:

   Amazing Homes Developers LLC

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Amazing Homes Developers LLC

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE).

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Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Name and Address of Title Insurance Agent: Ciesla Law Firm
1544 Shermer Road
Northbrook, IL 60062

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

7.

1. Taxes for the year(s) 2019
2019 taxes are not yet due or payable.

1A. Note: 2018 first installment is paid.
Note: 2018 final installment is paid.

Perm tax#
04-20-100-006-0000

8. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for Landwehr Road. Rights of the public and quasi-public utilities, if any, in said road for maintenance therein of poles, conduits, sewers and other facilities.

9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

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Name and Address of Title Insurance Agent: Ciesla Law Firm
1544 Shermer Road
Northbrook, IL 60062

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

10. Easement in favor of Northern Illinois Gas Company, and its/their respective successors and assigns, to lay, Maintain, Operate, Renew and Remove Gas Mains and Other Necessary Gas Facilities, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded march 7, 1962 as Document No. 18418093, Upon, under, along and across that part of the Land lying between the center line of Landwehr Road and a line drawn 45 feet West of and parallel to the said center line.

11. Easement in favor of the Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded December 21, 1971 as Document No. 21754363, Upon, along and under the public roads, streets and highways on or adjoing the following described Land:
the West 1/2 of the public highway known as Landwehr Road and being located in the East 33 feet of the North 60 feet of the South 200 feet of the North 245.50 feet of the East 435.60 feet of the Northwest 1/4 of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

END OF SCHEDULE B

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Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

(continued)

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
  (i) the Amount of Insurance; or
  (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
  (i) the Amount of Insurance shall be increased by Ten percent (10%), and
  (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

(continued)

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

Fidelity National Title®
Insurance Company

Attached to Policy Number:

SC19017084

General Exception number(s) 1,2,3,4,5 and 6 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: July 17, 2019

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Chicago Title Insurance Company

Doc#. 1932455084 Fee: $98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/20/2019 09:51 AM Pg: 1 of 2

Dec ID 20191101642431
ST/CO Stamp 1-420-405-088 ST Tax $612.50 CO Tax $306.25

Warranty DEED
ILLINOIS STATUTORY

Chicago Title 1/1
19GNW5550609NB

THE GRANTOR(S), Joanna Kim, A Married Woman * and Jina Kim f/k/a Jina Lee, A DIVORCED WOMAN of 2450 Landwehr Rd., Northbrook, IL 60062, for and in consideration of Ten and no/100 Dollars ($10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Amazing Home Developers, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of Illinois, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general taxes for 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

Permanent Real Estate Index Number(s): **04-20-100-007-0000**

Address of Real Estate: **2450 Landwehr Rd., Northbrook, IL 60062**

* THIS IS NON-HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX		19-Nov-2019
	COUNTY:	306.25
	ILLINOIS:	612.50
	TOTAL:	918.75
04-20-100-007-0000	20191101642431	1-420-405-088

Licensed to Property Insight. Cook County Recorder of Deeds

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Dated this 20th day of AUGUST, 2019.

X _____
Joanna Kim

X _____
Jina Kim f/k/a Jina Lee

STATE OF ~~ILLINOIS,~~ COUNTY OF California Los Angeles ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Joanna Kim,** * MARRIED WOMAN **and Jina Kim f/k/a Jina Lee,** A DIVORCED WOMAN, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as her/his/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this AUGUST 20, 2019 day of _____, 2019.

_____
(Notary Public)

JENNIFER CHUNG
Notary Public - California
Los Angeles County
Commission # 2233082
My Comm. Expires Mar 3, 2022

Prepared By:
MORTON RUBIN
Attorney at Law
3330 Dundee Rd., Suite C-4
Northbrook, IL 60062

After Recording Mail To:
James P. Antonopoulos
6045 N. Harlem Ave.
Chicago, IL 60656

Name and Address of Taxpayer:
Amazing Home Developers, LLC ~~and~~
~~2460 Landwehr Rd., Northbrook, IL 60062~~
50 Lakeview Pkwy
Ste 121
Vernon Hills, IL 60061

Licensed to property Laboratory Cook County Recorder of Deeds

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

ALTA OWNER'S POLICY OF TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

19GNW550609NB

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Issued By: Morton J. Rubin, P.C.
3330 Dundee Road, Suite C-4
Northbrook, IL 60062

SCHEDULE A

Address Reference: 2450 Landwehr Rd., Northbrook, IL 60062-6921

Date of Policy	Amount of Insurance
November 20, 2019	$612,500.00

1. Name of Insured:

   Amazing Homes Developers LLC, an Illinois Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Amazing Homes Developers LLC, an Illinois Limited Liability Company

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6.

1. Taxes for the year(s) 2018 and 2019
2019 taxes are not yet due or payable.

1A. Note: 2018 first installment was due March 1, 2019
Note: 2018 final installment is due August 1, 2019

Perm tax#	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
04-20-100-007-0000	1 of 1	2018	$8,550.64	Paid	$7,398.81	Paid

7. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

8. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

9. Public utility easement over the rear of the Land.

10. An encroachment of the Aluminum Fence situated on land adjoining to the South into or onto said Land, as disclosed by Plat of Survey number 461041 prepared by Mid Lakes Survey Company dated November 13, 2019.

END OF SCHEDULE B

Title Insurance Agent:

Morton J. Rubin, P.C.
3330 Dundee Road, Suite C-4
Northbrook, IL 60062
Phone: (847)272-1234
Fax: (847)272-5499

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(continued)

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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(continued)

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

19GNW550609NB

General Exception number(s) 1-5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 20, 2019

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

WATERSHED MANAGEMENT PERMIT

Watershed Management Permit No. 2022-0283

METROPOLITAN WATER RECLAMATION DISTRICT
OF GREATER CHICAGO
111 EAST ERIE, CHICAGO, ILLINOIS, 60611 www.mwrd.org

INSTRUCTIONS FOR COMPLETING PERMIT FORM: Submit two original signed copies of this permit application (nine pages) and any required WMO schedules listed below; do not leave any blank spaces; use "X" for checking applicable information. Also submit two copies of location map and plans. Address all correspondence to the Local Sewer Systems Section; for any inquiries or assistance, telephone (312) 751-3255.

NAME AND LOCATION:

Name of Project (as shown on plans): Proposed Northgate Estates Subdivision

Location of Project (street address or with respect to two major streets): 2420-2450 Landwehr Rd., Northbrook, Cook County, IL

Municipality (Township, if unincorporated) Northbrook

Section 20, Township 42 N, Range 12 E

PIN (include all PINs for project, use additional sheets if more than two): 04-20-100-006-0000 ; 04-20-100-007-000

Check type of sewer area for project: ☐ Combined Sewer Area ☒ Separate Sewer Area

☒	Project Information (Required in all cases)	WMO Schedule A	(Page 5 of 9)
☒	Sewer Summary (Required in all cases)	WMO Schedule B	(Page 6 of 9)
☒	Sewer Connections (Required in all cases)	WMO Schedule C	(Page 7 of 9)
☒	Detention & Stormwater Management Facilities (WMO)	WMO Schedule D	(3 Pages)
☐	Detention & Stormwater Management Facilities (Legacy)	WMO Schedule D_{Legacy}	(4 Pages)
☐	Lift Station and/or Force Main	WMO Schedule E	(2 Pages)
☐	Characteristics of Waste Discharge	WMO Schedule F	(2 Pages)
☐	Treatment or Pretreatment Facilities	WMO Schedule G	(2 Pages)
☐	Hazard Areas (Floodplain / Floodway /Riparian Areas)	WMO Schedule H	(2 Pages)
☐	Affidavit Relative to Compliance with Article 7	WMO Schedule J	(1 Page)
☒	Affidavit of Disclosure of Property Interest	WMO Schedule K	(2 Pages)
☐	Notice of Requirements for Storm Water Detention	WMO Schedule L	(2 Pages)
☒	Current Survey of Property Interests (Attachment for Schedule K or L)	Exhibit A	
☐	Outfall, Direct Connection, District Owned or Leased Property	WMO Schedule O	(1 Page)
☒	Soil Erosion and Sediment Control	WMO Schedule P	(2 Pages)
☒	Recording and Maintenance	WMO Schedule R	(2 Pages)
☒	Recording Exhibit (Attachment for Schedule K or L)	Exhibit R	
☐	Wetlands and Wetland Buffer Areas	WMO Schedule W	(2 Pages)

Refer to Table 1 of § 201 of Article 2 of Watershed Management Ordinance for applicable Permitting Authority.

OTHER DOCUMENTS: Indicate title, number of pages and originator Civil engineering plans,
Proposed Northgate Estates Subdivision - 2420-2450 Landwehr Rd., Northbrook, IL; 28 pages; Bono Consulting
Stormwater Report, Geotechncical Report.

NOTE: ATTACH FEE PAYMENT VOUCHER AND PAYMENT IF APPLICABLE

DISTRICT USE ONLY

Application received: 08/11/2022 WMO Permit issued: 11/25/2022 WRP: O'Brien

Issued by: ☒ DISTRICT ☐ Authorized Municipality

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

WMO PERMIT
GENERAL CONDITIONS

WMO Permit Number: 2022-0283

1. **Definitions.** The definitions of Appendix A of the Watershed Management Ordinance are incorporated into this Watershed Management Permit by reference. Additionally, the following words and phrases shall be defined as follows:
    a) **Building and Occupancy Permit.** Building and Occupancy Permit issued by the Municipality.
    b) **Design Engineer.** A Professional Engineer who prepares plans and specifications for the project, and signs the Watershed Management Permit Application.
    c) **Inspection Engineer.** A Professional Engineer who inspects the development to ensure compliance with the design plans, specifications, a Watershed Management Permit, and the Watershed Management Ordinance.
    d) **Permit.** Watershed Management Permit.
    e) **General Conditions.** General Conditions contained in a Watershed Management Permit.
    f) **Special Conditions.** Special Conditions of this Watershed Management Permit.

2. **Adequacy of Design.** The schedules, plans, specifications and all other data and documents submitted for this Permit are made a part hereof. The Permit shall not relieve the Design Engineer of the sole responsibility for the adequacy of the design. The issuance of this Permit shall not be construed as approval of the concept or construction details of the proposed facilities and shall not absolve the Permittee, Co-Permittee or Design Engineer of their respective responsibilities.

3. **Joint Construction and Operation Permits.** Unless otherwise stated by the Special Conditions, the issuance of this Permit shall be a joint construction and operation permit, provided that the Permittee or Co-Permittee has complied with all General and Special Conditions.

4. **Allowable Discharges.** Discharges into the Sanitary Sewer system constructed under this Permit shall consist of sanitary Sewage only. Unless otherwise stated by the Special Conditions, there shall be no discharge of industrial wastes under this Permit. Stormwater shall not be permitted to enter the Sanitary Sewer system. Without limiting the general prohibition of the previous sentence, roof and footing drains shall not be connected to the Sanitary Sewer system.

5. **Construction Inspection.** All erosion and sediment control facilities, Stormwater Facilities, Detention Facilities, and Qualified Sewer Construction shall be inspected and approved by an Inspection Engineer acting on behalf of the Permittee or the Owner of the project, or by a duly authorized and competent representative of the Inspection Engineer. No sewer trenches shall be backfilled except as authorized by the Inspection Engineer after having inspected and approved the sewer installation.

6. **Maintenance.** Stormwater Facilities, Detention Facilities, Qualified Sewer Construction, Sanitary Sewer lines, Combined Sewer lines, systems or facilities constructed hereunder or serving the facilities constructed hereunder shall be properly maintained and operated at all times in accordance with all applicable requirements. It is understood that the responsibility for maintenance shall run as a joint and several obligation against the Permittee, the Co-Permittee, the property served, the Owner and the operator of the facilities, and said responsibility shall not be discharged nor in any way affected by change of ownership of said property, unless the District has authorized assignment of the permit.

7. **Indemnification.** The Permittee shall be solely responsible for and shall defend, indemnify and hold harmless the Metropolitan Water Reclamation District of Greater Chicago ("District", "MWRD", or "MWRDGC") and its Commissioners, officers, employees, servants, and agents from liabilities of every kind, including losses, damages and reasonable costs, payments and expenses (such as, but not limited to, court costs and reasonable attorneys' fees and disbursements), claims, demands, actions, suits, proceedings, judgments or settlements, any or all of which are asserted by any individual, private entity, or public entity against the District and its Commissioners, officers, employees, servants, or agents and arise out of or are in any way related to the issuance of this Permit. Without limiting the generality of the preceding sentence, the provisions of this paragraph shall extend to indemnify and hold harmless the District and its Commissioners, officers, employees, servants, and agents from any claims or damages arising out of or in connection with the termination or revocation of this Permit.

   The Permittee shall be solely responsible for and shall defend, indemnify and hold harmless an Authorized Municipality and its elected officials, officers, employees, servants, and agents from liabilities of every kind, including losses, damages and reasonable costs, payments and expenses (such as, but not limited to, court costs and reasonable attorneys' fees and disbursements), claims, demands, actions, suits, proceedings, judgments or settlements, any or all of which are asserted by any individual, private entity, or public entity against the Authorized Municipality and its elected officials, officers, employees, servants, or agents and arise out of or are in any way related to the issuance of this Permit. Without limiting the generality

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of the preceding sentence, the provisions of this paragraph shall extend to indemnify and hold harmless the Authorized Municipality and its elected officials, officers, employees, servants, and agents from any claims or damages arising out of or in connection with the termination or revocation of this Permit.

8. **Sewer Construction by District.** Permittee understands and acknowledges that the District has the right and power to construct and extend sewer service facilities and render such services within the area to be served by the project for which this Permit is issued, and that by the District constructing and extending such sewer service facilities and rendering such services, the facilities constructed by the Permittee under this Permit may decrease in value, become useless or of no value whatsoever, the Permittee may also sustain a loss of business, income and profits.

   Therefore, by accepting this Permit and acting thereon, the Permittee, for itself, its successors and assigns, does remise, release and forever discharge the District and its Commissioners, officers, employees, servants, and agents of any and all claims whatsoever which Permittee may now have or hereafter acquire and which Permittee's successors and assigns hereafter can, shall, or may have against the District and its Commissioners, officers, employees, servants, and agents for all losses and damages, either direct or indirect, claimed to have been incurred by reason of the construction or extension at any time hereafter by the District of sewer service facilities in the service area contemplated by this Permit, the rendering of such services, which District facilities and services decrease the value of the facilities constructed by the Permittee under this Permit, make same useless or of no value whatsoever, including but not limited to, any and all damages arising under 70 ILCS 2605/19; the taking of private property for public use without due compensation; the interference with the contracts of Permittee; the interference with Permittee's use and enjoyment of its land; and the decrease in value of Permittee's land.

9. **Third Parties.** Regarding Qualified Sewer Construction, this Permit does not grant the right or authority to the Permittee: (a) to construct or encroach upon any lands of the District or of any other parties, (b) to construct outside of the territorial boundaries of the District except as allowed under an extraterritorial service agreement, (c) to construct or encroach upon the territorial boundaries of any units of local government within the District, (d) to connect to or discharge into or be served by (directly or indirectly) any sewer or sewer system owned or operated by third parties.

10. **Costs.** It is expressly stipulated and clearly understood that the Stormwater Facilities, Detention Facilities, Qualified Sewer Construction, or facilities for which the Permit is issued shall be constructed, operated and maintained at no cost to the District.

11. **Other Sewer Construction.** The District reserves the right, privilege and authority to permit others to reconstruct, change, alter and replace all sewers and appurtenances thereto at the point of connection of any sewerage system to a District interceptor and/or in public right-of-ways of District easements, and to introduce additional Sewage flow through this connection into the intercepting sewer of said District.

12. **Change of Use.** This Permit shall be incorporated in the Building and Occupancy Permit for the Building or Buildings served under this Permit. The Owner or occupant of any Building served under this Permit shall not cause, or permit, a change of use of the Building to a use other than that indicated in this Permit without first having obtained a written permission from the Executive Director of the District.

13. **Interceptors Overloading.** The District hereby serves notice that its interceptors may flow full and may surcharge, and flooding of the proposed system may occur. The Permittee agrees that the proposed systems shall be constructed, operated and maintained at the sole risk of the Permittee.

14. **Transferability.** This Permit may not be assigned or transferred without the written consent of the Executive Director of the District or Enforcement Officer of an Authorized Municipality. However, a Sole Permittee may be required to assign or transfer the Permit when divesting itself of ownership to a third-party and should notify the District prior to such divestment so that the District may determine whether assignment to the new owner is necessary.

15. **Termination.** The District has the right to enforce or revoke a Permit issued by either the District or an Authorized Municipality as outlined in Article 12 of the Watershed Management Ordinance.

    It is understood and agreed that in the event the Permittee shall default on or fail to perform and carryout any of the covenants, conditions or provisions of this Permit and such default or violation shall continue for sixty (60) days after receipt of notice thereof in writing given by the Executive Director of the District, then it shall be lawful for the District at or after the expiration of said sixty (60) days to declare said Permit terminated. The Permittee agrees that immediately upon receipt of written notice of such termination it will stop all operations, discontinue any discharges and disconnect the sewerage system or facilities constructed under this Permit. If the

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Permittee fails to do so, the District shall have the right to disconnect said system. The Permittee hereby agrees to pay for any costs incurred by the District for said disconnection.

16. **Rights and Remedies.** The various rights and remedies of the District contained in this Permit shall be construed as cumulative, and no one of them shall be construed as exclusive of any one or more of the others or exclusive of any other rights or remedies allowed by applicable rules, regulations, ordinances and laws. An election by the District to enforce any one or more of its rights or remedies shall not be construed as a waiver of the rights of the District to pursue any other rights or remedies provided under the terms and provisions of this Permit or under any applicable rules, regulations, ordinances or laws.

17. **Expiration.** This Permit shall expire if construction has not started within one (1) year from the date of issue. Construction under an expired Permit is deemed construction without a Permit. All construction under this Permit shall be completed within three (3) years after the date of permit issuance. If conditions so warrant, an extension may be granted. For publicly financed projects (e.g. special assessments) the one (1) year period indicated will be considered from the date of final court action.

18. **Revocation.** In issuing this Permit, the District or Authorized Municipality has relied upon the statements and representations made by the Permittee or his agent. Any incorrect statements or representations shall be cause for revocation of this Permit, and all the rights of the Permittee hereunder shall immediately become null and void.

19. **Advance Notice.** The Permittee shall give the District or Authorized Municipality advance notice of at least two working days prior to the following: mobilization and installation of Erosion and Sediment Control Practices; commencement of construction; excavation for Qualified Sewer Construction; Major Stormwater Systems and Detention Facilities under this Permit; and completion of construction. When advance notice is given, the Permittee shall provide the Permit number, municipality and location.

20. **Compliance with Plans and Specifications.** All construction shall be in accordance with the plans and specifications submitted for this Permit and made a part hereof. No changes in, or deviation from the plans and specifications which affect capacity, maintenance, design requirements, service area or Permit requirements shall be permitted unless revised plans have been submitted to, and approved by the District or Authorized Municipality. The Permit together with a set of the plans and specifications (revised plans and specifications, if any) shall be kept on the jobsite at all times during construction and until final inspection and approval by the District or Authorized Municipality.

21. **Testing and Approval.** All construction under this Permit shall be subject to inspection, testing and approval by the District. All testing shall be made, or caused to be made, by the Permittee at no cost to the District and in the presence of the District representative. Upon satisfactory completion of construction, the Permittee and the owner shall submit, or cause to be submitted, a completion certificate and request for approval on the form prescribed by the District. No sewer or other facilities shall be put in service until all the conditions of the Permit have been satisfactorily met.

22. **Record Drawings.** Before final inspection and approval by the District or an Authorized Municipality, the Permittee shall furnish, or cause to be furnished to the District or an Authorized Municipality, a set of Record drawings and Schedule R for the site stormwater plan, Detention Facilities, Stormwater Facilities, and Qualified Sewer Construction.

23. **Compliance with Rules and Regulations.** The Permittee hereby expressly assumes all responsibilities for meeting the requirements of all applicable rules, regulations, ordinances and laws of Local, State and Federal authorities. Issuance of this Permit shall not constitute a waiver of any applicable requirements.

24. **Severability.** The provisions of this Permit are severable, and if any provision of this Permit, or the application of any provision of this Permit, is held invalid, the remaining provisions of this Permit shall continue in full force and effect.

25. **Property Rights.** This Permit does not convey any property rights of any sort, or any exclusive privilege.

26. **Conflict with Other Conditions.** In the case of conflict between these General Conditions and any other condition(s) in this permit, the other condition(s) shall govern.

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

WMO SCHEDULE A
PROJECT INFORMATION

Watershed Management Permit No. 2022-0283

1. **NAME OF PROJECT** Proposed Northgate Estates Subdivision
(as shown on the plans)

2. **APPURTENANCES** (check all applicable items)

☐ Siphon ☐ Drop Manholes ☐ Public Lift Station (Submit Sch. E) ☐ Outfalls (Submit Sch. O)

☐ Stream Crossing ☐ Direct Connections to District → Describe _____

3. **RECEIVING SANITARY/COMBINED SEWER SYSTEM**

A. System that project will connect to is:
☒ Existing ☐ Proposed /Under Construction → District Permit # _____

List owners of all sewers from project to District interceptor Village of Northbrook

4. **RECEIVING STORM SEWER SYSTEM TRIBUTARY TO WATERWAY**

A. System that project will connect to is:
☒ Existing ☐ Proposed /Under Construction → District Permit # _____

List owners of all sewers from project to waterway CCDOTH

5. **EXISTING LIFT STATION**

☒ No ☐ Yes → Receiving system includes existing lift station

If yes, indicate location _____

6. **FLOOD PROTECTION AREAS**
Does any part of the project area involve the following? (check all applicable items)

☐ Floodplain/Floodway/Riparian (Schedule H) ☐ Wetlands/Buffers/Riparian (Schedule W)

7. **SIZE OF PROJECT**

			Impervious area within project	
A. Total contiguous ownership interest	3.541	acres	C. Before development	0.4160 acres
B. Development Area	3.541	acres	D. After development	2.10 acres

8. **STORMWATER MANAGEMENT**

SUBDIVISION LOTS ASSUMED AT 50% IMPERVIOUS

A. Is project in the service area of a District permitted detention facility?
☒ No ☐ Yes → District Permit No. _____

B. Is stormwater management provided under this permit?
☐ No ☒ Yes → Required by: ☒ District (Submit Sch. D) ☒ Other

C. Type of stormwater management

☒ Runoff Control ☒ Volume Control ☒ Detention Storage

VILLAGE OF NORTHBROOK HAS MORE STRINGENT DETENTION STANDARDS THEN MWRD. DETENTION PROVIDED PER NORTHBROO REQUIREMENTS. V.C. PROVIDED PER MWRD REQURIEMENTS

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WMO SCHEDULE B
SEWER SUMMARY

Watershed Management Permit No. 2022-0283

PROJECT NAME: Proposed Northgate Estates Subdivision
(as shown on the plans)

1. **SEWER SUMMARY:** Include all qualified sewer construction sewers (Sanitary sewers in combined and separate sewer areas and Storm sewers in combined sewer area) and their tributary type:
Sanitary (San), Combined (C), Storm to Combined (SC), Storm to Waterway (SW), or Storm part of Volume Control (SVC)

Tributary Type	Choose an San	Choose an San	Choose an San	Choose an San	Choose Choose one	Choose an Choose one	Choose Choose one
Pipe Size (in.)	8	8	6	6			TOTAL=
Total Length (ft.)	338	88	150	129			705
Min. slope used (%)	1.0	1.0	3	3			TOTAL TOWARDS
Pipe Material *	PVC SDR 26	WMQ PVC	PVC SDR 26	PVC SDR 26 WMQ			FEE=
Total Manholes	4	0	0	0			426
Total Cleanouts	0	0	0	0			
Catch Basin/Inlets	0	0	0	0			

SFR SERVICES

* Pipe material and joint specifications must be shown on plans. See Technical Guidance Manual for acceptable specifications.

Sewer construction in floodplain: ☒ No ☐ Yes → FPE _____ ft.

Sanitary Manholes in floodplain N/A

Note: All structures shall have lids located above the FPE or be constructed with watertight, bolt down covers/lids.

2. **NATURE OF PROJECT** (Check all that apply)

Brief description New 7-Lot Subdivision

- ☐ Publicly financed
- ☐ Sewer extension to serve future development
- ☒ Sewer system serving a subdivision
- ☐ Storm sewers in combined sewer area
- ☐ Off-site trunk sewer to serve subdivision
- ☒ Service connections to serve buildings (Sch. C)
- ☐ Other _____

3. **SEWER EXTENSIONS**

Identify proposed project designed to service future connections (not included in Schedule C). Check the appropriate box and submit service area map and estimate of population equivalent (PE) to be served.

☒ NO ☐ YES → ☐ Service area map

☐ P.E. estimate submitted

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WMO SCHEDULE C SEWER CONNECTIONS

Watershed Management Permit No. 2022-0283

(FILL OUT ALL SECTIONS THAT APPLY)

7 SINGLE FAMILY HOMES
1 SFH = 3.5 P.E.
7 SFHs = 24.5 = 25 P.E.

1. BUILDING CONNECTION DATA

A. RESIDENTIAL BUILDINGS

☑ Single Family — Total dwelling units * _____

Number of sewer connections * 7 PE** 25

☐ Multi Family — Total dwelling units * _____

Number of sewer connections * _____ PE** _____

B. COMMERCIAL& RECREATIONAL BUILDINGS

☐ Number of sewer connections _____ PE** _____

C. INDUSTRIAL BUILDINGS

☐ Number of sewer connections _____ PE** _____

* Each sanitary line exiting a building is a connection

** Population Equivalent (Submit calculations for each connection and total from all connections)

2. BUILDING USE - (Check all that apply)

A. COMMERCIAL & RECREATIONAL

Describe use of buildings, including principal product(s) or activities _____

_____

☐ Food preparation or processing (install grease separator)

☐ Laundromat (install lint basin)

☐ Swimming pool (provide pool plans)

☐ Auto service (install triple basin)

☐ Manufacturing (describe) _____

☐ Auto wash (install mud basin)

☐ Other _____

B. INDUSTRIAL BUILDINGS

Describe use of buildings, including principal product(s) or activities _____

_____

☐ Sewer connections will receive domestic sewage only

☐ Industrial waste is produced

NOTE: If industrial waste is produced, submit WMO Schedule F & WMO Schedule G and plumbing plans along with flow diagram for pretreatment system.

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SCHEDULE D
STORMWATER MANAGEMENT FACILITIES

WMO Permit Number: 2022-0283

NAME OF PROJECT: Proposed Northgate Estates Subdivision

(Submit a separate Schedule D for each stormwater facility, as needed)

1. RUNOFF REQUIREMENTS: Submit calculations and an exhibit that delineates the 100-year critical storm conveyed by the major stormwater system including cross-sections indicating the HGL at critical points (e.g. overflow weirs)

A. Method used to calculate the 100-year peak design runoff rate: Q = C*i*A=0.636*10.80*3.671 = 25.2 cfs
- ☐ Hydrologic model
- ■ Rational Method → $i_{100\text{-}year}$ 10.80 in/hr

B. Onsite tributary area to the major stormwater system 0.64 *C* or *CN* _____ , 3.39 acres

C. Offsite tributary area to the major stormwater system 0.57 *C* or *CN* _____ , 0.28 acres

D. Total tributary area to the major stormwater system 0.636 *C* or *CN* _____ , 3.67 acres

E. Ratio of offsite to onsite tributary area 0.08

F. Time-of-concentration 10 minutes

G. 100-year peak design runoff rate 25.2 cfs

H. Capacity of major stormwater system discharging offsite 27.9 cfs

I. Offsite discharge location of the major stormwater system:
- ■ ROW/drainage easement
- ☐ Adjacent property *(submit calculations to comply with §502.3.B)*

J. Type and location of major stormwater system: Two Detention Ponds (NE & SE Corners of property)

K. Building lowest entry elevation(s) are located at least 1 foot above the adjacent HGL:
(Submit calculations and cross-sections showing the lowest entry elevation(s) and adjacent HGL)
- ■ Yes
- ☐ No *(for existing buildings located within the property holdings, submit acknowledgment)*

Two overflow weirs (one at each pond) sized for runoff to those ponds, see cross-sections on plans.

2. VOLUME CONTROL REQUIREMENTS: Submit calculations and a detail for the volume control facility including a cross-section indicating relevant elevations and the seasonal high groundwater table (SHGWT).

A. Does the site have any restrictive covenants related to environmental conditions (e.g., NFR letter)?
- ■ No
- ☐ Yes → Explain: _____

B. Site constraint(s) that precludes the use of onsite retention-based practices *(submit documentation)*:
- ■ None
- ☐ SHGWT
- ☐ Contaminated Soil
- ☐ Other: _____

C. Proposed impervious area of development 2.10 acres

D. Gross volume control storage *(2.C / 12)* 0.175 ac-ft

E. The onsite gross volume control storage may be reduced when a site constraint is present:
1. Existing impervious area within development _____ acres
2. VC storage reduction *(5)(2.D)[1 – (2.C / 2.E.1)]* _____ ac-ft

F. Required volume control storage *(2.D – 2.E.2)* 0.175 ac-ft

G. Provided volume within retention-based practice 0.203 ac-ft

H. Volume control facility *(*only when a site constraint is present)*
- ■ Retention-based practice → Type of practice: Wetland Pond
- ☐ Flow-through practice* → Type of practice: _____
- ☐ Detention Storage* → Type of facility: _____
- ☐ Offsite retention-based practice* → WMO Permit Number: _____

I. Designed as an offsite retention-based practice:
- ■ No
- ☐ Yes → Impervious runoff volume tributary to facility _____ ac-ft

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

SCHEDULE D

WMO Permit Number: 2022-0283

STORMWATER MANAGEMENT FACILITIES

3. DETENTION REQUIREMENTS: Submit calculations and an exhibit that includes a cross-section of the detention facility and a detail of the control structure, and delineates the tributary, unrestricted, depressional storage, and bypass areas with the acreage and curve number indicated.

A. Watershed specific release rate *(Appendix B)* _____ cfs/ac

B. Detention service area _____ acres

C. Gross allowable release rate _____ cfs

D. Unrestricted area _____ *CN* _____ , _____ acres

E. Unrestricted release rate *(100-year, 24-hour storm)* _____ cfs

F. Depressional storage release rate adjustment *(100-year, 24-hour storm)* _____ cfs

G. Net allowable release rate *(3.C – 3.E – 3.F)* _____ cfs

H. Control structure (restrictor) information:

1. Diameter _____ in
2. Actual Release Rate _____ cfs
3. C_d _____
4. HWL _____ ft
5. Type _____
6. Invert elevation _____ ft

I. Method used to determine the required detention volume:

☐ Hydrologic Model ☐ Nomograph

J. Time-of-concentration _____ minutes

K. Area detained *(include trade areas)* _____ *CN* _____ , _____ acres

L. Adjusted CN *(when onsite retention-based practices are provided)* _____

M. Required detention volume at actual release rate *(3.H.2)* _____ ac-ft

N. Provided detention volume at HWL *(3.H.4)* _____ ac-ft

O. Drawdown time _____ hours

P. Type of stormwater detention facility: _____

Q. Designed as an offsite detention facility:

☐ No ☐ Yes → Runoff volume tributary to facility _____ ac-ft

4. OFFSITE DETENTION REQUIREMENTS: This item is only applicable when the development utilizes an offsite detention facility to comply with the detention requirements.

A. Site limitation(s) that precludes the use of an onsite detention facility *(submit justification)*:

☐ Floodway ☐ Shallow Bedrock ☐ Other: _____

B. Area requiring detention _____ *CN* _____ , _____ acres

C. Runoff volume from area to be detained offsite _____ ac-ft

D. WMO Permit Number for offsite detention facility _____

Engineering Firm: Bono Consulting, Inc. - A SME Company

Name: Will Hepburn, P.E. **Phone:** 847-823-3300

Title: Engineer III **Email:** Whepburn@bonoconsulting.com

Signature: _____ **Date:** 9-22-22

LICENSED PROFESSIONAL ENGINEER
WILLIAM A. HEPBURN
062-073376
10/7/2019
OF ILLINOIS
Exp. 11-30-23

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

SCHEDULE P

WMO Permit Number: 2022-0283

SOIL EROSION AND SEDIMENT CONTROL

NAME OF PROJECT: Proposed Northgate Estates Subdivision

1. PROJECT INFORMATION:

A. Project Area *(include all disturbed area)* ..... 3.541 acres

B. Stormwater discharges directly to:

- [x] Storm Sewer
- [ ] Combined Sewer
- [ ] Overland Flow Route
- [ ] Waters of the State → Name of water body: _____
- [ ] Other → Explain: _____

C. Indicate if any of the following special circumstances apply *(check all that apply)*:

- [x] Volume Control Facility
- [ ] Wetland / Buffer
- [ ] Outfall to Waterway
- [ ] Floodplain / Floodway
- [ ] Riparian Environment
- [ ] Tributary to Lake Michigan

D. Explain how special circumstances indicated in Item 1.C will be protected from erosion and sedimentation:

Wetland bottom detention pond with plantings. Pond slopes are 4:1 slopes, minimizing erosion from runoff. Double row silt fence provided for installed detention ponds.

2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES:

Submit a soil erosion and sediment control plan indicating type, location, and detail for all practices. Include a sequence for all major construction activities. All practices must be constructed in accordance with the Illinois Urban Manual.

A. Indicate all temporary soil erosion and sediment control practices installed as part of the project:

- [x] Entrance / Exit Control
- [x] Vegetative Control
- [x] Filtration for Dewatering
- [x] Concrete Washout
- [ ] Matting / Mulching
- [ ] Conveyance Channel
- [x] Silt Fence
- [ ] Coir Roll
- [ ] Velocity Dissipation
- [x] Double-Row Silt Fence
- [ ] Sediment Trap
- [ ] Cofferdam / Silt Curtain
- [x] Inlet Control
- [x] Sediment Basin
- [x] Other: Erosion Control Blanket
- [ ] Other: _____

B. Indicate all permanent soil erosion control practices installed as part of the project:

- [x] Vegetative Control
- [ ] Velocity Dissipation
- [ ] Other: _____
- [ ] Other: _____

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Watershed Management Permit No. 2022-0283

WMO SCHEDULE K

AFFIDAVIT OF DISCLOSURE OF PROPERTY INTEREST

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Name of Project: Proposed Northgate Estates Subdivision

A. Amazing Homes Developers LLC / Jimmy Feldman after first being duly sworn under oath, states that
(Name of Affiant - Type or Print)
the above-named is (the owner and record title holder), (a principal beneficiary of Land Trust No. _____
held by _____ as Trustee), (an officer Manager OF LLC.
(Name of Trust Holder) (Official Capacity)
of _____ Corporation), (a General Partner of _____
(Name of Corporation) (Name of Partnership)
Partnership), (a Managing Member of Amazing Homes Developers Limited Liability Company), which is the record title
(Name of Limited Liability Company)
holder of the property which is the subject of a certain watershed management permit application (covering the project indicated and designated by the number shown above) filed with the Metropolitan Water Reclamation District of Greater Chicago (District), which property is shown on the attached plat of survey which together with the legal description of the property are attached hereto as Exhibit "A" and specifically incorporated by reference herein.

B. Affiant further states that said property described, in Exhibit "A" (Plat of Survey with legal description) has a total area, including project area, of 3.541 acres and constitutes the total contiguous ownership of the owner, and that the portion of the property currently proposed for development (as defined by the Watershed Management Ordinance (WMO)) consists of 3.541 acres, and the property is intended for use as described hereinafter: 7-Lot Residential Subdivision

*C. Affiant further states that, because of its size and intended use, the property described in Exhibit "A" comes under the requirements of the District with respect to the establishment of site storm water management, which requirements are summarized on the attached table which is attached hereto as Attachment "WMO Schedule-K Attachment" and specifically incorporated by reference herein, and that storm water management facilities will be provided as part of the project in accordance with the design and calculations furnished to satisfy said requirements with respect to the property described in Exhibit "A", and further states that:

1. The owner of the property or any beneficiary of a land trust, if any, which is the record title holder of the property has no present interest, nor had any interest at any time during the previous two years, in any lands contiguous to said property if such interest is or was held, stormwater management requirements must be met for the total).

2. No owner of any lands contiguous to the property and no beneficiary of a land trust, if any, which is the record title holder of any land contiguous to the property has any interest in the property (if such interest is held, storm water management requirements must be met for the total).

3. Affiant understands and agrees that any permit issued by District in reliance upon this affidavit shall be deemed to contain a special condition that if, within two years after the issuance of the permit, the owner or any beneficiary of a land trust, if any, which is the record title holder of the property, acquires any interest in lands contiguous to the property, the owner shall provide for storm water management facilities for such lands in which an interest is acquired, regardless of the size of such lands.

6/17

* Delete paragraph C if exemption is claimed ○
* Delete paragraph D if no exemption is claimed ◉

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WMO SCHEDULE K (Continued) Watershed Management Permit No. 2022-0283

*D. ~~Affiant further states that, because of its size and intended use, the property described in Exhibit "A" is exempt from the requirements of the District with respect to the establishment of site storm water management, which requirements are summarized on the attached table which is attached hereto as Attachment "WMO Schedule K Attachment" and specifically incorporated by reference herein, and further states that:~~

~~1. The owner of the property or any beneficiary of a land trust, if any, which is the record title holder of the property has no present interest, nor had any interest at any time during the previous two years, in any lands contiguous to said property, such that the aggregate total area of the property and the contiguous lands equals or exceeds the acreages summarized on the said attachment for site storm water management requirements. (if such interest is held, storm water management requirements must be met for the total.)~~

~~2. No owner of any lands contiguous to the property and no beneficiary of a land trust, if any, which is the record title holder of any land contiguous to the property has any interest in the property, such that the aggregate total area of the property and the contiguous lands equals or exceeds the acreages summarized on the said attachment for site storm water management requirements. (if such interest is held, storm water management requirements must be met for the total.)~~

~~3. Affiant understands and agrees that any permit issued by District in reliance upon this affidavit shall be deemed to contain a special condition that if, within two years after the issuance of the permit, the owner or any beneficiary of a land trust, if any, which is the record title holder of the property acquires any interest in lands contiguous to the property such that the aggregate area of the property and the contiguous lands equals or exceeds the acreages summarized on the said attachment for site storm water management requirements, the owner shall provide for storm water management facilities for the entire aggregate area to fulfill the said requirements.~~

~~This affidavit is given to induce the District to issue its Watershed Management Permit with respect to the aforedescribed property and to exempt said property from any present requirements to provide and maintain storm water management facilities thereon.~~

E. Affiant further states, that for the purpose of this affidavit, the following terms have the meanings indicated:

Owner: means record title holder or a beneficiary of a land trust which is the record title holder, and includes singular and plural; if the owner is other than an individual, the term includes beneficiaries, agents, shareholders, officers and directors.

Ownership: means holding of record title or any beneficial interest.

Interest: means property interest or contractual interest, legal or equitable, directly or indirectly, in part or in full, and includes option to buy. In the case of shareholder interest, the shareholder shall be deemed to have interest if he owns or controls 5% or more of the shares.

Contiguous: means adjacent to and touching at one point or more; if the lands are separated by an easement or a dedicated right-of-way, it shall be considered contiguous.

F. Affiant understands and agrees that in the event that any of the aforementioned information is incorrect, erroneous, false or misleading, the District may immediately terminate any permit issued based on the above information.

Dated this 26 day of January 20 22

(Affiant)

SUBSCRIBED and SWORN to before me this 26 day of January 20 22

(Notary Public)

OFFICIAL SEAL
KIRILL SMOLOV
Notary Public - State of Illinois
My Commission Expires 12/30/2022

* Delete paragraph C if exemption is claimed
* Delete paragraph D if no exemption is claimed

6/17

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

WMO SCHEDULE R **Watershed Management Permit No.** 2022-0283

OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY

SPACE RESERVED
PLACE STICKER HERE
PROOF OF EXECUTED
RECORDATION DOC#

NOTICE OF WATERSHED MANAGEMENT PERMIT REQUIREMENTS AND OBLIGATIONS OF PERPETUAL MAINTENANCE & OPERATION

Name of Project: Propsoed Nortgate Estates Subdivision

Attach Legal Description

A. NOTICE IS HEREBY GIVEN that the undersigned is (select one) (the owner and record title holder),(a principal beneficiary of Land Trust No. _____ held by _____ (Name of Trust Holder) as Trustee), (an Officer Manager OF LLC (Official capacity) of _____ (Name of Corporation) Corporation), (a General Partner _____ (Name of Partnership) partnership),

(a Managing Member of Amazing Homes Developers (Name of Partnership) Limited Liability Company ("LLC")), which is the record title holder of the property is the record title holder of the property or properties shown on the attached plat of survey and legally described on the attached sheet(s; said recordation document and or record plans, attached hereto as Exhibit "R" and specifically incorporated by reference herein; said property being developed and built up for the benefit or use of more than one owner or user, is subject to the rules and regulations of the Metropolitan Water Reclamation District of Greater Chicago ("District") governing stormwater maintenance and operation requirements.

B. NOTICE IS FURTHER GIVEN that a Watershed Management Permit ("Permit") District Permit No.: _____ (covering the project indicated and designated by the number shown above) has been granted by the District with respect to the property described in Exhibit "R", for the development and/or redevelopment and/or construction of a qualified sewer system as shown on the permit and accompanying documents on file with the District.

***C. NOTICE IS FURTHER GIVEN** that the following facilities contemplated for construction under the permit on file with the District requires perpetual maintenance and operation by the co-permittee and / or the current property owner, to meet the requirements of the watershed management permit:

	Applicability	
A) Volume Control Facilities	☒ Yes	☐ No
B) Detention Facilities (Existing and Proposed)	☒ Yes	☐ No
C) Offsite or Trade-off Detention Facilities	☐ Yes	☐ No
D) Stormwater Management System(s) Component(s)	☒ Yes	☐ No
E) Native Planting Conservation Area(s)	☐ Yes	☐ No
F) Compensatory Storage Area(s)	☐ Yes	☐ No
G) Wetland/Buffer Mitigation Area(s)	☐ Yes	☐ No
H) Riparian Environment Mitigation Area(s)	☐ Yes	☐ No
I) Qualified Sewer Construction	☒ Yes	☐ No
J) Other _____ (Include attachments as necessary)	☐ Yes	☐ No

D. THIS NOTICE, after it has been recorded, shall not be withdrawn, rescinded or removed, except after the District requirements relative to obligation of perpetual maintenance and operation of facilities have been satisfied with respect to the entire property described in Exhibit "R", and a written release from the obligations hereunder is obtained from the District.

Schedule R is to be executed by owner and furnished to District for proof of recordation. Owner is to pay all expenses for recording after construction and as-built survey is complete and prior to RFI to obtain return on deposit. Submit one original and one copy of the executed and recorded Schedule R along with record drawings, maximum size 30"x 36". The information provided on the record drawings must be legible when it is recorded (microfilmed). All documents submitted for filing must comply with the Illinois Plat Act and additional requirements as set forth by the County Recorder of Deeds.

*Select all boxes as appropriate

Revised 11/2017
(OVER)

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

WMO Schedule R (Continued) Watershed Management Permit No. 2022-0283

This notice is intended to be given to any party or parties hereinafter acquiring any interest in the aforedescribed property, or dealing with said property in any manner whatsoever, notifying them of the requirements for obligation of perpetual maintenance and operation for facilities for said property as provided herein. The owner hereby certifies that the property is recorded in the office of the Cook County Recorder of Deeds.

Signed by owner and record title holder dated this 26 day of Jan 20 22

Impress Corporate Seal Here

CHOOSE A, B, C, or D

A (for individual owner) _____ Owner

B (for Partnership) _____ General Partner

C (for Limited Liability Company) _____ Managing Member

D (for Corporation _____ President

_____ Corporate Secretary

E (for property in a land trust) _____ Individual holding power of direction

NOTARIZATION OF OWNER'S SIGNATURE

NOTE: (For individual, Partnership or Corporation) (if title to property is held in land trust, the trust officer must countersign in space provided.)

CHOOSE A, B, C, D, or E, same as above

State of IL }

County of Cook } ss.

A INDIVIDUAL OWNER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person(s) whose name (s) (is) (are) subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as (his) (her) free and voluntary act, for the uses and purposes therein set forth, or,

B PARTNERSHIP

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be a general partner of the _____ partnership, personally known to me to be the same person(s) whose name (s) (is) (are) subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as (his) (her) free and voluntary act, for the uses and purposes therein set forth, or,

C Limited Liability Company (LLC)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dmitry Feldman ,Managing Member of Amazing Homes Developers ,is personally known to me to be the same person whose name is subscribed to the preceding instrument as Managing Member, appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as Managing Member of the LLC, as (his) (her) free and voluntary act, and the free and voluntary act of the LLC, for the uses and purposes therein set forth, or,

D CORPORATION

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

_____, President of _____, and _____,

Secretary of the corporation, are personally known to me to be the same persons whose names are subscribed to the preceding instrument as President and Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as President and Secretary of the corporation, and affixed the corporate seal of the corporation, pursuant to authority given by the Board of Directors of the corporation, as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes there stated.

Given under my hand and official seal, this 26 day of JAN, 2022

_____ (Notary Public)

Commission expires 12/30 , 2022

OFFICIAL SEAL
KIRILL SMOLOV
Notary Public State of Illinois
My Commission Expires 12/30/2022

E LAND TRUST

COUNTERSIGNATURE

_____ held by _____ as Trustee.

(Trust Officer) (Trust No.) (Name of Trustee)

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

SPECIAL CONDITIONS FOR PERMIT NO. 2022-0283

1. This permit is issued in reliance upon the Affidavit of Disclosure of Property Interest (Schedule K) submitted by the owner, and said Affidavit is made a part of this permit.

2. This permit is issued in reliance upon the Notice of Watershed Management Permit Requirements and Obligations of Perpetual Maintenance & Operation (Schedule R) submitted by the owner, and said Notice is made a part of this permit.

   The Notice of Watershed Management Permit Requirements and Obligations of Perpetual Maintenance & Operation (Schedule R) submitted in conjunction with this permit shall be recorded at the expense of the Permittee/Co-Permittee. A copy of the recorded document(s) shall be submitted to MWRD prior to the final inspection and approval.

3. Construction must conform to the soil erosion and sediment control requirements of this permit and any other local, state, and/or federal agencies.

4. This permit is issued subject to the runoff requirements of the WMO and in reliance of the drainage certification submitted by the design engineer. Development under this permit shall not increase flood elevations or decrease flood conveyance capacity of the area upstream or downstream of the developed property covered under this permit.

5. This permit is issued subject to the volume control requirements of the WMO. The volume control facility shown on the plans and the associated maintenance plan are made a part of this permit. Volume control is provided beneath the outlet of the two locally required detention facilities.

6. The stormwater detention facility shown on the plans is provided in accordance with local requirements.

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

ENGINEERING CERTIFICATIONS

Watershed Management Permit No. 2022-0283

CERTIFICATE BY DESIGN ENGINEER: I hereby certify that the project described herein has been designed in accordance with the requirements set forth in this application and all applicable ordinances, rules, regulations, local, state and federal laws, and design criteria of the issuing authority; that the storm drainage and sanitary sewer system designed for this project are proper and adequate; that where the design involves one or more connections to an existing local sewer system, the capacity of said system has been examined and the system is found to be adequate to transport the stormwater and/or wastewater that will be added through the proposed sewer without violating any provisions of the Illinois Environmental Protection Act or the rules and regulations thereunder.

Comments, if any: Will Hepburn, P.E.

Engineering Firm: Bono Consulting **Telephone:** (847) 823 - 3300

Address: 1018 Busse Hwy **City:** Park Ridge **Zip:** 60068

Signature: Will Hepburn, P.E. - Engineer III **Date:** 7-11-22
(Name and Title)

Email Address: whepburn@bonoconsulting.com

LICENSED PROFESSIONAL ENGINEER WILLIAM A. HEPBURN 062-073876 SEAL OF ILLINOIS

CERTIFICATE BY MUNICIPAL OR SYSTEM ENGINEER: The application and the drawings, together with other data being submitted with this application, have been examined by me and are found to be in compliance with all applicable requirements. The manner of drainage is satisfactory and proper in accordance with local requirements. The existing local sewer system to which the project discharges has been examined and the system is found to be adequate to transport the stormwater and/or wastewater that will be added through the proposed sewer without violating any provisions of the Illinois Environmental Protection Act or the rules and regulations thereunder.

I hereby certify that the project area is within the municipal corporate limits. ☑ YES ☐ NO

Owner of Local Sewer System: Village of Northbrook

Municipal Engineer: Matt Farmer **Telephone:** 847-272-4711

Address: 225 Cedar Lane **City:** Northbrook **Zip** 60062

Signature: Matt Farmer **Date:** 09/28/22
(Name and Title)

Email Address: matt.farmer@northbrook.il.us

LICENSED PROFESSIONAL ENGINEER MATTHEW FARMER 062-062524 SEAL OF ILLINOIS

CERTIFICATE BY INSPECTION ENGINEER: I hereby certify that construction of the project will be in substantial compliance with the data and the plans submitted with this application; that approval will be obtained from the issuing authority prior to making any changes that would affect capacity, maintenance, design requirements, service area or the Permit requirements; that a set of RECORD drawings, signed and sealed by the undersigned Engineer will be furnished to the District or an Authorized Municipality before testing and approval by the District or Authorized Municipality of the completed work.

Engineering Firm: Bono Consulting, Inc. **Telephone:** 847-823-3300

Address: 1018 Busse Hwy **City:** Park Ridge **Zip** 60068

Signature: Will Hepburn, P.E. - Engineer III **Date:** 7-11-22
(Name and Title)

Email Address: whepburn@bonoconsulting.com

LICENSED PROFESSIONAL ENGINEER SEAL WILLIAM A. HEPBURN 062-073376 OF ILLINOIS

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

SPECIAL CONDITIONS

Watershed Management Permit No. 2022-0283

This Permit is issued subject to the General Conditions and the attached Special Conditions.

If Permit is granted:

☐ **Please return two (2) copies of the Permit to the Permittee; or**
☒ **Please mail one (1) copy to Permittee and one (1) copy to the person designated below:**

Name: Bono Consulting - Will Hepburn

Address : 1018 Busse Hwy., Park Ridge, IL 60068
Email : whepburn@bonoconsulting.com

CERTIFICATE BY APPLICANTS: We have read and thoroughly understand the conditions and requirements of this Permit application, and agree to conform to the Permit conditions and other applicable requirements of the District. It is understood that construction hereunder, after the Permit is granted, shall constitute acceptance by the applicants of any Special Conditions that may be placed hereon by the District or an Authorized Municipality. It is further understood that this application shall not constitute a Permit until it is approved, signed and returned by the Director of Engineering of the District or Enforcement Officer of an Authorized Municipality.

PERMITTEE	**CO-PERMITTEE**
The project area is within municipal corporate limits. ☒ Yes ☐ No ☐ Not Applicable	**(Co-Permittee is Property Owner)** Title to property is held in a land trust: ☐ Yes ☒ No If yes, Co-Permittee shall be beneficiary with Power of Direction
Municipality: Village of Northbrook	Owner: Amazing Homes Developers LLC
Address: 1225 Cedar Lane	Address: 50 Lakeview Pkwy #121
City: Northbrook Zip: 60062	City: Vernon Hills Zip: 60061
Signature: Matt Farmer	Signature:
Name: Matt Farmer (Print)	Name: Dmitry Feldman (Print)
Title: Village Engineer	Title: Manager of LLC
Date: 08/28/22 Phone: 847-272-4711	Date: 1/26/2022 Phone: 847-409-2332
Email: matt.farmer@northbrook.il.us	Email: nsgconstructionllc@gmail.com

REVIEW AND APPROVAL BY THE DISTRICT OR AUTHORIZED MUNICIPALITY

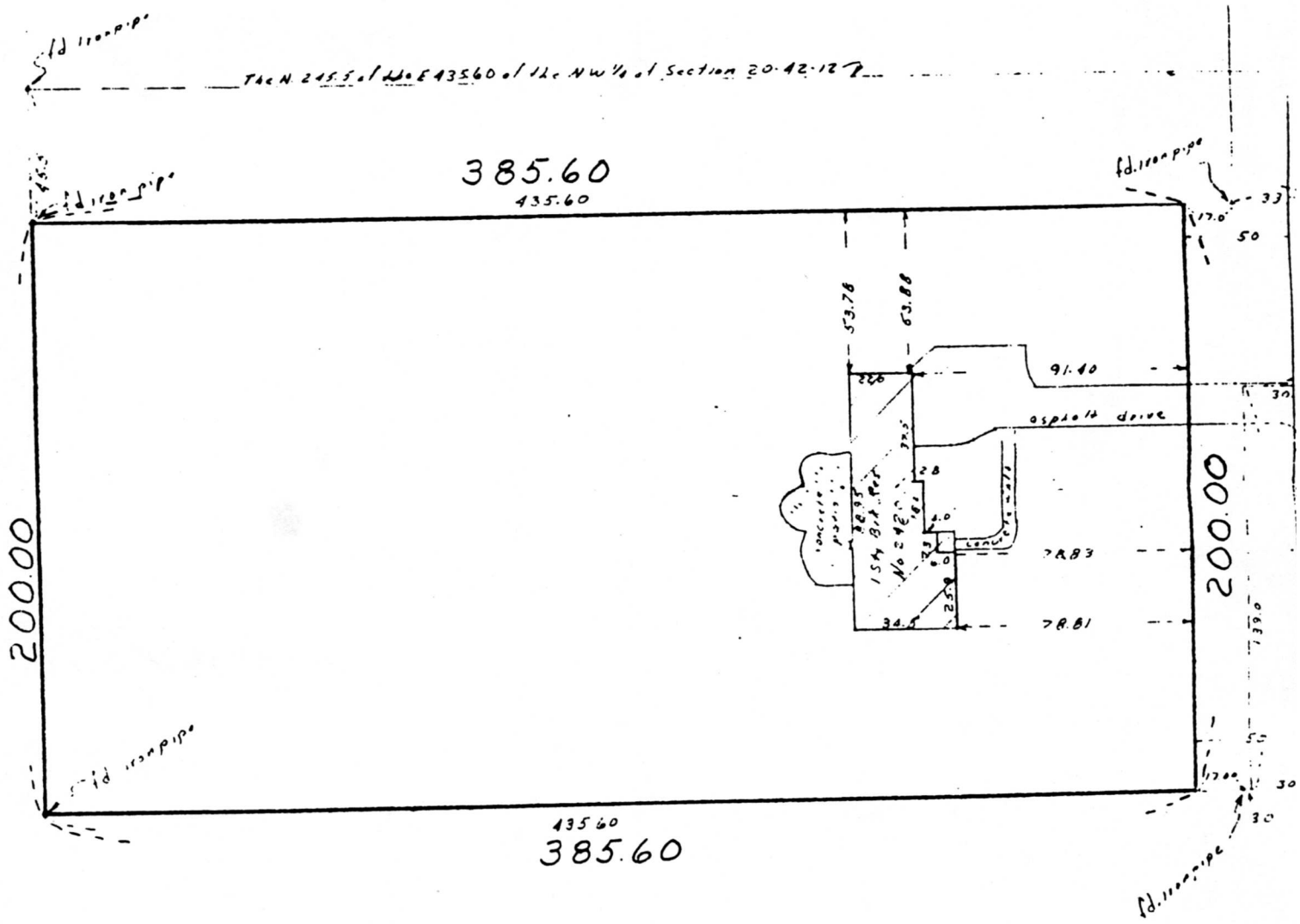
Reviewed by: _____ **Date** 11/14/2022
(Local Sewer Systems) or (Professional Engineer)

Approved for Issue

Approved by: _____ **Date** 11/25/2022
(For the Director of Engineering) or (Enforcement Officer)

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by

The South 200 feet of the North 245.50 feet of the East 435.60 feet of the Northwest 1/4 of Section 20, Township 42 North, Range 12 East of the Third Principal Meridian, (except a parcel of land extending North 139 feet from the South line with a depth of 30 feet along the East line), in Cook County, Illinois.



STATE OF ILLINOIS
JAMES M. ELLMAN
35-2158
REGISTERED LAND SURVEYOR

Ordered by Ernest Blomquist

Order No 77260

Base Scale 1 inch = 40 feet

Date May 17, 1977

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, JAMES M. ELLMAN, do hereby certify that the above described property and that the plat hereon is a correct representation of said survey.

by James M. Ellman
ILLINOIS REGISTERED LAND SURVEYOR

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

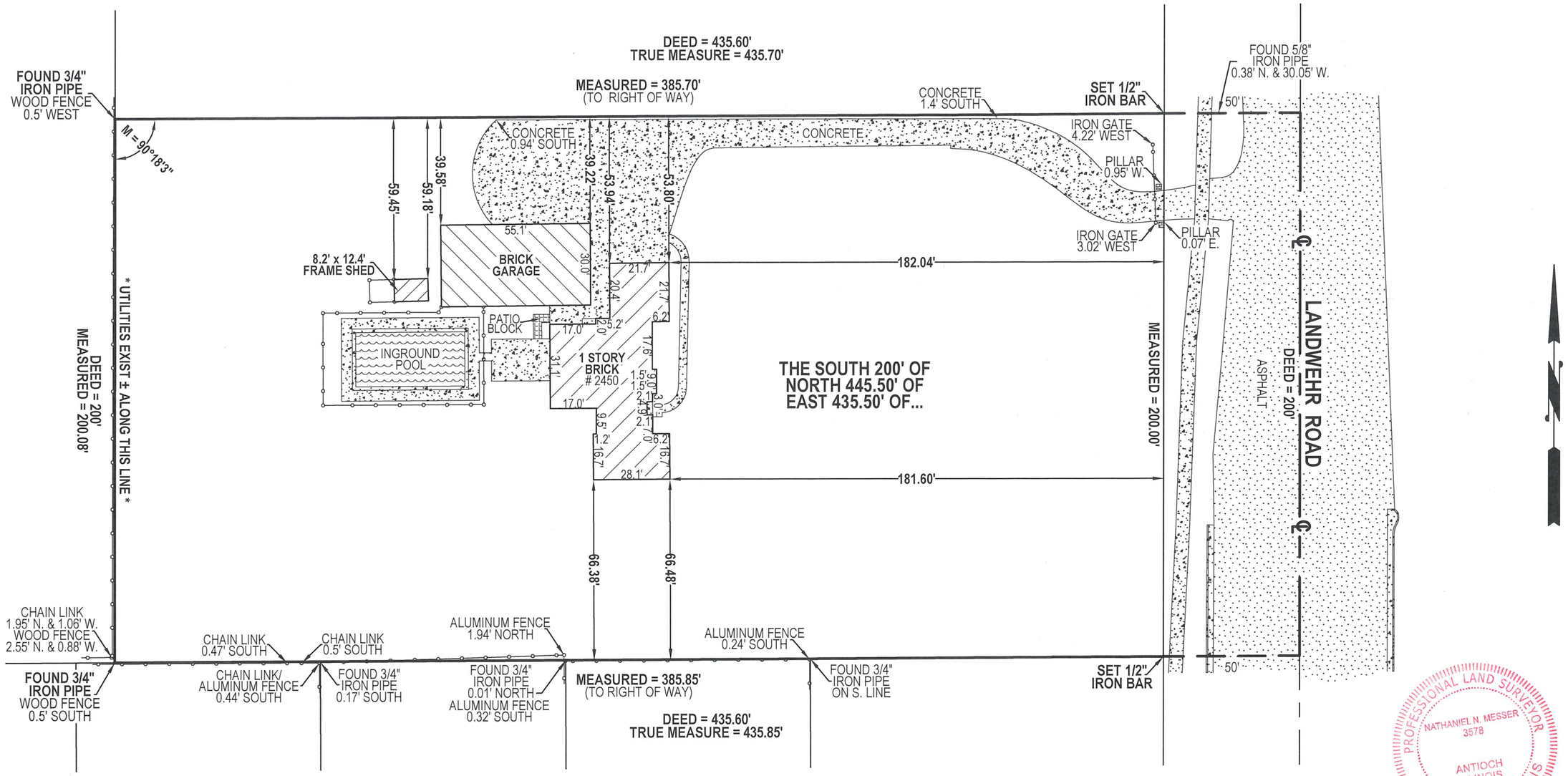
MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

PLAT OF SURVEY

Phone: 847-973-1873
Fax: 847-973-9783
midlakes.survey@yahoo.com

THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.



SURVEY AREA = GROSS 87,169 / NET 77,169 Sq.Ft.± 2.00 / 1.77 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted.

Field work completed on 11/12/2019.

COPYRIGHT© 2019 - MID LAKES SURVEY COMPANY

Job no. 461041 | P.I.N. 04 - 20 - 100 - 007 | Scale 1" = 40'
Address 2450 LANDWEHR ROAD | Township NORTHFIELD | Platted By JER
NORTHBROOK, IL 60062-6921 | Ordered By MORTON J. RUBIN, ESQ. | Checked By NNM

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated NOVEMBER 13, 2019.

MID LAKES SURVEY COMPANY

By _____ Nathaniel N. Messer, PLS
Illinois Professional Land Surveyor. My license expires 11/30/2020

PROFESSIONAL LAND SURVEYOR
NATHANIEL N. MESSER
3578
ANTIOCH
ILLINOIS
STATE OF ILLINOIS

CERTIFIED COPIES EMBOSSED WITH RAISED SEAL

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

DECLARATION OF RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ANDEASEMENTSFORTHE NORTHGATE ESTATES SINGLE FAMILY HOMEOWNER ASSOCIATION

Northgate Estates Single Family Homeowner Association	Property Address: 2420-2450 Landwehr Rd. Northbrook, IL 600
Prepared by and after recording return to: Kolpak Law Group LLC 6767 N. Milwaukee Ave., Suite 202 Niles, IL 60714	PIN underlying: 04-20-100-006-0000 04-20-100-007-0000

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

DECLARATION OF RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE NORTHGATE ESTATES SINGLE FAMILY ASSOCIATION

THIS DECLARATION OF RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (the "Declaration") is made this ___ day of _____, 2023, by AMAZING HOMES DEVELOPERS LLC, an Illinois limited liability company (hereinafter referred to as "Declarant").

PREAMBLES:

WHEREAS, Declarant is the owner in fee simple of a certain parcel of real estate in the County of Cook, State of Illinois, legally described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, Declarant desires to develop a residential Single-Family development on the Property (the "Development"); and

WHEREAS, Declarant desires to submit the Property, in whole, to the provisions of this Declaration.

NOW, THEREFORE, Declarant hereby declares that the Property is, and shall be held, transferred, sold, conveyed and occupied, subject to the covenants, conditions, restrictions, reservations and easements hereinafter set forth.

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

ARTICLE I
DECLARATION PURPOSES AND PROPERTY SUBJECTED TO DECLARATION

Section 1. General Purpose. Declarant desires to create on the Property a detached single-family home development for future owners of Lots (as hereinafter defined) and dwellings for the following general purposes:

(a) Declarant, by the imposition of covenants, conditions and restrictions, and the reservation of certain powers unto itself, does intend to provide for the Property a plan for development which is intended to enhance and to protect the values of Declarant's Single Family home residential community, and

(b) The Declarant desires to protect the Owners of the Lots, as hereinafter defined, against such improper use of surrounding Lots as may depreciate the value of their property; and

(c) The Declarant desires to provide for: (i) maintenance, repair and replacement of monuments and landscaping and mowing of grass at the entryway to the Development, if any; and (ii) the maintenance and repair of the Stormwater Detention Area used in common by and for the benefit of the Owners of the Property.

Section 2. Encumbrance. To further the general purposes herein expressed, Declarant, for itself, its successors and assigns, hereby declares that the Property at all times is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions and easements herein set forth. The provisions of this Declaration are intended to create mutual equitable servitude upon each Lot becoming subject to this Declaration in favor of each and all other such Lots; to create privity of contract and estate between the grantees of such Lots, their heirs, successors and assigns; and to operate as covenants running with the land for the benefit of each and all such Lots becoming subject to this Declaration, and the respective Owners of such Lots, present and future.

ARTICLE II
DEFINITIONS

Section 1. The following words and terms, when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "Association" shall mean and refer to the Northgate Estates Single Family Homeowner Association, an Illinois not-for-profit corporation, and its successors and assigns.

(b) "Board" shall mean and refer to the Board of Directors of the Association as constituted from time to time.

(c) "By-Laws" shall mean the By-Laws of the Association, as amended from time to time, which are attached hereto as Exhibit B and made a part hereof.

(d) 'Declarant" shall mean and refer to Amazing Home Developers LLC, an Illinois Limited Liability Company, and its respective successors and assigns, whether such succession of assignment applies to all or any part of the Property. Any such successor or assignee shall be deemed a Declarant and entitled to exercise all or a portion of the rights of Declarant provided herein if designated as such by Declarant in any instrument recorded for such purposes.

(e) "Developer" shall mean Amazing Home Developers LLC, an Illinois Limited Liability Company, and its successors and assigns.

(f) "Dwelling Unit" or "Unit" shall mean a single-family residence located on a Lot and intended for the shelter and housing of a Single Family, as hereinafter defined. Dwelling Unit shall include any Structure attached or adjacent to the dwelling utilized for storage of personal property, tools and equipment. Developer intends that each Lot which is made subject to this Declaration as part of the Premises shall be improved with a building consisting of one free standing residential unit.

(g) "Dwelling Unit Exterior" shall mean the roof, foundation, steps, footings, crawl space, outer surfaces of exterior walls of the residence which is part of the Dwelling Unit, and all portions of the Dwelling Unit which are not improved with such residence, including, without limitation, the driveways, walkways, patios, landscaped areas and fences.

(h) "Lot" shall mean each part of the Property, the size and dimension of which shall be established by the legal description in the Lot Deed conveying such Lot. A Lot may also be established by Declarant pursuant to the Subdivision Plat or by an instrument in writing executed, acknowledged and recorded by Declarant which designates a part of the Property as a Lot for the purposes of the Declaration.

(i) "Lot Deed" shall mean the deed ofDeclarant conveying a Lot to an Owner.

G) "Member" shall mean and refer to every person or entity who holds membership in the Association.

(k) "Owner" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to any Lot, as hereinafter defined, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation. The term "Owner" shall include the Developer to the extent of the number of Lots owned by Declarant and also includes the interest of Developer or of Declarant as contract seller of any Lot.

(1) "Property" shall mean and refer to the real estate legally described in Exhibit "A" attached hereto and made part hereof.

(m) "Single Family" shall mean one or more persons, each related to the other by blood, marriage or adoption, or a group of not more than 4 persons not all so related, maintaining a common household in a Dwelling Unit.

(n) "Stormwater Detention Area" shall mean the area or areas depicted and labeled as the Stormwater Detention Area and dedicated to the Association pursuant to the Plat of Subdivision.

(o) "Structure" shall mean any building or other improvement erected or constructed, the use of which requires more or less permanent location on or in the ground or attached to something having a permanent location on or in the ground.

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

(p) "Subdivision Plat" shall mean the Northgate Estates Plat of Subdivision as recorded or may be recorded at the Office of the Recorder of Deeds of Cook County, Illinois and includes one or more phases or units thereof.

(q) "Village" shall mean the Village of Northbrook, Cook County, Illinois.

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot

ARTICLE III
GENERAL RESTRICTIONS

Section 1. Land Use. Single-Family. Residential. All Lots shall be used only for freestanding single-family residences. Each Dwelling Unit shall be used for private residential purposes only; provided, that no Owner shall be precluded from (i) maintaining his personal professional library therein, (ii) keeping his personal business records or accounts therein, (iii) handling his personal business consistent with the Village's ordinances or professional telephone calls or correspondence therefrom, or (iv) conducting a home occupation not inconsistent with the Village's ordinances relating to home occupation.

Section 2. Standards for Construction. All Structures shall be constructed in accordance with applicable governmental building codes and zoning ordinances of the Village.

Section 3. Nuisances. No noxious or offensive activity or trade shall be carried on, in or upon the Property, nor shall anything be done here on which may be or may become an annoyance or nuisance to the neighborhood. No plants or seeds or other conditions, harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a Lot. No building shall be erected or maintained on any Lot for manufacturing, industrial or business purposes, excepting Declarant's temporary sales office for the sales of Dwelling Units within the Property.

Section 4. Temporary Structures. No temporary building, trailer, mobile home, recreational vehicle, tent, shack or other similar Structure shall, except as otherwise herein provided, be located upon the Lots.

Section 5. Lot Appearance. Each Lot shall be properly maintained and landscaped in such a way as to enhance the appearance of the Lot and the surrounding Lots and shall be neat in appearance and in good order. No person shall accumulate on a Lot junked vehicles, litter, refuse or other unsightly materials. Vacant Lots shall not be used for the purpose of gardening and/or raising crops thereon. All trash and garbage containers must be kept in the Owner's private garage, except after 7:00 p.m. on the day before trash and garbage collection.

Section 6. Maintenance. Each Owner shall cause his Dwelling Unit to be maintained so that the appearance of the Dwelling Unit and the Dwelling Unit Exterior is substantially similar to its appearance when first constructed, ordinary unavoidable wear and tear excepted. Additionally, each Owner shall be responsible for maintenance, upkeep and replacement per Landscape Plan, consisting of one page, attached as Exhibit A, of the approved landscape plans in perpetuity, of any perimeter trees that are located within their lot.

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Section 7. Vehicle Repair. The minor repair on any motorized vehicle shall not be permitted, except within the confines of the garage of a Dwelling Unit. Such repair shall be on an occasional basis, during reasonable hours, and shall be on an Owner's vehicle only.

Section 8. General Review and Approval. Except for improvements constructed by Developer, no building, fence, wall, or other structure shall be commenced, erected or maintained upon the Property or upon any Lot, dwelling unit, garage or other improvement thereon, nor shall any exterior addition to or change or alteration therein be made, except such as are erected or approved by the Developer, until written plans and specifications showing the nature, kind, shape, height, materials, color scheme and location of the same and the approximate cost thereof shall have been submitted to and approved in by the Board or by an architectural committee composed of three (3) or more representatives appointed by the Board and furthermore, if approval of the Board is obtained said improvements may be subject to approval of the Village.

Section 9. Other Prohibited Matters. No animals other than inoffensive common domestic household pets such as dogs and cats shall be kept on any Lot and no Lot shall be used for the keeping of any bees, fowl or livestock, such as but not limited to sheep, cattle and pigs of any type or breed. The breeding or keeping of dogs or cats or other for sale or profit is expressly prohibited. The operation of a "ham' radio station shall not be allowed. No communications discs over 24 inches shall be permitted on any Lot.

Section 10. Storm.water and Storm.water Drainage. The Storm.water Detention area is dedicated to the Homeowner Association pursuant to the Plat of Subdivision. Owner shall not impede or obstruct the drainage of Storm.water through and into the Storm.water Detention Area. Owner shall keep same, if located upon their Lot, free and clear of all debris, unobstructed and available for use. No obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impede or diminish Storm.water drainage to or detention in, over, under, through or upon the Storm.water Detention Area. The Storm.water Detention areas must always be encompassed by safety fencing a minimum of forty-two inches (42") in height.

Section 11. Use During Construction and Sale Period. During the period of construction of the Dwelling Units on the Property by the Declarant, the Developer and Declarant, contractors and subcontractors and their respective agents and employees, shall without charge, cost or rent be entitled to access, ingress and egress to said Dwelling Units and Property as may be required in connection with said construction.

During the period in which sales of the Dwelling Units is conducted by the Declarant or Developer and for a reasonable time after conveyance by Declarant or Developer of the last Unit, the Declarant or Developer may occupy or grant permission to any person or entity to occupy, with or without rental, one or more Units for business or promotional

purposes for sales of Dwelling Units within the Property only, including promotional activities, sales offices, model Units for display and the like and may maintain customary signs in connection therewith; provided, however, that the activities in the Units so occupied do not interfere with the quiet enjoyment of any other Owner.

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ARTICLE IV
INSURANCE/REBUILDING

Section 1. Insurance. Each Owner of a Dwelling Unit shall be responsible for and shall procure fire and all risk coverage insurance upon such Owner's Dwelling Unit for not less than the full insurable replacement cost thereof under a policy or policies of insurance with such company or companies, in such form, and for such premiums and periods as he may determine to be appropriate.

Section 2. Rebuilding of Damaged Dwelling Unit. In the event of damage to or destruction of any Dwelling Unit by fire or other casualty for which the Owner is required to carry insurance hereunder, the Owner thereof shall, within a reasonable after such damage or destruction, repair or rebuild the Dwelling Unit in a workmanlike manner with material comparable to those used in the original structure and, in all respects, in conformity with then applicable laws or ordinances. The Dwelling Unit Exterior when rebuilt, shall be substantially similar to, and its architectural design shall be in substantial conformity with the original plans and specifications for the Dwelling Unit Exterior. The Owner shall not be relieved of his obligation to repair or rebuild his Dwelling Unit under these sections by his failure to carry sufficient insurance or the fact that proceeds received by the Owner from his insurer are not sufficient to cover the cost thereof.

ARTICLEV
NORTHGATE ESTATES SINGLE FAMILY
HOMEOWNER ASSOCIATION

Section 1. Creation and Purposes. The Developer shall form an Illinois not-for-profit corporation to be known as the Northgate Estates Single Family Homeowner Association which shall in general maintain and promote the desired character and purpose of the Property.

Section 2. Board of Directors and Officers. The Association shall have a Board of not less than three (3) directors who shall be elected by the Members of the Association at such intervals as the By-Laws of the Association shall provide, except that vacancies in the Board occurring between regularly scheduled meetings of the Members may be filled by the Board if so provided by the By-Laws and that the first Board and subsequent Boards (until Developer has turned over control of the Association to the Members, as provided in Section 3 of this Article V) shall be appointed by the Developer and shall be 3 in number. The Association shall have such officers as shall be appropriate from time to time, who shall be elected by the Board and who shall manage and conduct the affairs of the Association under the direction of the Board. Except as expressly otherwise provided by the Articles of Incorporation or the By-Laws, all power and authority to act on behalf of the Association both pursuant to this Declaration and otherwise shall be vested in its Board from time to time and its officers under the direction of the Board, and shall not be subject to any requirement of approval on the part of its Members. The By-Laws of the Association

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shall include such added provisions for the protection and indemnification of its officers and directors as shall be permissible by law. The directors and officers of the Association shall not be liable to the Owners or others for any mistake of judgment or any acts or omissions made in good faith as such directors or officer. The Owners shall indemnify and hold harmless each of such directors or officers against all contractual liability arising out of contracts made by such directors or officers on behalf of the Owners of the Association, unless any such contracts shall have been made in bad faith or contrary to the provisions of this Declaration. The liability of any Owner arising out of any such contract made by the Board or officers or out of the aforesaid indemnity in favor of the directors or officers to the extent not covered by insurance, shall be limited to such Owner's proportionate share of the total liability.

Section 3, Turnover Date, The Developer shall through the Board appointed by it in accordance with Section 2 of this Article, exercise control over all Association matters, until the first to occur of (a) 3 years from the date of this Declaration, (b) the individual sale and conveyance of legal or equitable title to 75% of the Lots to Owners other than Declarant, or (c) Developer elects to voluntarily tum over to the Members the authority to appoint the Board, which election it shall evidence by directing the Declarant to execute an instrument setting forth its intention to so tum over its authority hereunder. The date upon which the authority to appoint the Board passes to the Members shall be hereinafter referred to as the "Turnover Date".

Section 4. Membership and Voting.

(a) Every person or entity who is record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including a contract seller, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification of membership. Nothing herein contained shall be interpreted to exclude Declarant from membership while it or its successors in interest, if any, owns one or more Lots.

(b) From and after the time that the Developer has relinquished its authority to appoint the directors as hereinabove provided, each Member shall be entitled to one (1) vote on each matter submitted to a vote of Members for each Lot owned by him or it, provided, that where title to a Lot is in more than one person, such co-owners acting jointly shall be entitled to but one vote. When more than one person holds such interest in any Lot, all such persons shall be Members.

Section 5. Powers and Duties of the Association. The Association, through the Board, shall have the following powers and duties:

a) Repair, maintain and replace entryway monuments, if any, and provide for entryway landscaping, if any.

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b) Maintain and repair, as necessary, the Stormwater Facilities located on the Property. In particular, the Association is authorized to enter into contracts for stormwater facilities maintenance and repair.

c) The Association will neither own nor maintain the Dorian Court Cul-de-Sac, as depicted on the Subdivision Plat, as upon recordation of the Plat of Subdivision it will be dedicated to and owned and maintained by the Village.

d) Have the authority to employ a manager or other persons and to contract with independent contractors or managing agents to perform all or any part of the duties and responsibilities of the Association, provided that any contract with a person or firm appointed as a manager of managing agent shall provide for the right of the Association to terminate the same at the first annual meeting of the Members of the Association after such appointment.

e) Establish and maintain a working capital and contingency fund in an amount to be determined by the Board.

f) To pay real property taxes, special assessments, and any other special taxes levied by any lawful taxing or assessing body, which are authorized by law on any portion of the property dedicated to the Association or depicted as common areas on the Plat of Subdivision.

g) Provide such other facilities and services as may be authorized from time to time by the affirmative vote of 51% of the Members of the Association acting in accordance with By-Laws, provided, however, that any such action so authorized shall always be for the express purpose of keeping the Property a highly desirable residential community.

h) Exercise all other powers and duties vested in or delegated to the Association, and not specifically reserved to the Voting Members by the Articles of Incorporation, the Declaration or By-Laws.

Section 6. Maintenance/Assessments.

(a) Upon the closing of the sale of each Lot by the Declarant to a purchaser of value, the Developer shall collect the following amounts from the purchasing owner: (i) $50, which shall be allocated as a "Contingency and Replacement Reserve" for the Association to be utilized for repair and replacement of capital improvements made or to be made, (ii) an amount equal to 6 months of the Annual Assessments at the rate in effect with respect to the Lot as of the closing, which shall be allocated to the "Initial Working Capital Fund" for the Association to be utilized for the Association's working capital needs from time to time, and (iii) the pro rata amount of the ANNUAL assessment due for the portion of the fiscal year following the closing, which assessment amount shall be determined by the Board.

After the Turnover Date, the Developer shall assign to the Association all proceeds of the Contingency and Replacement Reserve to be applied by the Association for the purposes set forth in the preceding paragraph. The Declarant and Developer shall have no right to utilize any of funds received from an initial purchaser prior to the Turnover Date. All of the above collected funds, except the Contingency and Replacement Reserve, may be used for, but not limited to, maintenance and landscaping as described in Section 5(a) and the insurance expenses described in Section 8 of this Article.

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(b) Each Owner, by acceptance of a deed or other conveyance from the Declarant, its successors or assigns, is deemed to covenant and agree to pay to the Association annual assessments or charges and special assessments for capital improvements and unforeseen expenses, to be collected from time to time as hereinafter provided in this Declaration, together with By-Laws of the Association. The annual and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Property against which each such assessment is made. Each such assessment, together with such interests, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. Notwithstanding the foregoing, Declarant shall be obligated to pay its share of assessments only for purposes of the maintenance, repair, and upkeep and for no other purpose. The portion of the assessments to be utilized for other expenses and purposes shall be allocated equally among all Owners other than Declarant.

(c) The assessment levied by the Association shall be used exclusively for the purpose of promoting the health, safety and welfare of the residents in the Property and in particular for the improvement, maintenance and repair of the stormwater facilities devoted to this purpose. Such uses shall include, but are not limited to, the cost of the Association of all insurance, and repair, replacement and maintenance of facilities, and other charges required by the Declaration or that the Board shall determine to be necessary or desirable to meet the primary purpose of the Association, including the establishment and maintenance of a reserve for repair, maintenance, replacements and other charges as specified herein.

(d) In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Stormwater Facilities.

(e) Both annual and special assessments must be fixed at a uniform amount for all Lots. The annual assessment shall be payable by the Owner with respect to his or her Lot on a quarterly basis until the next annual assessment or revised annual assessment becomes effective, which quarterly portion shall be equal to one-fourth (1/4) of the annual assessment. On or before the first day of the fiscal year, and on or before the first day of each and every calendar quarter thereafter until the effective date of the next annual assessment, each Owner of a Lot shall pay to the Association, or as it may direct, that portion of the annual assessment which is payable by such Owner. The Association, in its sole discretion, may select the basis of the payment of the annual assessment, i.e. monthly, quarterly or annually.

(f) The annual assessments provided for herein shall commence for all Lots then subject to assessment hereunder on the first day of the month following the first closing of the sale of a Lot to a purchaser for value by the Declarant. The Board shall fix the amount of the annual assessment and in lieu thereof, the amount of the prior year's annual assessment shall be the fixed amount. Any Lot conveyed by Declarant to a third-party purchaser after the commencement of the obligation to pay assessments shall be payable as follows: The Owner shall pay to Declarant (for delivery to the Association) the pro rata amount of the monthly assessment due for the portion of such year following the closing.

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The Association shall upon demand at any time furnish a certificate in writing signed by an Officer or agent of the Association setting forth whether the assessments on a specified Lot have been paid. Such certificates shall be conclusive evidence of payment of any assessment therein.

(g) Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within 30 days after the due date, the assessment shall bear interest from the date of delinquency at the rate allowed by law or 18%, whichever is less, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. To the extent permitted by any decision or statute now or hereafter effective, the amount of any delinquent and unpaid charges or assessments and interest, costs and fees as above provided, shall be and become a lien or charge against the Lot of the Owner involved when payable and may be foreclosed by an action brought in the name of the Board as in the case of foreclosure of liens against real estate. Each Owner, by such Owner's acceptance of a deed to a Lot, hereby expressly vest in the Association, or its agents, the right and power to bring all actions against such Owner personally for the collection of such charges as a debt, and to enforce the aforesaid lien by all methods available for the enforcement of such liens. In addition, if any Owner shall default in the payment when same shall be due, of the aforesaid charges or assessments and default shall continue for 30 days after notice to the Owner by the Board, setting forth the amount of unpaid charges or assessments together with a demand for payment thereof, the Board shall have the right to declare the default a Forcible Detainer of the Dwelling Unit and shall have the right, on behalf of the other Owners, to enter and take possession of the Lot and the Dwelling Unit from the defaulting Owner, to put out the Owner, or any occupant or tenant claiming by, through or under the Owner, and to exercise any of the rights and remedies set forth in the Forcible Entry and Detainer provisions of the Illinois Compiled Statutes, as amended from time to time.

(h) The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed on the Lots prior to the effective dates of such liens. In the event of the issuance of a deed, pursuant to the foreclosure of such prior mortgage or in lieu of such foreclosure, the grantee of such deed shall take title free and clear of any lien herein provided which may accrue prior to the recording to such deed.

(i) It is understood that real estate taxes are to be separately taxed to each Lot Owner for their Lot. If for any year such taxes are not separately taxed to each Lot, then the Association shall collect from each Owner not separately taxed, the share of the tax bill attributable to his Parcel on an equitable basis, based on the number of Lots not separately taxed. Such taxes shall be considered a common expense of each such Parcel.

G) The regular annual assessment shall be determined by the affirmative vote of 51% of the Board of the Association.

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Section 7. Dissolution of Association. All Owners, by acceptance of a deed to a Lot, covenant and agree that in the event the Association shall be dissolved, all restrictions and obligations created herein shall remain in full force and effect.

Section 8. Insurance. The Board shall also have the authority to and shall obtain comprehensive public liability insurance, including liability for injuries to and death of persons, and property damage, in such limits as it shall deem desirable, and workman's compensation insurance, and other liability insurance as it may deem desirable and may also obtain such other kinds of insurance as the Association shall from time to time deem prudent, insuring each Owner, the Association, its officers, members of the Board, the Declarant, and their respective employees and agents from liability and insuring the officers of the Association and members of the Board from liability for good faith actions beyond the scope of their respective authority. Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties. The premiums for such insurance shall be common expenses payable out of the proceeds of the assessments required by and collected in accordance with Section 6 of this Article.

Section 9. Interim Procedure.

(a) Until each of the various Lots shall have been conveyed by the Declarant to the first Owner thereof (or to such Owner's nominee) the Developer shall, with respect to each such unsold Lot, have all of the rights granted to the Owners.

(b) Until the Association shall have been organized and shall have assumed its duties and owners, the Developer shall have all the rights, powers, duties and obligations herein granted to, or imposed upon, the Association and shall be authorized and empowered to take all such actions as the Board would have been authorized and empowered to take if the Association had then been formed. Alternatively, until the initial meeting of the Members, the Developer may appoint the Board (as more fully provided in Section 3 of this Article) which shall have the same powers and authority as given to the Board generally.

(c) Developer shall be entitled at all times to conduct sales of Lots from the Property and shall have the right, for itself and its agents, employees, guests and invitees, to utilize roads, streets, and all other portions of the Property, excluding sold Lots, for such purposes until all Units in the Property are sold. Developer may at all times utilize signage, lighting and establish sales offices and model homes as required to conduct its sales and marketing of the Development, consistent with the ordinances and regulations of the Village.

ARTICLE VI
UTILITIES- EASEMENTS-RESTRICTIVE COVENANTS

Section 1. Utility Easements. The authorized telephone company, Commonwealth Edison Company, Northern Illinois Company, Cook County Department of

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Transportation and Highways , the Village and all other suppliers of utilities serving the Property are hereby granted the right to install, lay, construct, operate, maintain, renew, repair and replace conduits, cables, pipes, wires, transformers, mains, switching apparatus and other equipment, including housings for such equipment, into, over, under, on and through the Property for the purpose of providing utility services to the Property. The right is also reserved to Declarant to grant to said utilities and to cause to be recorded by separate instruments such easements. Every Owner is also hereby granted an easement of ingress and egress over and upon the Property for any and all purposes arising out of the construction, installation, repair, maintenance, replacement and inspection of utilities servicing such Owner's Lot. Easements are also hereby declared and granted to the Developer or its assignee to install, lay, construct, operate, maintain, renew, repair and replace any conduits, cables, pipes, wires or other equipment or components of any utility system or of any community antenna television service system into, over, under, on and through any Lot for the purpose of providing such utility service or television service to any Lot, the Property, or to other property.

Section 2. Village Utility Easement. A permanent and perpetual easement is hereby granted to the Village of Northbrook, Cook County, Illinois ("Village"), its successors and assigns, to survey, construct, reconstruct, use, operate, maintain, test, inspect, repair, replace, alter, remove or abandon in place water, sanitary sewer and storm sewer mains together with related attachments, equipment and appurtenances thereto, in, upon, under, along and across the areas designated "easement for public utilities" on this subdivision plat. The owners of the property subdivided on this plat or any part thereof hereby reserve the right to use the areas designated "easement for public utilities" and the adjacent property in any manner that will not prevent or interfere with the exercise by the Village of the rights hereby granted; provided, however, that the owners shall not in any manner disturb, damage, destroy, injure, obstruct or permit to be obstructed the "easement for public utilities" at any time whatsoever without the express prior written consent of the village. after the installation of any such facilities, the grade of the subdivided property shall not be altered in in a manner so as to interfere with the proper operation and maintenance thereof.

Section 3. Stormwater Management Restrictive Covenants and Easement for the Storm Water Detention Area. Declarant hereby declares and forever grants, bargains and conveys a perpetual, nonexclusive stormwater and drainage easement on, over, across and under the Property and the Stormwater Detention Area for the purpose of the drainage and detention of stormwater from and through and into the Stormwater Detention Area to and for the benefit of the Owners and the Association.

(a) The area of the property designated on the Plat as "Stormwater Detention Area" Including Lots A and B shall be continuously maintained in a first class manner by the Association.

(b) No change shall be made to the finished grade of the land within the Stormwater 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

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storm water detention area only with the prior written approval of the village manager of the Village. The association 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.

(c) 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 Association, may, but shall not be obligated to enter upon the storm water detention area for the purpose of performing maintenance work on and to the storm water detention area.

(d) 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 Association 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 Association 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 Storm Water Detention Area and Lots ___ through _in this subdivision 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.

(e) Nothing in these paragraphs shall be construed to constitute a dedication of any portion of the storm water detention area to, or an acceptance thereof by the Village.

(f) 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.

(g) These covenants shall run with the land and shall be binding upon and inure to the benefit of the Owners of all lots of record therein, their respective successors, assigns and grantees and all parties claiming by, through and under them. Enforcement of these covenants may be sought by the Owners of any lots of record in this subdivision, any person with an interest in any of said Lots of record, or the Village 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.

Section 3. Village Easement. The Village is hereby granted an easement of ingress and egress over and upon the Property for any and all purposes arising out of the performance of any maintenance or repair work that the association has neglected to perform. In the event the Association fails to fulfill such responsibilities, the Village may, but shall not be obligated to do so, after ten (10) days written notice to the Association (a) perform any maintenance or repair work that the association has neglected to perform (b) assess the Association members for such work; and (c) the costs thereof, including reasonable attorney's fees may be recorded as a lien on the title to all Lots, which may be foreclosed by court action initiated by the Village and in addition, the Village may bring an action at law against the Owner or Owners of record of such Lots. For the purpose of this Section, if so exercised by the Village, and in the sole discretion if the Village, the Village shall have all the rights and powers of the Association and its governing body established under this Declaration.

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Section 4. Grant of Additional Easement. In addition to the foregoing, Declarant, Developer and the Association reserve the right to grant easements for ingress, egress, installation, construction, reconstruction, maintenance, repair, operation and inspection of utility services over, under, across and through the Common Area, as they deem necessary or desirable, in order to effectuate the intent of this Declaration.

Section 5. Running with the Land. All easements and rights described herein are easements and appurtenant, running with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding upon any Owner, purchaser, mortgagee or other person having an interest in the respective deeds of conveyance or in any mortgage or trust deed or other evidence of obligation to the easements and rights described in this Article or in any other part of this Declaration shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees or trustees as fully and completely as though such easements and rights were recited fully and set forth in their entirety in such documents.

ARTICLE VII
DEVELOPER'S RESERVED RIGHTS

Section 1. General. In the event of conflict between any rights or powers reserved of this Article and any other provisions of this Declaration or the By-Laws, the provisions of this Article shall govern except as otherwise provided in this Article, Declarant's rights under this Article shall terminate at such time as the Declarant is no longer vested with or controls title to a portion of the Property.

Section 2. Promotion Efforts. Declarant shall have the right, in its discretion, to maintain on the Property' model Units, sales and leasing offices, displays, signs and other forms of advertising consistent with the ordinances of the Village and, to the extent not prohibited by law, to come upon any portion of the Property for the purpose of showing the Property to prospective purchasers or lessees of Units, all without the payment of any fee or charge whatsoever. The Declarant shall have a non-exclusive access easement over and across the roads and walkways located on the Property for ingress and egress to and from those portions of the Northgate Estates Single Family Development and this Declaration in order to exercise the rights reserved under this section and Section 3 below. The Declarant shall have the right and power to sell or lease a Unit to whomever it chooses on whatever terms it, in its sole discretion, shall deem appropriate.

Section 3. Construction. Declarant, its agents and contractors shall have the right to come upon the Property for the purpose of making alterations or improvements to the Property and shall have the right to store equipment and materials used in connection with such work on the Property without payment of any fee or charge whatsoever.

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Section 4. Control of Board. Until the initial meeting of the Owners (which shall occur no later than the Turnover Date) and the election of the initial Board as provided for in the By-Laws, the rights, title, powers, privileges, trusts, duties and obligations vested in or imposed upon the Board by this Declaration or the By-Laws shall be held and performed by the Declarant. The Developer may hold and perform such rights and obligations through the Board which, prior to the initial meeting, shall consist of 3 individuals designated by the Declarant from time to time. If the initial Board of Directors is not elected by the Owners at the time so established, the Declarant or Directors designated by the Declarant shall continue in office for a period of 30 days whereupon written notice of resignation shall be sent to all Unit Owners entitled to vote at such election. Prior to the Turnover Date, the Developer may appoint from among the Owners 3 non-voting counselors to the Board, who shall serve at the pleasure of the Developer.

ARTICLE VIII
GENERAL **PROVISIONS**

Section 1, The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Board, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of 20 years from the date this Declaration is recorded, after which time such covenants and restrictions shall be automatically extended for successive periods of20 years, subject to amendment as hereinabove set forth.

Section 2 If and to the extent that any of the covenants or restrictions would otherwise be unlawful or void for violation of (a) the rule against perpetuities, (b) the rule restricting restrains on alienation, or (c) any other applicable statute or common law rule analogous thereto or otherwise imposing limitations upon the time for which such covenants may be valid, then the provision concerned shall continue and endure only until the expiration of a period of 21 years after the death of the last to survive of the class of persons consisting of all of the lawful descendants of Joseph Biden, 46th President of the United State or Jay Robert "J. B." Pritzker, Governor of the State of Illinois living at the date of this Declaration.

Section 3. If at any time or times the Board shall deem it necessary or advisable to rerecord this Declaration or any part hereof in the Office of the Recorder of Deeds of Cook County, Illinois in order to avoid the expiration hereof or of any of the covenants, easements, agreements or other provisions herein contained under any of the provisions of the Illinois Compiled Statutes presently in force, or any. other law or statute of similar purport, they shall submit the matter to a meeting of the Members of the Association called upon not less than 10 days' notice, and unless at such meeting at least 2/3 of such Members shall vote against such rerecording, the Association shall have, and is hereby granted power to so rerecord this Declaration or such part thereof, and such rerecording shall be binding upon all Owners of any part of the Property in every way and with all the full force and

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effect as though such action were taken by each of the Owners and the rerecorded document executed and acknowledged by each of them.

Section 4. Each grantee of Declarant by the acceptance of a deed of conveyance, and each purchaser under any contract for such deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges and the jurisdiction, rights and powers created or reserved by this Declaration, and all rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time any interest or estate in the land, and shall inure to the benefit of such person in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance, or in any mortgage or trust deed or other evidence of obligation, and the rights described in this Section 4 or described in any other part of this Declaration shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees and trustees of such Lot ownership as fully and completely as though such rights were recited fully and set forth in their entirety in such documents.

Section 5. Developer, Association and each Owner or Owners of any of the Property from time to time shall have the right jointly and separately to sue for and obtain a prohibitive or mandatory injunction to prevent the breach of, or to enforce the observance of, the covenants and restrictions above set forth, or any of them, in addition to the right to bring an ordinary legal action for damages. Whenever there shall have been built (or whenever there is being built) on any Lot in the Property and Structure which is and remains in violation of the covenants above set forth, or any of them, for a period of 30 days after actual receipt of written notice of such violation from Declarant or the Association by the Owner of such Lot, then Developer and Association shall have, in addition to the foregoing rights, the right to enter upon the property where such violation exists and summarily abate or remove same and such action shall not be deemed a trespass. In no event shall the failure of Developer, Association or such Owners to enforce any of the covenants herein set forth due to a particular violation be deemed to be a waiver of the right to do so as to any subsequent violation.

Section 6. Subject to the provisions of Section 7 and Section 8 of this Article, the record Owners in fee simple of the Lots in the Property may, by a 2/3 written vote of all Voting Members revoke, modify, amend or supplement in whole or in part any or all of the covenants and conditions contained in this Declaration and may release from any part or all of such covenants all or any part of the real property subject thereto. Any such change or changes may be made effective at any time by the Developer, so long as Declarant owns any Lots in the Development, and the Owners of at least 2/3 of the Lots not owned by Declarant consent thereto. Any such change or changes may be made effective at any time by the Developer, so long as Declarant owns any Lots in the Development, and the Owners of at least 2/3 of the Lots not owned by Declarant consent thereto. Any such changes shall be effective only if expressed in a written instrument or instruments executed and acknowledged by each of the consenting Owners, certified by the Secretary of the Association and recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

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Section 7. 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 Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Association, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or any in the future that may perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, or guarantee first mortgages covering any Lot ownership, or (iii) to correct clerical or typographical errors in this Declaration or any Exhibit hereto or any supplement or amendment thereto.

In addition, a Special Amendment shall be also deemed to include, until the Turnover Date, such amendment to this Declaration as Declarant elects to record at any time and from time to time for any other purpose, so long as such amendment will not materially impair the rights of the Owners hereunder or materially increase the expenses to be home by them hereunder. In furtherance of the foregoing, a power coupled with an interest, is hereby reserved and granted to the Declarant to vote in favor of, make, or consent to a Special Amendment on behalf of each mortgage, trust deed, other evidence or obligation, or other instrument affecting a Lot 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 vote in favor of, make, execute and record Special Amendments. The right of the Declarant to act pursuant to rights reserved or granted under this section shall terminate at such time as the Declarant no longer holds or controls title to any Lot. In the event the Declaration is terminated and the Association is dissolved then the responsibilities of the Association shall be transferred to the Village only if the Village accepts the transfer by an instrument executed by the Village Board.

Section 8. This Declaration of Rights, Covenants, Conditions, Restrictions, And Easements for the Northgate Estates Single Family Association shall not be amended in any manner that would result in a violation of the requirements of the Village of Northbrook Subdivision & Development Code Section 4-105.

Section 9. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for development.

Section 10. In the event title to any Lot is conveyed to a titleholding trust, under the terms of which all powers of management, operation and control of the Lot remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Lot. No claim shall be made against any such titleholding 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

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a charge or lien upon the Lot and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Lot.

Section 11. All articles and section headings set forth herein are intended for convenience only and shall not be given or construed to have any substantive effect on the provisions of this Declaration.

Section 12. If a court of competent jurisdiction shall hold invalid or unenforceable any part of any covenant or provision contained in this Declaration, such holding shall not impair, invalidate or otherwise affect the remainder of this Declaration which shall remain in full force and effect.

Section 13. At any time or times Declarant may assign any or all of its rights conferred on it as set forth in this Declaration and upon its execution of any assignment by Declarant, it shall be relieved from any liability arising from the performance or non-performance of such rights or obligations.

Section 14. Each Owner of a Lot shall file the correct mailing address of such Owner with Declarant and shall notify Declarant promptly in writing of any subsequent change of address. Declarant shall maintain a file of such addresses and make the same available to the Association. A written or printed notice, deposited in the United States Post Office, postage prepaid, and addressed to any Owner at the last address filed by such Owner with Declarant shall be sufficient and proper notice to such Owner wherever notices are required in this Declaration.

Section 15. The singular shall include the plural wherever the Declaration so requires, and the masculine shall include the feminine and neuter and vice versa.

Section 16. In the event provisions in this Declaration and provisions of a Village Ordinance or Code apply to a situation, then the more restrictive provision shall apply.

IN WI1NESS WHEREOF, the Declarant has caused this instrument to be executed on the date first set out above.

AMAZING HOMES DEVELOPERS LLC,
An Illinois limited liability company
By:

_____
Manager/Member

By:

_____
Manager/Member

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

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I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT_____, the Manager/Member of AMAZING HOMES DEVELOPERS LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____day of_____, 202

_____
Notary Public

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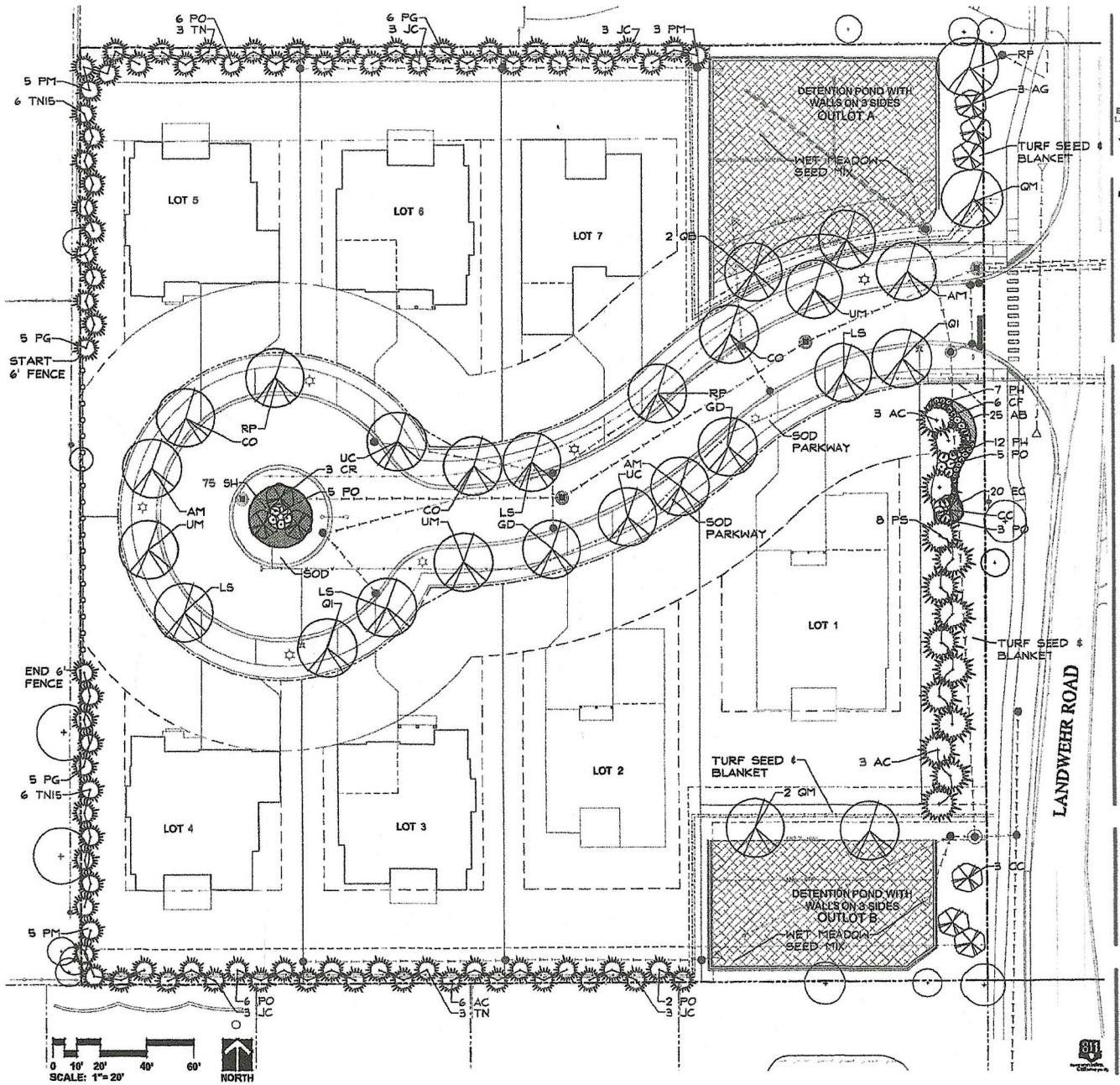
EXHIBIT A
Landscape Plan

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Exhibit A

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Mature Ht.	Remarks
		SHADE TREES			
AM	5	Acer nigobol 'Morton' STATE STREET MAPLE	3" Cal.	25'-40'	
CO	3	Celtis occidentalis COMMON HACKBERRY	3" Cal.	40'-60'	
GD	2	Gymnocladus dioeus 'Espresso' ESPRESSO KENTUCKY COFFEETREE	3" Cal.	45'-55'	
LS	4	Liquidambar styraciflua SWEETGUM	3" Cal.	60'-75'	
QB	2	Quercus bicolor SWAMP WHITE OAK	3" Cal.	50'-60'	
QI	2	Quercus imbricaria SHINGLE OAK	3" Cal.	50'-60'	
QM	3	Quercus macrocarpa BUR OAK	3" Cal.	70'-80'	
RP	3	Robinia pseudoacacia 'Purple Robe' PURPLE ROBE BLACK LOCUST	3" Cal.	30'-40'	
UC	2	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	3" Cal.	60'-60'	
UM	5	Ulmus 'Morlan Glossy' TRIUMPH ELM	3" Cal.	60'-60'	
		ORNAMENTAL TREES			
AG	3	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	15'-25'	Multi-Stem
CC	4	Cercis canadensis EASTERN REDBUD	6' Ht.	20'-30'	Multi-Stem
CR	3	Crataegus crus-galli var. inermis THORNLESS COCKSPUR HAWTHORN	2 1/2" Cal.	15'-25'	Tree Form
		EVERGREEN TREES			
AC	12	Abies concolor WHITE FIR	6' Ht.	30'-50'	
JC	12	Juniperus chinensis 'Fairview' FAIRVIEW JUNIPER	6' Ht.	10'-15'	
PG	16	Picea glauca var. densata BLACK HILLS SPRUCE	10-12' Ht.	20'-40'	
PO	14	Picea omorika SERBIAN SPRUCE	10-12' Ht.	50'-60'	
PS	8	Pinus strobus WHITE PINE	6' Ht.	50'-80'	
PM	15	Pseudotsuga menziesii DOUGLAS FIR	10-12' Ht.	40'-80'	
TN	6	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	10'-12' Ht.	20'-30'	
TN15	12	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	15' Ht.	20'-30'	
		DECIDUOUS SHRUBS			
CF	6	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall		3' O.C.
PO	15	Physocarpus opulifolius 'SMPOSIBR' GINGER WINE NINEBARK	30" Tall		4' O.C.
		ORNAMENTAL GRASSES			
PH	19	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1		24" O.C.
SH	75	Sporobolus heterolepis PRAIRIE DROPSEED	#1		20" O.C.
		PERENNIALS			
AB	25	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1		15" O.C.
EC	20	Echinacea 'CBG Card' PINK MEADOWBRITE CONEFLOWER	#1		15" O.C.
		MISC. MATERIALS			
	20	SHREDDED HARDWOOD MULCH	C.Y.		
	924	SOD	S.Y.		
	0.30	WET MEADOW SEED MIX & EROSION CONTROL BLANKET	AC.		
	0.25	TURF SEED & EROSION CONTROL BLANKET	AC.		
	132	6' FENCE	L.F.		



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630/668-7197

BOND CONSULTING, INC
1111 RIDGE HIGHWAY
PARK RIDGE, ILLINOIS 60068

NORTHSHORE GROUP CONSTRUCTION, LLC
510 LAKEVIEW PKWY #125
VERNON HILLS, ILLINOIS 60061

NORTHGATE ESTATES
NORTHBROOK, ILLINOIS
LANDSCAPE PLAN

9	12.28.2022
8	10.28.2022
7	9.20.2022
6	9.20.2022
5	8.18.2022
4	4.06.2022
3	3.16.2022
2	12.28.2021
1	11.16.2021

REVISIONS

DATE	8.18.2021
PROJECT NO.	NSG2101
DRAWN	TRC
CHECKED	GRB
SHEET NO.	1 OF 3

Attachment: 2420-2450 Landwehr - Narrative, Letters, Application, HOA (6570 : A Resolution Approving a

EXHIBIT"B"

BY-LAWS OF
NORTHGATE ESTATES SINGLE FAMILY HOMEOWNER ASSOCIATION

ARTICLE I

The name of the not-for-profit corporation is the Northgate Estates Single Family Homeowner Association ("Association"). The principal office of the Association shall be located at Northbrook, Illinois, but meetings of members and directors may be held at such places within the State of Illinois, County of Cook as may be designated by the Board of Directors ("Board").

ARTICLE II
PURPOSE AND POWERS

2.01 PURPOSES. The purposes of this Association are to act on behalf of its members collectively, as their governing body for civic functions and other purposes, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property and for the promotion of the health, safety and welfare of the Members of the Association, all on a not-for-profit basis. These By-Laws are attached as Exhibit B to the Declaration of Covenants, Conditions, Restrictions and Easements for the Northgate Estates Single Family Homeowner Association ("Declaration"). All terms used 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 General Not For Profit Corporation Act of the State of Illinois, the Declaration and these By-Laws.

2.03 PERSONAL APPLICATION. All present or future Owners, tenants, future tenants, and their agents and employees, and any other person that might use the facilities of the Property in any manner, shall be subject to the provisions of the Declaration and these By-Laws. The mere acquisition or rental of a Unit or the mere act of occupancy of a Unit will signify that the Declaration and these By-Laws are accepted, ratified and will be complied with.

ARTICLE III
OFFICES

3.01 REGISTERED OFFICE. The Association shall have and continuously maintain in this state 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.

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3.02. PRINCIPAL OFFICE. The Association's principal office shall be maintained in Northbrook, IL or at the office of a managing agent engaged by the Association.

ARTICLE IV
MEETINGS OF MEMBERS

4.01 VOTING RIGHTS. The Association shall have one class of membership. There shall be one individual with respect to each Unit who shall be entitled to vote at any meeting of the Owners (the "Voting Member"). If the Owner of a Unit is one individual, then such individual shall be the Voting Member. If the Record Ownership of a Unit shall be in more than one individual or if the Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member shall be designated by the Owner or by a majority of Owners in writing to the Board. If in the case of multiple individual Owners, no designation is given and only one of the multiple Owners is present at a meeting of the Owners, then he is entitled to cast all the votes allocated to that Unit. If in the case of multiple individual Owners no designation is given and more than one of the multiple Owners are present at a meeting, the votes allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the multiple Owners, provided that the Board shall consider a majority agreement if any one of the multiple Owners casts the votes allotted to the Unit without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Unit. Any or all Owners may be present at any meeting of the Owners, but the voting rights shall be vested exclusively in the Voting Members; provided, however, that a Voting Member may vote either in person or by proxy executed and dated.in writing by the Voting Member or his duly authorized attorney-in-fact and filed with the secretary before the meeting. No proxy shall be valid after 11 months from the date of its execution, unless otherwise provided in the proxy. Except as otherwise specifically provided in the Declaration or these By-Laws, each Voting Member shall have one vote.

4.02 PLACE OF MEETING; QUORUM. Meetings of the Owners shall be held on the Property or at such other place in the County in which the Property is located and convenient to the Owners 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 holding 20% of the votes, represented in person or by proxy, shall constitute a quorum. The vote of a majority of the votes entitled to be cast by the Voting Members present or represented by proxy at a meeting at which a quorum is present, shall be necessary for the adoption of any matter voted upon by the Voting Members. The affirmative vote of 75% of the votes entitled to be cast shall be required for the following action: (a) merger or consolidation of the Association; (b) sale, lease, exchange, mortgage, pledge or other disposition of all, or substantially all of the property and assets of the Association; and (c) purchase or sale of land or of Units on behalf of all Owners.

4.03 ANNUAL MEETINGS. The initial meeting of the Owners shall be held upon not less than 21 nor more than 30 days' written notice given by the Declarant. If not called

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earlier by the Declarant, the initial meeting of the Owners shall be held on or before the Turnover Date. Thereafter there shall be an annual meeting of the Owners within 30 days from the anniversary date of the initial annual meeting at such time and on such date designated by the Board.

4.04 SPECIAL MEETINGS. Special meetings of the Owners 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. Said meetings shall be called by written notice, authorized by the President, a majority of the Board or by Voting Members representing at least 20% of the votes.

4.05 NOTICE OF MEMBERSHIP MEETINGS. Written notice of any membership meeting shall be mailed or personally delivered and posted conspicuously on the Property, giving Owners not less than 10 nor more than 30 days' notice of the time, place, and purpose of the meeting.

ARTICLEV
BOARD OF DIRECTORS

5.01 GENERAL. The affairs of the Association and the direction and administration of the Property shall be vested in the Board, which (after the Turnover Date) shall consist of three (3) persons or such other number of persons as shall be fixed from time to time by the affirmative vote of 50% of the Voting Members ("Directors"). The Board shall have all of the powers granted to it under the Declaration, these By-Laws and the General Not For Profit Corporation Act of the State of Illinois.

5.02 DEVELOPER DESIGNATED BOARDS. Anything herein to the contrary notwithstanding, until the first meeting of the Owners after the Turnover Date the Board shall consist of 3 individuals from time to time designated by the Declarant. Such individuals may, but need not, be Owners and shall serve at the discretion of the Declarant.

5.03 BOARDS AFTER TURNOVER DATE. At the first meeting of the Owners (which shall be held no later than the Turnover Date) the Voting Members shall elect the initial Board in the manner hereinafter provided to replace the Declarant designated Board established under Section 5.02. The Declarant shall give at least 21 days' notice of the first meeting of the Owners to elect the initial Board and shall provide to any Owner within 3 working days of a written request from the Owner, the names, addresses and telephone numbers (if available) of each Owner entitled to vote at such meeting. Any Owner shall be provided with this same information within 3 working days of the request, with respect to each subsequent meeting to elect members of the Board. From and after such meeting, each member of the Board shall be an Owner or a Voting Member, or both. Within 60 days after the election of a majority of the Board other than those designated by the Declarant, the Declarant shall deliver to the Board:

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(a) All original documents as recorded or filed pertaining to the Property, its administration and the Association, such as the Declaration, the By-Laws, Articles of Incorporation, other Association instruments, annual reports, minutes and rules and regulations, contracts, leases, or other agreements entered into by the Association. If any original documents are unavailable, a copy may be provided if certified by affidavit of the Declarant, or an officer or agent of the Declarant, as being a complete copy of the actual document as recorded or filed.

(b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant designated Boards and copies of all insurance policies and a list of any loans or advances to the Association which are outstanding.

(c) All Association funds and bank accounts.

(d) A schedule of all real or personal property, equipment and fixtures belonging to the Association including documents transferring the property to the Association, warranties, if any, for all real or personal property and equipment, deeds, title insurance policies, and all tax bills related to common are or Association dedicated Lots.

(e) A list of all litigation, administrative action and arbitrations involving the Association, any notices of governmental bodies involving actions taken or which may be taken by the Association, engineering and architectural drawings and specifications as approved by any governmental authority, all other documents filed with any other governmental authority, all governmental certificates, correspondence involving enforcement of any Association requirements, copies of any documents relating to disputes involving Owners, originals of all documents relating to everything listed in this subparagraph.

5.04 ELECTION. At the initial meeting of the Owners, the Voting Members shall elect a full Board of Directors. The 2 Directors receiving the highest number of votes shall serve a term of 2 years and the I other Director receiving the third highest number of votes shall serve a term of I year. Thereafter each Director shall serve a term of2 years. Each Director shall hold office until his term expires or until his successor shall have been elected and qualified. Directors may succeed themselves in office. In all elections for members of the Board, the Voting Member for each Unit shall be entitled to the number of votes equal to the number of Directors to be elected (cumulative voting shall not be permitted). The candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected.

5.05 ANNUAL MEETINGS. The Board shall hold an annual meeting within 10 days after the annual meeting of the Owners at such place as shall be fixed by the Directors at the annual meeting of the Owners.

5.06 REGULAR MEETINGS. 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

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of the Directors, provided that from and after the Turnover Date, not less than four such meetings shall be held during each fiscal year.

5.07 SPECIAL MEETINGS, Special meetings of the Board may be called by the President or by at least one-third (1/3) of the Directors then serving.

5.08 NOTICE OF BOARD MEETINGS. Notice of each meeting of the Board shall be mailed or personally delivered to each Director at least 48 hours prior to the meeting and notice of any meeting of the Board concerning the adoption of the proposed annual budget or any increase or establishment of an assessment shall be given to each Owner in the same manner as provided in Paragraph 4.05 of these By-Laws, a written waiver of such notice is signed by the person or persons entitled to such notice before the meeting is convened.

5.09 OPEN MEETINGS. Each meeting of the Board shall be open to any Owner except for the portion of any meeting held (i) to discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the Board finds that such an action is probable or imminent, (ii) to consider information regarding appointment, employment or dismissal of an employee, or (iii) to discuss violations of rules and regulations of the Association or an Owner's unpaid share of the Assessment attributable to expenses of the Association. Any vote taken on any of the matters set forth in subparagraphs (i), (ii) or (iii) above shall be taken at a meeting or portion thereof open to any Owner. Notice of such meeting shall be mailed or personally delivered and posted conspicuously upon the Property at least 48 hours prior thereto, unless a written waiver of such notice is signed by the person or persons entitled to such notice before the meeting is convened. The Board may adopt reasonable rules governing the conduct of Owners who attend meetings and Owners who do not comply with such rules may be removed from the meeting. Any Owner may record the proceedings at a meeting required to be open by tape, film or other means and the Board may prescribe reasonable rules and regulations to govern the right to make such recordings.

5.10 QUORUM. A majority of the Directors 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. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Directors present at a meeting at which a quorum is present.

5.11 COMPENSATION/REIMBURSEMENT FOR EXPENSES. No Director shall be compensated by the Association for services rendered to the Association, except as expressly provided in a resolution duly adopted by the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Director shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his duties as a Director.

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5.12 REMOVAL OR RESIGNATION OF DIRECTOR. Any Director may be removed from office, with or without cause, by action of the Voting Members at any annual meeting or at a special meeting called for such purpose. Any Director whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting. Any Director may resign at any time by submitting his written resignation to the Board. If a Director ceases to be an Owner or a Voting Member, he shall be deemed to have resigned as of the date of such cessation.

A successor to fill the unexpired term of a Director who resigns or is removed may be appointed by a two-thirds (2/3) majority of the remaining Directors to serve until the next meeting of the Owners or for a period terminating no later than 30 days following the filing of a petition signed by the Owners holding 20% of the votes of the Association requesting a meeting of the Owners to fill the vacancy for the balance of the term. Such meeting of the Owners shall be called for purposes of filling a vacancy on the Board no later than 30 days following the filing of a petition signed by the Owners holding 20% of the votes of the Association requesting such a fleeting.

5.13 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, these By-Laws, and the Illinois General Not For Profit Corporation Act, including, without limitation, the following powers and duties:

a) To procure insurance as provided for in the Declaration;

b) To engage the services of a manager or managing agent to assist the Association in performing and providing such services as the Association is required to provide to its members under the Declaration;

c) 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 for the effective administration of the Association;

d) To provide for any maintenance, repair, alteration, addition, improvement or replacement of the Stormwater Facilities which the Association is responsible under the Declaration and these By-Laws, including but not limited to the power to enter into and carry out an agreement with any homeowner and to carry out powers and duties of the Board of Directors in such a manner that would be economical to the Association and its members;

e)To estimate and provide each Owner with an annual budget as provided for in the Declaration;

(t) To set, give notice of, and collect assessments from the Owners as provided in the Declaration;

(g) To pay expenses related to maintaining and repairing the Storm.water Detention Area;

(h) To adopt rules and regulations as provided in the Declaration;

(i) To delegate the exercise of its power to committees appointed pursuant to Paragraph 7.01 of these By-Laws;

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G) To own, convey, encumber, lease, or otherwise deal with Units or other real property conveyed to or purchased by the Association;

(k) To keep detailed, accurate records of the receipts and expenditures affecting the use and operation of the Property;

(1) To pay real property taxes, special assessments, and any other special taxes or charges of the State of Illinois or of any political subdivision thereof, or other lawful taxing or assessing body, which are authorized by law to be assessed and levied upon the real property;

(m) To impose charges for late payments of an Owner's proportionate share of the Association's expenses, or any other expenses lawfully agreed upon, and after notice and an opportunity to be heard, levy reasonable fines for violation of the Declaration, By-Laws, and rules and regulations of the Association;

(n) To assign the Association's right to future income, including the right to receive assessments;

(o) To record the granting of an easement for the laying and installation of cable television or internet cable wire where authorized by the Lot Owners; and

(p) To provide for a corporate seal which shall be in the form of a circle and shall have inscribed thereon the names of the Association and the words "Corporate Seal, Illinois".

ARTICLE VI
OFFICERS

6.01 OFFICERS. The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, a Treasurer, and such assistants to such officers as the Board may deem appropriate. All officers shall be elected at each annual meeting of the Board and shall hold office at the discretion of the Board. Officers may succeed themselves in office. The President, Vice President, Secretary and Treasurer shall be Directors and all other officers may, but need not be, Directors.

6.02 VACANCIES IN OFFICE. Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Directors in office, either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.

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 of an Illinois Not For Profit Corporation including without limitation, the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Owners and at all meetings of the Board and shall execute amendments to the Declaration and these By-Laws;

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office and other duties assigned by the Board. If neither the President nor the Vice President is able to act, the Board shall

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appoint some other member of the Board to act in the capacity of President on an interim basis;

(c) The Secretary shall keep minutes of all meetings of the Owners and of the Board and shall have custody of the Association Seal and have charge of such other books, papers and documents as the Board may prescribe, and shall be responsible for giving and receiving all notices to be given to or by the Association under the Declaration or these By-Laws; and

(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. The Treasurer shall be responsible for the deposit of all moneys and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board.

6.04 OFFICERS' COMPENSATION. The officers shall receive no compensation for their services except as expressly provided by a resolution duly adopted by the Voting Members.

ARTICLE VII
COMMITTEES DESIGNATED BY BOARD

7.01 BOARD COMMITTEES. The Board, by resolution adopted by a majority of the Directors in office, may designate one or more committees, each of which shall consist of two or more Directors, 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 Director, of any responsibility imposed upon it or him by law.

7.02 SPECIAL 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 a majority of the Directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be Owners and the President of the Association shall appoint the members thereof. Any member thereof may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the Association shall be served by such removal.

7.03 TERM. Each member of a committee shall continue as such until the next annual meeting of the Board and until his 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 CHAIRMAN. One member of each committee shall be appointed chairman.

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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.

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 government not inconsistent with the Declaration, these By-Laws or with rules adopted by the Board.

ARTICLE VIII
INSTRUMENTS CHECKS DEPOSITS AND FUNDS

8.01 EXECUTION OF INSTRUMENTS. The Board may authorize any officer or officers, agent or agents of the-Association, in addition to the officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument (including amendments to the Declaration or these By-Laws which must be executed by the Association) 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 depositaries 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 determined by the Board and may be changed from time to time, as the Board deems advisable.

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9.02 ANNUAL STATEMENT. Within a reasonable time after the close of each fiscal year the Board shall furnish each Owner with an itemized accounting of the Association's expenses for such fiscal year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the annual assessment budget, and showing the net excess or deficit of income over expenditures plus reserves.

9.03 ASSESSMENT PROCEDURE.

(a) Annual assessment and special assessments shall be made and collected as provided in Article V of the Declaration, and the provisions of Article V are incorporated herein by reference.

(b) If an adopted budget requires assessment against the Owners in any fiscal year Exceeding 115% of the assessments for the preceding year, the Board, upon written petition by Owners with 20% of the votes of the Association filed within 14 days of the Board action, shall call a meeting of the Owners within 30 days of the date of filing of the petition to consider the budget. Unless a majority of the votes of the Owners are cast at the meeting to reject the budget, it is ratified, whether or not a quorum is present. In determining whether assessments exceed 115% of similar assessments in prior years, any authorized provisions for reasonable reserves for repair or replacement of the Property, and anticipated expenses by the Association which are not anticipated to be incurred on a regular or annual basis, shall be excluded from the computation.

9.04 NO FORBEARANCE ON ASSESSMENT PAYMENT. Neither the Association nor the Board shall have authority to forebear the payment of assessments by any Owner.

ARTICLEX
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 giving the names and addresses of the members. All books and records of the Association may be inspected by any Owner, or his agent, mortgagee or attorney, for any proper purpose at any reasonable time.

ARTICLE XI
AMENDMENTS

These By-Laws may be amended or modified at any time, or from time to time in the same manner as provided in Article IX of the Declaration; provided, that no provision of these By-Laws may be amended or modified so as to conflict with the provisions of the

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Declaration. These By-Laws may also be amended by the Developer for the purposes and by the procedure set forth in Section 7 of Article IX of the Declaration. No amendment to these By-Laws shall become effective until recorded at the Office of the Cook County Recorder of Deeds.

----------Remainder of this page intentionally left blank----------

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EXHIBIT C

Preliminary Budget

Stormwater Detention Area Estimated $_____annual maintenance for Stormwater Detention Area. Initial annual charge for Stormwater per Lot $_____	$
Insurance	$
Landscaping	$
Common Area/Dedicated Area Taxes	$

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MAIL PLAT TO :

VILLAGE OF NORTHBROOK
1225 CEDAR LANE
NORTHBROOK, IL 60611

SEND TAX BILL TO :
AMAZING HOMES
DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

NORTHGATE ESTATES SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420** AND **2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBERS:
04 - 20 - 100 - 006 - 0000
04 - 20 - 100 - 007 - 0000

AREA = 170,070 SQUARE FEET OR 3.904 ACRES

OWNER'S CERTIFICATE:

AMAZING HOMES DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED THIS_____DAY OF_____, A.D.20__.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME: _____,TITLE:_____
NAME: _____ TITLE:_____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE: _____ AND TITLE: _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID TITLE: _____ DID ALSO THAN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, A.D. 20__.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

BY:_____
VILLAGE ENGINEER

CONSENT OF MORTGAGEE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

_____, WHICH IS THE HOLDER OF A MORTGAGE DATED AS OF _____, 200___, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS ON _____, 200___ AS DOCUMENT NO. _____ ENCUMBERING THE PROPERTY DESCRIBED ON THIS PLAT OF SUBDIVISION, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION AND AGREES THAT ITS LIEN SHALL BE SUBJECT TO THE PROVISIONS OF THIS PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED ON _____, 200_.
ATTEST: _____, A _____

BY: _____

BY:_____ _____

ITS: _____

ITS:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 200_, BY _____, THE _____VICE PRESIDENT, AND _____, THE _____ SECRETARY, OF _____, A _____, WHICH INDIVIDUALS ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF THE CORPORATION FOR AND ON BEHALF OF SAID CORPORATION, AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 200_.

_____
SIGNATURE OF NOTARY
SEAL
MY COMMISSION EXPIRES: _____

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____DAY OF _____, _____

_____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS_____ DAY _____,A.D. 20__.

BY:_____
CHAIRMAN OF THE PLAN COMMISSION

SCHOOL DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE TITLE OWNER OF THE LAND DESCRIBED IN THE **NORTHGATE ESTATES SUBDIVISION** AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE **NORTHGATE ESTATES SUBDIVISION** LIES IN THE FOLLOWING SCHOOL DISTRICTS:

HIGH SCHOOL DISTRICT # 225
GRADE SCHOOL DISTRICT # 31

DATED AT_____, ILLINOIS,

THIS____DAY OF_____,A.D. 20___.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT,OWNERS OF THE TRACT OF LAND COMMONLY KNOWN AS THE **NORTHGATE ESTATES SUBDIVISION**, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, 20__.

NOTARY PUBLIC:_____

COMMISSION EXPIRES:_____

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____ COLLECTOR FOR THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON DRAWN.

DATED THIS_____ DAY OF_____, A.D. 20__.

BY:_____
VILLAGE COLLECTOR

BOARD OF TRUSTEES CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

BY:_____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST:_____
VILLAGE CLERK

DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____DAY OF _____,A.D. 20__.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

ENGINEER:_____

PUBLIC UTILITIES & DRAINAGE EASEMENT (P.U.& D.E.)

PERMANENT AND PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "P.U. & D.E." ON THIS SUBDIVISION PLAT FOR THE FOLLOWING PURPOSES:
(1) PUBLIC UTILITIES. TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "P.U & D.E." AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED A P.U. & D.E. AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
(2) STORM WATER DRAINAGE. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE AREAS DESIGNATED "P.U. & D.E." ON THIS PLAT OF SUBDIVISION AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXIST WITHIN A P.U. & D.E. THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITH A P.U. & D.E. ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK. EACH OWNER OF A LOT WITH A P.U. & D.E. LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE "EASEMENT FOR STORM WATER DRAINAGE," AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH A P.U. & D.E. IS LOCATED SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE P.U. & D.E. AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA:

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" INCLUDING OUTLOTS A AND B SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE NORTHGATE HOMEOWNERS' ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION 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 ASSOCIATION 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 ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE STORM WATER DETENTION AREA 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 ASSOCIATION 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 ASSOCIATION 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 STORM WATER DETENTION AREA AND LOTS 1-7 IN THIS SUBDIVISION AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

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

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

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE 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.

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS UNSHADED ZONE -"X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, COMMUNITY NUMBER 170132, PANEL NUMBER 0226 J, MAP 17031C0226 J EFFECTIVE DATE AUGUST 19, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF SEPTEMBER, 2022 AT RIVER FOREST, ILLINOIS.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

PROJECT No.:	2020-25128-1
ISSUE DATE:	08/17/20
SCALE:	1"=30'
SHEET NUMBER	1 OF 2

PLAT PREPARED FOR:
AMAZING HOMES DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	02/09/21
2	REVISED	11/11/21
3	REVISED	01/19/22
4	REVISED	05/19/22
5	REVISED	09/27/22
6		

Attachment: 2420-2450 Landwehr - Final Plat of Subdivision (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

NORTHGATE ESTATES

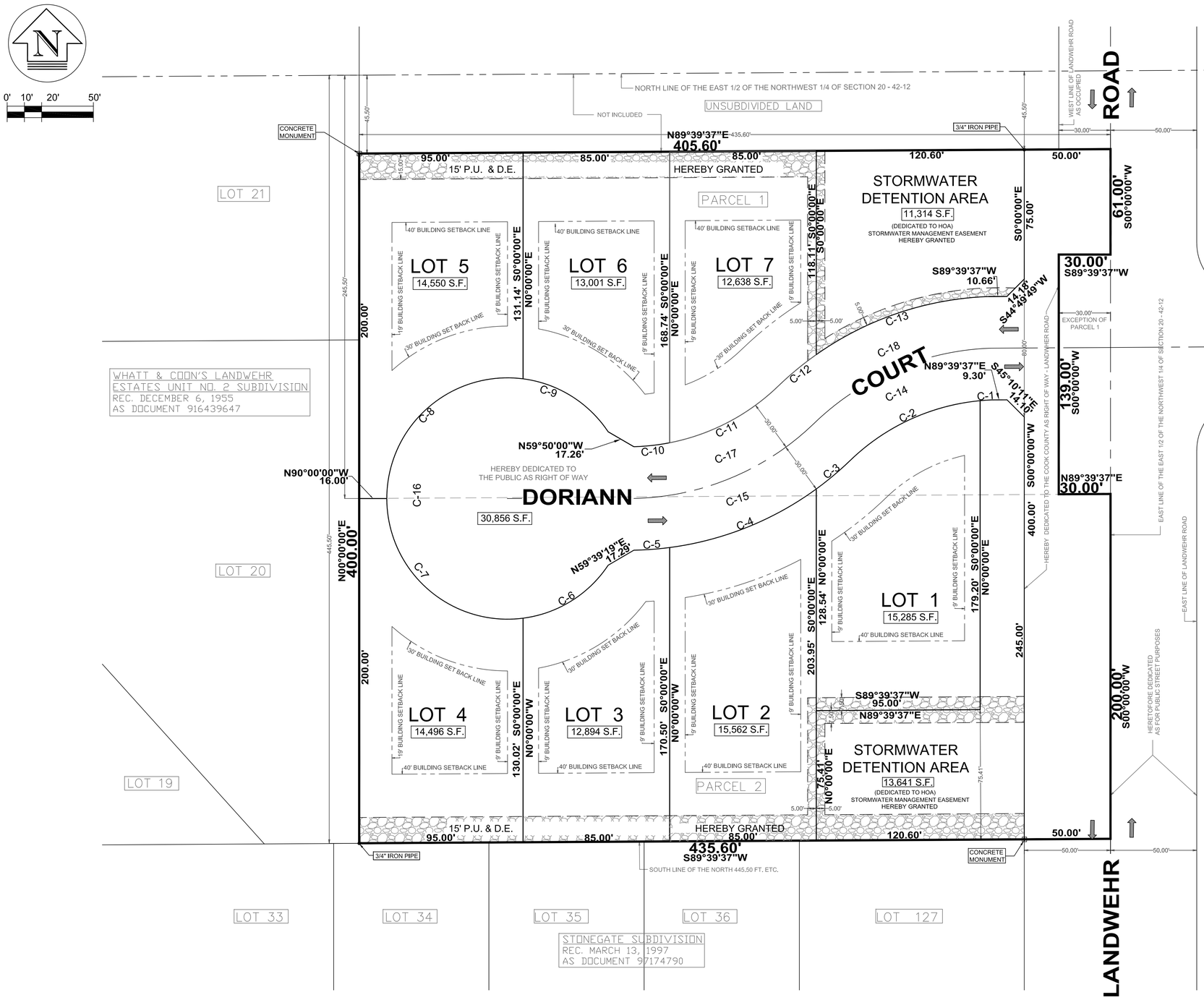
SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420 AND 2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBERS:
04 - 20 - 100 - 006 - 0000
04 - 20 - 100 - 007 - 0000

AREA = 170,070 SQUARE FEET OR 3.904 ACRES



NOTE:
- BASIS OF BEARINGS
THE (COORDINATES AND) BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATES

- EASEMENTS
NO EASEMENTS OF RECORD EXIST FOR THE SUBJECT PROPERTY.

- THERE ARE NOT OVERLAND WATERCOURSES AND DRAINAGE STRUCTURES ON PROPERTY OR WITHIN 25' OF IT.

CURVE DATA

C-1	**C-7**	**C-13**
ARC=6.31'	ARC=118.98'	ARC=106.96'
R=125.00'	R=70.00'	R=185.00'
CH=6.31'	CH=105.17'	CH=105.47'
N86°06'16"E	N48°41'34"E	S71°21'50"W
C-2	**C-8**	**C-14**
ARC=84.50'	ARC=118.98'	ARC=90.81'
R=125.00'	R=70.00'	RAD.=125.00'
CH=82.90'	CH=105.17'	CH.=88.83'
N65°17'31"E	S48°41'34"W	S66°44'19"W
C-3	**C-9**	**C-15**
ARC=25.75'	ARC=59.92	ARC=139.06'
R=185.00'	R=70.00'	RAD.=185.00'
CH=25.73'	CH=58.11'	CH.=135.81'
N49°54'51"E	N58°05'30"W	S67°27'38"W
C-4	**C-10**	**C-16**
ARC=92.49'	ARC=20.90'	ARC=357.80'
R=185.00'	R=125.00'	RAD.=70.00'
CH=91.53'	CH=20.88'	CH.=77.41'
N68°13'29"E	S83°43'19"W	N00°00'00"E
C-5	**C-11**	**C-17**
ARC=20.82'	ARC=72.01'	ARC=92.91'
R=185.00'	R=125.00'	RAD.=125.00'
CH=20.81'	CH=71.02'	CH.=90.78'
N85°46'15"E	S62°25'45"W	N67°13'09"E
C-6	**C-12**	**C-18**
ARC=59.92'	ARC=28.66'	ARC=135.61'
R=70.00'	R=185.00'	RAD.=185.00'
CH=58.11'	CH=28.63'	CH.=132.60'
N58°05'30"E	S50°21'50"W	N66°55'35"E

VILLAGE NOTES:
1. ALL DETENTION BASINS, STORM SEWER LINES, DRAINAGE STRUCTURES, DRAINAGE EASEMENTS, AND SOUND BARRIER BERMS LOCATED IN EASEMENTS ARE PRIVATE AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN.
2. EXCEPT WHERE IN THE PROPOSED VILLAGE R.O.W., THE STORM SEWER PIPES SHALL BE PRIVATE.
3. THERE ARE NO EXISTING OVERLAND WATERCOURSES AND DRAINAGE STRUCTURES ON HTE PROPERTY OR WITHIN 25 FEET OF THE PROPERTY.

LEGEND
- PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTIONAL'S

PROJECT No.:	2020-25128-1
ISSUE DATE:	08/17/20
SCALE:	1"=30'
SHEET NUMBER	2 OF 2

PLAT PREPARED FOR:
AMAZING HOMES DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

PLAT PREPARED BY:
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5	REVISED	09/27/22
6		

Attachment: 2420-2450 Landwehr - Final Plat of Subdivision (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

Landscape Plan

NORTHGATE ESTATES

Northbrook, Illinois

December 28, 2022

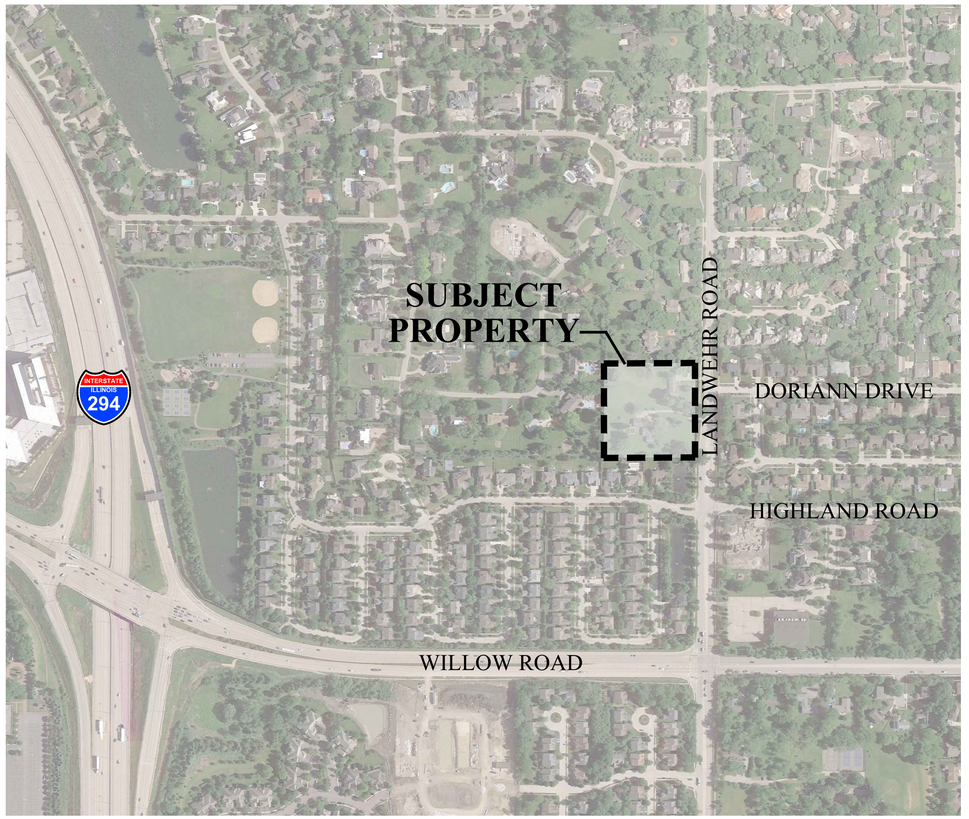
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

BONO CONSULTING, INC.
1018 BUSSE HIGHWAY
PARK RIDGE, ILLINOIS 60068



LOCATION MAP
SCALE: 1"=300'

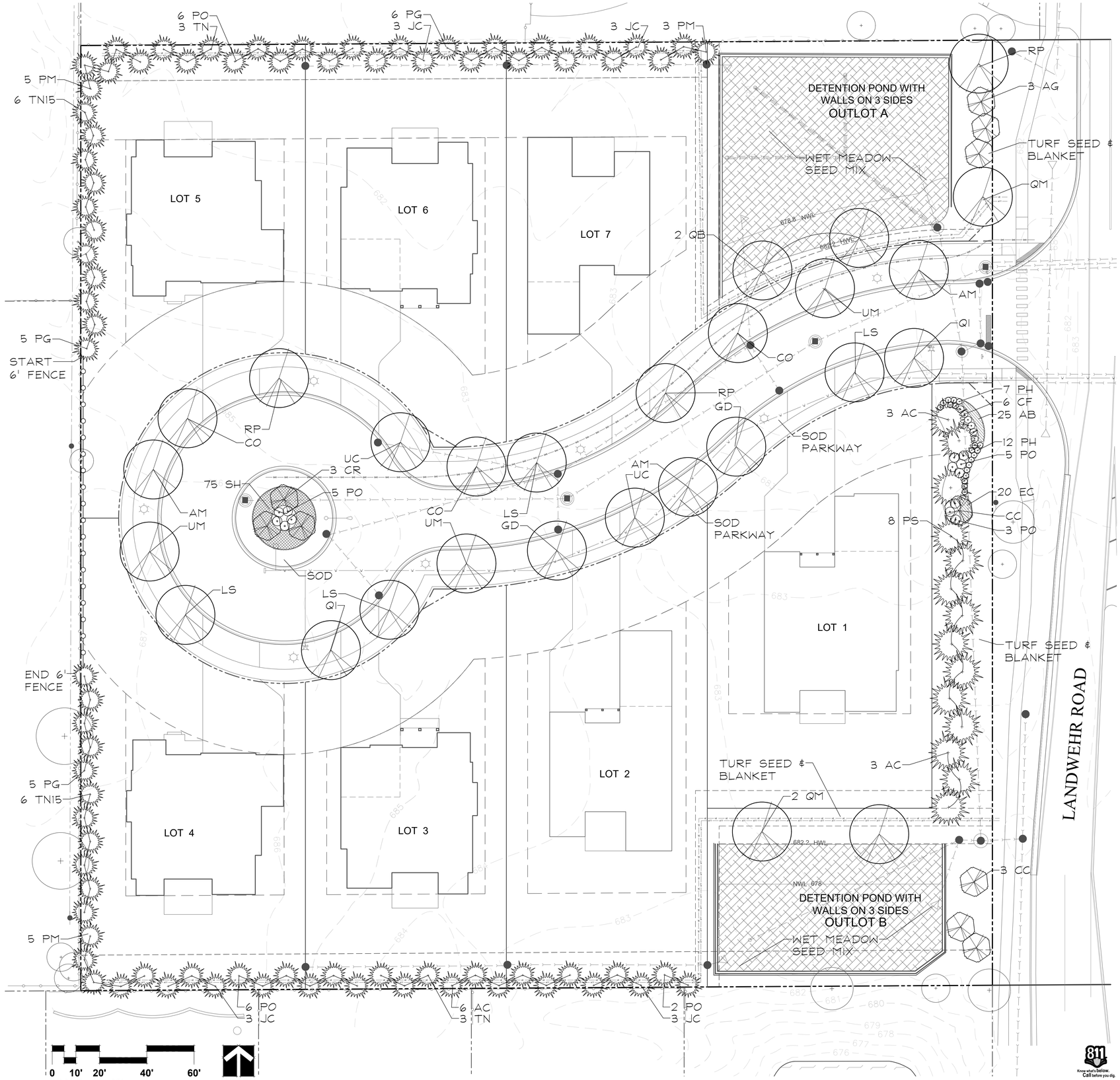
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	LANDSCAPE PLAN
2	LANDSCAPE DETAILS
3	LANDSCAPE SPECIFICATIONS

Attachment: 2420 - 2450 Landwehr - Landscape Plan (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Mature Ht.	Remarks
		SHADE TREES			
AM	3	Acer miyabei 'Morton' STATE STREET MAPLE	3" Cal.	25'-40'	
CO	3	Celtis occidentalis COMMON HACKBERRY	3" Cal.	40'-60'	
GD	2	Gymnocladus diocus 'Espresso' ESPRESSO KENTUCKY COFFEETREE	3" Cal.	45'-55'	
LS	4	Liquidambar styraciflua SWEETGUM	3" Cal.	60'-75'	
QB	2	Quercus bicalor SWAMP WHITE OAK	3" Cal.	50'-60'	
QI	2	Quercus imbricaria SHINGLE OAK	3" Cal.	50'-60'	
QM	3	Quercus macrocarpa BUR OAK	3" Cal.	70'-80'	
RP	3	Robinia pseudoacacia 'Purple Robe' PURPLE ROBE BLACK LOCUST	3" Cal.	30'-40'	
UC	2	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	3" Cal.	50'-60'	
UM	3	Ulmus 'Morton Glossy' TRIUMPH ELM	3" Cal.	50'-60'	
		ORNAMENTAL TREES			
AG	3	Amelanchier x grandiflora APPLE SERVICEBERRY	8' Ht.	15'-25'	Multi-Stem
CC	4	Cercis canadensis EASTERN REDBUD	8' Ht.	20'-30'	Multi-Stem
CR	3	Crataegus crus-galli var. inermis THORNLESS COCKSPUR HAWTHORN	2 ½" Cal.	15'-25'	Tree Form
		EVERGREEN TREES			
AC	12	Abies concolor WHITE FIR	8' Ht.	30'-50'	
JC	12	Juniperus chinensis 'Fairview' FAIRVIEW JUNIPER	8' Ht.	10'-15'	
PG	16	Picea glauca var. densata BLACK HILLS SPRUCE	10-12' Ht.	20'-40'	
PO	14	Picea omorika SERBIAN SPRUCE	10-12' Ht.	50'-60'	
PS	8	Pinus strobus WHITE PINE	8' Ht.	50'-80'	
PM	13	Psuedotsuga menziesii DOUGLAS FIR	10-12' Ht.	40'-80'	
TN	6	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	10'-12' Ht.	20'-30'	
TN15	12	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	15' Ht.	20'-30'	
		DECIDUOUS SHRUBS			
CF	6	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall		3' O.C.
PO	13	Physocarpus opulifolius 'SMNPOBLR' GINGER WINE NINEBARK	30" Tall		4' O.C.
		ORNAMENTAL GRASSES			
PH	19	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1		24" O.C.
SH	75	Sporobolus heterolepis PRAIRIE DROPSEED	#1		30" O.C.
		PERENNIALS			
AB	25	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1		18" O.C.
EC	20	Echinacea 'CBG Cone2' PIXIE MEADOWBRITE CONEFLOWER	#1		18" O.C.
		MISC. MATERIALS			
	20	SHREDDED HARDWOOD MULCH	C.Y.		
	904	SOD	S.Y.		
	0.30	WET MEADOW SEED MIX & EROSION CONTROL BLANKET	AC.		
	0.25	TURF SEED & EROSION CONTROL BLANKET	AC.		
	132	6' FENCE	L.F.		



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PARK RIDGE, ILLINOIS 60068

CLIENT
NORTHSHORE GROUP CONSTRUCTION, LLC
50 LAKEVIEW PKWY #121
VERNON HILLS, ILLINOIS 60061

NORTHGATE ESTATES
NORTHBROOK, ILLINOIS
LANDSCAPE PLAN

9	12.28.2022
8	10.28.2022
7	9.20.2022
6	6.20.2022
5	5.19.2022
4	4.06.2022
3	3.18.2022
2	12.28.2021
1	11.16.2021
REVISIONS	

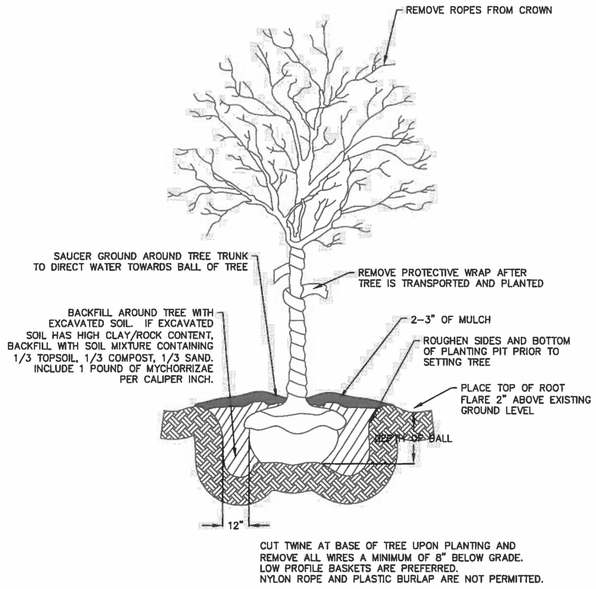
DATE	8.18.2021
PROJECT NO.	NSG2101
DRAWN	TRC
CHECKED	GFB
SHEET NO.	

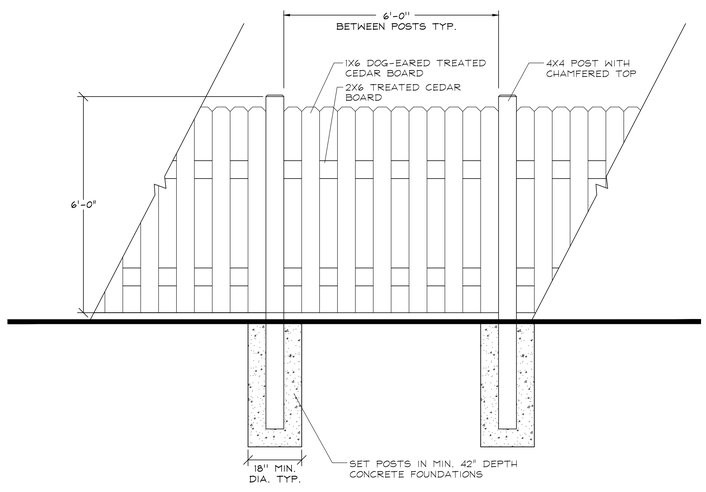
1 OF 3

Know what's below. Call before you dig.

Attachment: 2420 - 2450 Landwehr - Landscape Plan (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

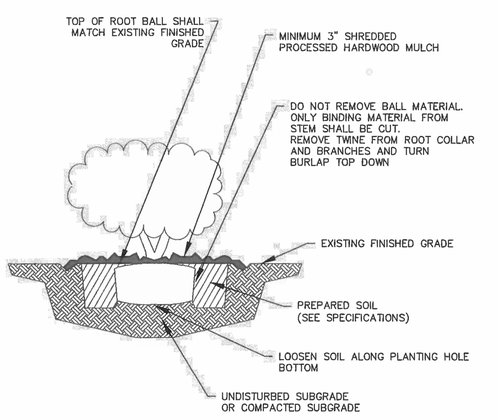
PLANTING DETAILS



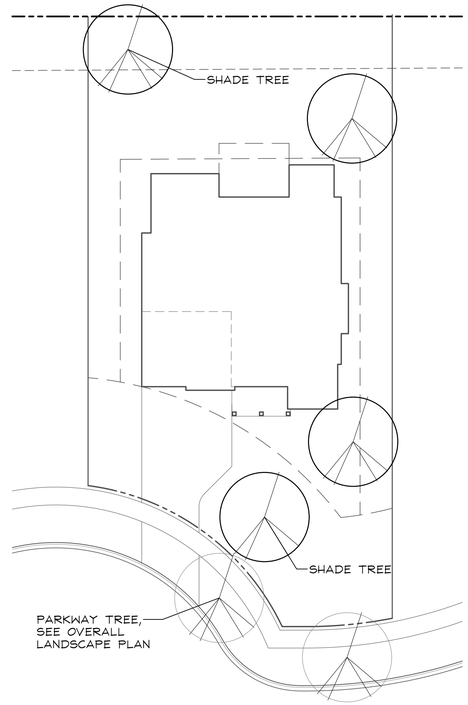


6' WOODEN FENCE DETAIL

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



SHRUB PLANTING NOTES:
FINAL BALL ELEVATION AND PLANTER
BED GRADING AS DIRECTED BY PLAN.
WHEN SOIL CONDITIONS WITH POOR DRAINAGE ARE DISCOVERED, NOTIFY VILLAGE REPRESENTATIVE.
LANDSCAPE CONTRACTOR SHALL SUGGEST IMPROVEMENT FOR DRAINAGE SOLUTION



TYPICAL RESIDENCE LANDSCAPING

SCALE: 1"= 20'

TYPICAL LOT TREE LIST

Botanical/Common Name	Size
SHADE TREES	
Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.
Ginkgo biloba GINKGO	2 1/2" Cal.
Nyssa sylvatica BLACK TUPELO	2 1/2" Cal.
Platanus x acerifolia 'Exclamation!' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.
Quercus alba WHITE OAK	2 1/2" Cal.
Quercus muehlenbergii CHINKAPIN OAK	2 1/2" Cal.
Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.
Liriodendron tulipifera TULIPTREE	2 1/2" Cal.
Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

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NORTHGATE ESTATES

NORTHBROOK, ILLINOIS

LANDSCAPE DETAILS

9	12.28.2022
8	10.28.2022
7	9.20.2022
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1	11.16.2021

REVISIONS

DATE	8.18.2021
PROJECT NO.	NSG2101
DRAWN	TRC
CHECKED	GFB

SHEET NO.

2 OF 3

Know what's below. Call before you dig.

Attachment: 2420 - 2450 Landwehr - Landscape Plan (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area.

Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass 98/85
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs. /AC.
Avena sativa	Seed Oats	40.0 lbs.

For fall or dormant plantings, use Regreen® at the specified rates below:

Botanical Name	Common Name	lbs. /AC
Triticum aestivum	Regreen®	50.0 lbs.

B. Wet Meadow Seed Mixture

Botanical Name	Common Name	lbs. /AC
Grasses and Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.250
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.150
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.250
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.250
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl manna grass	0.130
Juncus dudleyi	Dudleys Rush	0.003
Juncus torreyi	Torreys Rush	0.005
Panicum virgatum	Switch Grass	1.000
Scirpus atrovirens	Dark Green Rush	0.060
Scirpus cyperinus	Wool Grass	0.015
Total Grasses and Sedges:		6.303
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.500
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroides	False Aster	0.031
Chamaecrista fasciculata	Partridge pea	1.000
Euthamia grammifolia	Grassleaved Goldenrod	0.025
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag	1.500
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.003
Symphyotrichum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var.sullivantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		4.42
Total Wet Meadow Seed Mixture:		10.723

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Native Area Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet meadow areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

B. Maintenance:

First Season

Native seeding areas should be mowed to a height of 6" to control annual non-native and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
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CIVIL ENGINEER
BONO CONSULTING, INC
1018 BUSSE HIGHWAY
PARK RIDGE, ILLINOIS 60068

CLIENT
NORTHSHORE GROUP CONSTRUCTION, LLC
50 LAKEVIEW PKWY #121
VERNON HILLS, ILLINOIS 60061

NORTHGATE ESTATES
NORTHBROOK, ILLINOIS

LANDSCAPE SPECIFICATIONS

9	12.28.2022
8	10.28.2022
7	9.20.2022
6	6.20.2022
5	5.19.2022
4	4.06.2022
3	3.18.2022
2	12.28.2021
1	11.16.2021
REVISIONS	

DATE	8.18.2021
PROJECT NO.	NSG2101
DRAWN	TRC
CHECKED	GFB
SHEET NO.	

3 OF 3

Know what's below. Call before you dig.

Attachment: 2420 - 2450 Landwehr - Landscape Plan (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

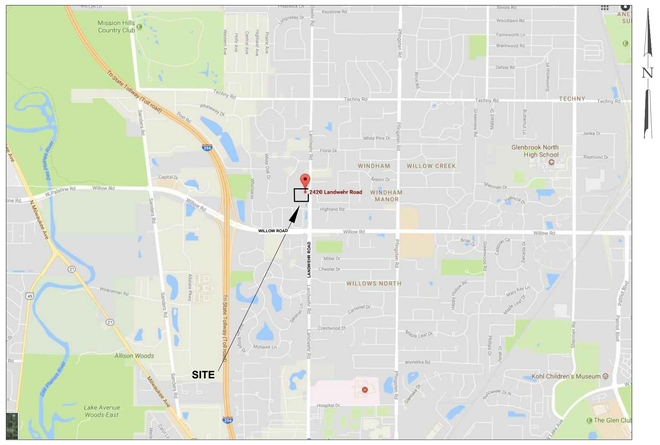
BENCHMARK INFO
SITE BENCHMARK IS LOCATED ON EAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF LANDWEHR ROAD AND DORIANN DRIVE. ELEVATION = 684.21 (NAVD 88)

PROPOSED NORTHGATE ESTATES SUBDIVISION
SITE IMPROVEMENT PLAN
2420-2450 LANDWEHR RD., NORTHBROOK, COOK COUNTY, IL

SECTION: 20
TOWNSHIP: 42N
RANGE: 12E

PIN 04-20-100- (006 THROUGH 007) -0000

SITE LOCATION MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY
3. DEMOLITION PLAN
4. PHASE – I –SOIL EROSION & SEDIMENTATION CONTROL PLAN
5. PHASE – II –SOIL EROSION & SEDIMENTATION CONTROL PLAN
6. SWPPP
7. PROPOSED GRADING & DRAINAGE PLAN – OVERALL SITE
8. PROPOSED UTILITIES PLAN – OVERALL SITE
9. PROPOSED PLAN & PROFILES
10. TRIBUTARY AREA & INUNDATION EXHIBITS
11. GEOMETRIC PLAN – OVERALL SITE
12A. AUTOTURN EXHIBIT
12B. AUTOTURN EXHIBITS CONT.
13. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE A
14. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE B
15. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE C
16. CONSTRUCTION NOTES
17. STORMWATER MANAGEMENT CALCULATIONS
18. STANDARD DETAILS
19A. STANDARD DETAILS – CONTINUED
19B. STANDARD DETAILS – CONTINUED
20. IDOT DETAILS
21. IDOT DETAILS – CONTINUED
22. IDOT DETAILS – CONTINUED
23. IDOT DETAILS – CONTINUED
24. IDOT DETAILS – CONTINUED
25. CCHD DRAINAGE AREA EXHIBIT
26. CCHD CROSS–SECTIONS
27. UTILITIES AND EASEMENT EXHIBIT

EX–R EXHIBIT R

AERIAL MAP



CCDOT NOTES
(I) DURING CONSTRUCTION OF PROPOSED IMPROVEMENTS ALONG LANDWEHR ROAD, LANDWEHR ROAD SHALL REMAIN OPEN FOR ALL TRAFFIC AT ALL TIMES. IF ANY ACTIVITY THAT REQUIRES ENCROACHMENT INTO THE LANE OPEN FOR TRAFFIC, THAT ACTIVITY SHALL BE RESTRICTED TO WITHIN THE HOURS OF 9:00 AM TO 3:00 PM.
(II) IF ANY EXISTING PAVEMENT MARKING AND/OR SIGNING (EXCEPT THAT PROPOSED) ALONG LANDWEHR ROAD ARE/IS DAMAGED DUE TO THE CONSTRUCTION OF PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPLACE THE DAMAGED TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF COOK COUNTY PER IDOT AND IDOT–DISTRICT 1 STANDARDS FOR TRAFFIC CONTROL DEVICES FOR PAVEMENT MARKING AND SIGNAGE INCLUDED IN THE PLANS.

PROJECT NARRATIVE

GENERAL: PROPOSED 7 UNIT SUBDIVISION DEVELOPMENT CONSISTS OF 7 LOTS WITH 1 HOUSE EACH. EACH LOT WILL HAVE A DRIVEWAY FOR GARAGE ACCESS. ACCESS TO THE DRIVEWAYS WILL BE THROUGH NEW STREET. STORMWATER MANAGEMENT IS PROPOSED FOR THE SITE WITH DETENTION PONDS.

AREA SUMMARY:
TOTAL AREA OF SITE: 3.541 ACRES
DISTURBED AREA OF SITE: 3.541 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN OR WETLANDS ON OR WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN SEPARATE SEWER AREAS.

DETENTION/VOLUME CONTROL FACILITY: DETENTION IS PER VILLAGE OF NORTHBROOK REQUIREMENTS. MWRD DETENTION IS NOT REQUIRED FOR RESIDENTIAL SUBDIVISION PROJECTS WITH AREAS LESS THAN 5 ACRES. VOLUME CONTROL (AREA>0.5AC.) IS PER MWRD REQUIREMENTS.

SANITARY SEWERS: A SANITARY SEWER MAIN IS PROPOSED WHICH WILL CONNECT TO THE EXISTING SANITARY MAIN LOCATED IN LANDWEHR ROAD. EACH SINGLE FAMILY RESIDENCE HAS A SEPARATE SERVICE CONNECTION TO THE NEW SANITARY MAIN.

SOILS/INFILTRATION RATE: SILTY CLAY

GROUNDWATER ELEVATION: SEASONAL HIGH GROUNDWATER TABLE ESTIMATED AT 670.50, PER GEOTECHINCAL REPORT.

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT–OF–WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.

2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

Abhi Veer

ENGINEER

11-9-22

DATE

ABHIJIT VEER
062–067076
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXP. 11-30-23

NOTE

ALL DETENTION BASINS, STORM SEWER LINES, DRAINAGE STRUCTURES, DRAINAGE EASEMENTS, AND SOUND BARRIER BERMS LOCATED IN EASEMENTS ARE PRIVATE AND WILL BE THE RESPONSIBILITY OF THE OF THE HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN.

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

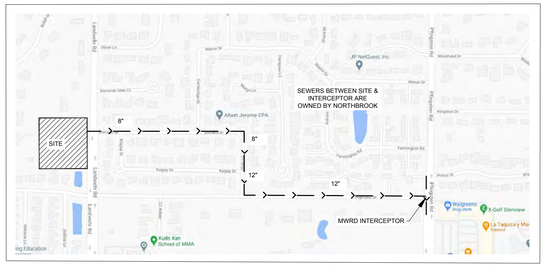
Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

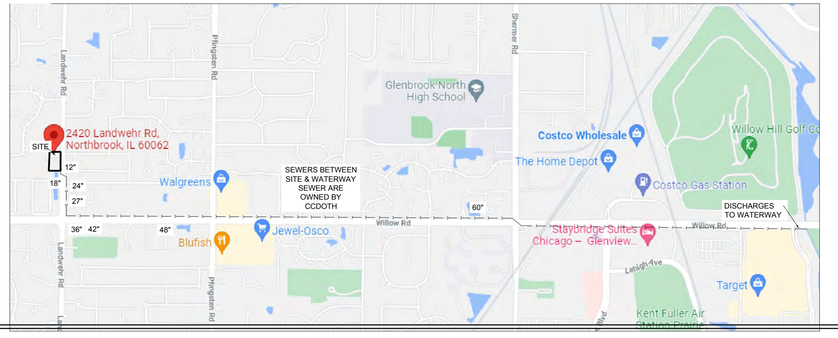
Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892–0123

FOR LOCATION OF TRAFFIC SIGNAL EQUIPTMENT WITHIN THE COUNTY RIGHT–OF–WAY CALL 312–603–1730

SANITARY SEWER ROUTE MAP



STORM SEWER ROUTE MAP



LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		
WATER VALVE		
GRADE		
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		
DOWNSPOUT (ROOF DRAINS)		
WATER B. BOX		
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK DESPRESSED CURB BOTTOM OF GUTTER		W XXX.XX B/W XXX.XX B/G XXX.XX
MOUNTABLE CURB BOTTOM OF GUTTER TREE		M/C XXX.XX B/C XXX.XX
LANDMARK TREE		

REVISIONS	ISSUE	DATE
ISSUED FOR PERMIT	1	2-2-2021
REVISED PER VILLAGE & CCHD COMMENTS	2	11-9-2021
REVISED PER VILLAGE & CCHD COMMENTS	3	1-14-2022
REVISED PER VILLAGE & CCHD COMMENTS	4	4-5-2022
REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED	5	4-5-2022
REVISED PER MWRD COMMENTS	6	9-20-2022
REVISED PER MWRD COMMENTS	7	10-17-2022
REVISED PER MWRD COMMENTS	8	10-26-2022
REVISED PER MWRD COMMENTS	9	11-7-2022
REVISED PER MWRD COMMENTS	10	11-9-2022

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
1 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBER: 04 - 20 - 100 - 006 - 0000

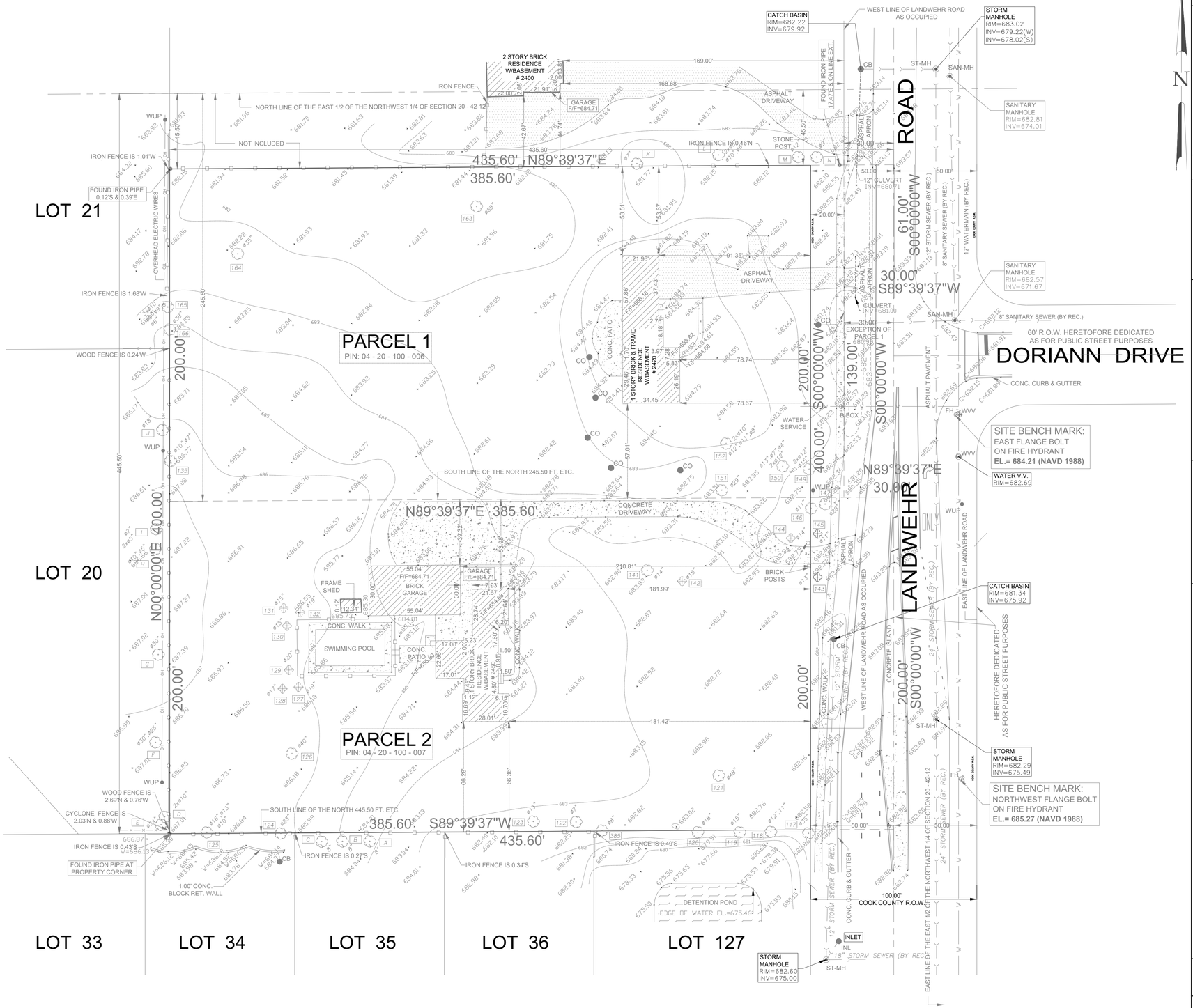
PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBER: 04 - 20 - 100 - 007 - 0000

TOTAL AREA = 170,070 SQUARE FEET OR 3.904 ACRES

LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
CO	CLEANOUT
WVV	WATER VALVE VAULT
B-BOX	B-BOX
FH	FIRE HYDRANT
WUP	WOOD UTILITY POLE
TR	TREE



PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
ENGINEER:	A. WEIER P.E.	3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCHD COMMENTS; LOTS 1-4&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-1-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

EXISTING TOPOGRAPHY

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
2 OF 27

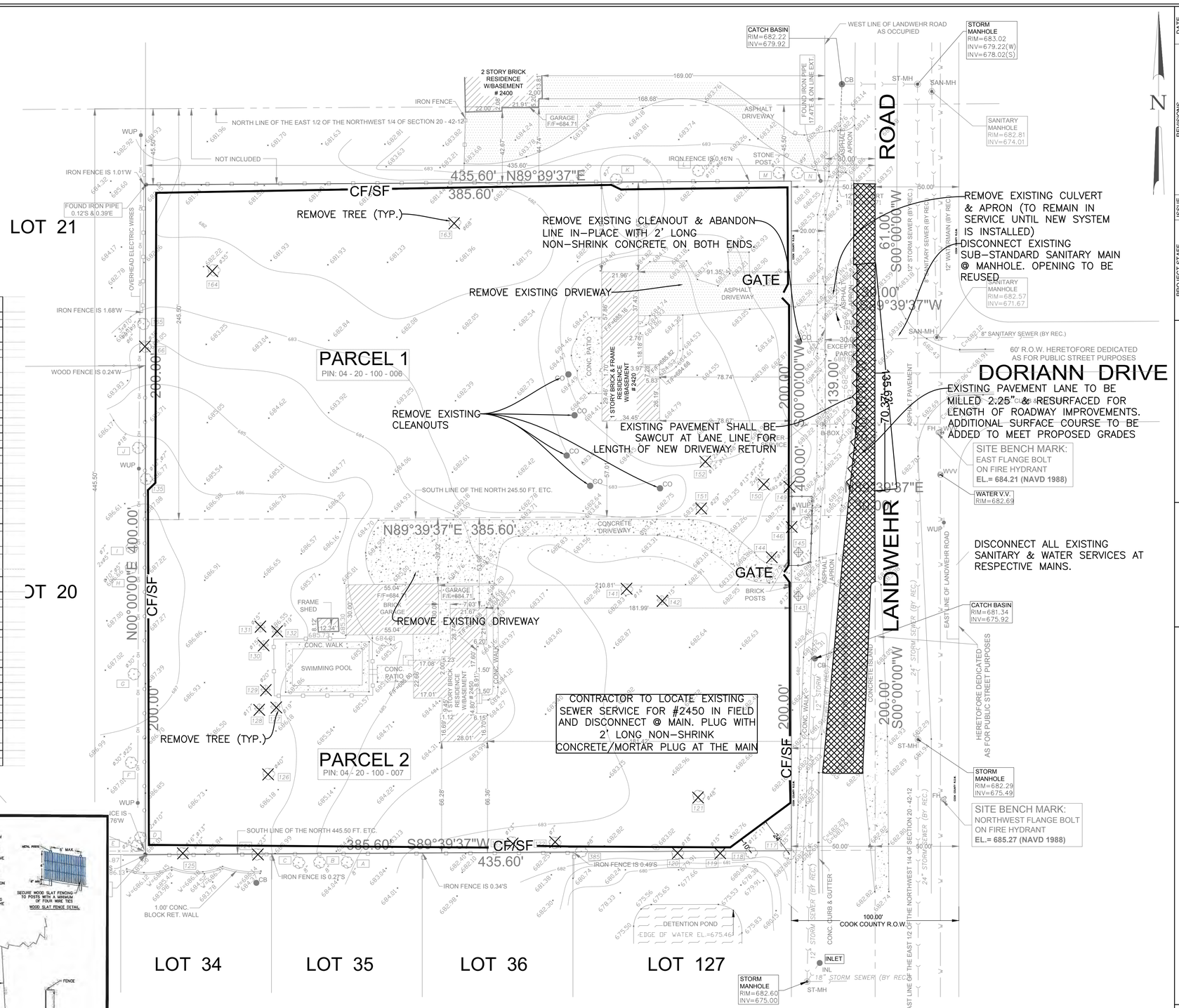
Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call julie at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety**. Contractor to take all OSHA regulated and applicable local safety precautions to safe gaurd all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed during and before the end of each day.
10. Topographic survey by United Survey Service, LLC.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.

TREE SURVEY DATED 11-2-21

Tag	Common Name	Scientific Name	Size	Cond.	Form	Others	Landmark Tree	Remove	Notes
117	Cottonwood	*Populus deltoides*	35	4	3	X			SE corner of 2450 lot, by walk.
118	American Elm	*Ulmus americana*	12,11	4	5	X			Fork at 2', broken top, one sided.
119	Green Ash	*Fraxinus pennsylvanica*	15	6	6	X		X	Dead. On ground.
120	American Elm	*Ulmus americana*	18	6	6	X		X	Dead.
121	Cottonwood	*Populus deltoides*	48	5	4	X		X	Extensive decay in trunk.
122	Green Ash	*Fraxinus pennsylvanica*	7	6	6	X		X	Dead.
123	Green Ash	*Fraxinus pennsylvanica*	13	6	6	X		X	Dead.
124	Boxelder	*Acer negundo*	23	5	5	X		X	Heavy deadwood, decay. On south lot line.
125	Crabapple	*Malus spp.*	16,13,10	5	5	X		X	SW corner of 2450 lot. Heavy deadwood.
126	Silver Maple	*Acer saccharinum*	40	3	2	X		X	Dieback.
127	Colorado Spruce	*Picea pungens*	19	3	4		X	X	One-sided.
128	Colorado Spruce	*Picea pungens*	17	4	5		X	X	One-sided, no leader.
129	Colorado Spruce	*Picea pungens*	20	5	5		X	X	One-sided.
130	Colorado Spruce	*Picea pungens*	15	5	5		X	X	One-sided.
131	Colorado Spruce	*Picea pungens*	15	4	4		X	X	One-sided.
132	Colorado Spruce	*Picea pungens*	19	4	4		X	X	One-sided.
135	Mulberry	*Morus alba*	10,7	2	3	X			Utility pruned, west lot line.
141	Buckthorn	*Rhamnus cathartica*	14	4	3	X		X	Basal decay.
142	Colorado Spruce	*Picea pungens*	15	4	4		X	X	Dieback.
143	Colorado Spruce	*Picea pungens*	13	3	3		X		By 2450 driveway.
144	Colorado Spruce	*Picea pungens*	14	4	4		X	X	One-sided, vine infested.
145	Colorado Spruce	*Picea pungens*	11	4	4		X		One-sided.
146	Green Ash	*Fraxinus pennsylvanica*	11	6	6	X		X	Dead, fallen over.
147	American Elm	*Ulmus americana*	28	3	3	X			
148	Green Ash	*Fraxinus pennsylvanica*	8	6	6	X			Dead.
149	Arborvitae	*Thuja occidentalis*	15,12,12	2	2	X		X	
150	Arborvitae	*Thuja occidentalis*	13,12,12 ,7,4	2	3	X		X	
151	Siberian Elm	*Ulmus pumila*	29	5	5	X		X	Heavy deadwood, very weak.
152	Arborvitae	*Thuja occidentalis*	12,10,11 ,10,8	2	3	X		X	
163	Weeping Willow	*Salix alba*	68	5	5	X		X	Extensive decay, broken top. On ground.
164	Weeping Willow	*Salix alba*	35	3	3	X		X	
165	Arborvitae	*Thuja occidentalis*	10,10,10 ,9,8,6	2	4	X			West fenceline, utility pruned.
166	Siberian Elm	*Ulmus pumila*	38	5	5	X		X	Half dead. Utility pruned, extensive decay, along west fenceline.
385	American Elm	*Ulmus americana*	8	2	3	X			South side of lot east of #122.
	Offsite trees - No tags					X			
A	Callery Pear	*Pyrus calleryana*	8	1	2	X			
B	Callery Pear	*Pyrus calleryana*	8	1	2	X			
C	Callery Pear	*Pyrus calleryana*	8	1	2	X			
D	Boxelder	*Acer negundo*	10,10	3	4	X			Overtopped.
E	Hackberry	*Celtis occidentalis*	24	2	2	X			
F	Mulberry	*Morus alba*	30,25	5	4	X			Decay, split limbs. Pruned for utilities.
G	Boxelder	*Acer negundo*	30	4	5	X			Pruned for utilities, decay.
H	River Birch	*Betula nigra*	10,5	1	2	X			
I	River Birch	*Betula nigra*	7,5,5	1	2	X			
J	Colorado Spruce	*Picea pungens*	18	2	4		X		Pruned for utilities.
K	Honeylocust	*Gleditsia triacanthos*	7	2	3	X			On fence.
L	Amur Maple	*Acer ginnala*	10,8,8,6	5	5	X			Half dead.
M	American Elm	*Ulmus americana*	12	3	3	X			
N	Boxelder	*Acer negundo*	9	3	4	X			Overtopped, one sided.



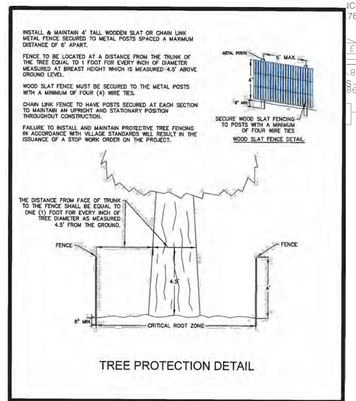
Village of Northbrook
Tree Preservation Notes

Tree Protection

1. The contractor shall provide and maintain tree protection in accordance with the approved tree preservation plan and tree protection details provided herein and in accordance with all local requirements for all parkway and private trees on the subject lot that will be within the limits of the proposed work, access to the site, storage of material, etc...
2. The tree protection shall remain intact during the entire duration of the construction project. No work is allowed within the tree protection area. For any reason during the project, if the tree protection needs to be removed or modified, the Tree Preservation Officer is to be contacted at 847/272-4711 ext. 4123.
3. Protective fencing shall be erected at a minimum distance of one foot (1) for every inch of diameter measured at four and one half feet (4.5) off the ground outward from the edge of the trunk or at the dripline of the tree, whichever allows for greater protection while allowing work on the site. Minimum tree protection zones are to be set outward from the tree a linear distance (in feet), equal to 70% of the tree's diameter (in inches, 4.5 feet off the ground). Smaller tree protection zones may be permitted by the Tree Preservation Officer. The fencing material shall be continuous chain link or wooden slat snow fencing that is secured to metal stakes spaced a minimum of six feet (6) apart with no less than 3 ties of appropriate material. Mesh fencing is NOT allowed.
4. No grade changes + or – 6 inches will be allowed within any established tree protection zone.
5. Trunk Protection, if required, shall be nominal 2x4 dimension lumber secured with a rope band or strap of sufficient durability to remain in place for the duration of the project. Planks shall be installed to a height of ten feet (10) or to the lowest major branches whichever is lowest. Under no circumstances will nails, screws, or any other damaging attachment be used.
6. Contractor shall maintain tree protection area free of trash and grass/weeds in excess of 10-inches tall.
7. Contractor shall promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs and roots according to certified arborist's written instructions.
8. No mechanical excavating or trenching shall be allowed within tree protection areas.
9. All utilities if possible shall be auger/bored through established tree protection areas. If this is not possible please contact the Tree Preservation Officer.
10. Before performing work on any Village owned right-of-way, contact the Village Forester at Public Works, 847/272-4711 ext. 4125 to determine if you will be required to post monies for any parkway trees that may be affected by the proposed work. If a tree will need to be removed all applicable fees and replacements set forth by Public Works will apply.

Tree Removals

All private tree removals of single trunk trees greater than 6 inches in diameter or multiple trunk trees with a combined diameter of 12 inches in diameter must be approved by the Tree Preservation Officer. A separate permit will be issued for any tree removals.



TREE PROTECTION DETAIL

STANDARD DETAILS 2014 — *VILLAGE OF NORTHBROOK PUBLIC WORKS DEPARTMENT*

Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:
1 – Excellent
2 - Very Good
3 – Good
4 – Below Average
5 - Poor
6 - Dead

Tree Form. A visual assessment and rating of the form of the tree, as follows:
1 – Excellent
2 - Very Good
3 – Good
4 – Below Average
5 - Poor
6 - Dead
Prepared by: David Coulter, Osage Inc.
ISA Certifed Arborist #IL-0094 (Exp. 12/31/19)

DATE	REVISIONS	ISSUE
2-2-2021	ISSUED FOR PERMIT	1
11-9-2021	REVISED PER VILLAGE & COID COMMENTS	2
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4-5-2022	REVISED PER VILLAGE & COID COMMENTS	4
4-5-2022	REVISED PER COID COMMENTS; LOTS 4&5 WEST SETBACKS REVISED	5
9-22-2022	REVISED PER MWRD COMMENTS	6
10-17-2022	REVISED PER MWRD COMMENTS	7
10-26-2022	REVISED PER MWRD COMMENTS	8
11-7-2022	REVISED PER MWRD COMMENTS	9
11-9-2022	REVISED PER MWRD COMMENTS	10

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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bbono@bonoconsulting.com

DEMOLITION & TREE PRESERVATION PLAN

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

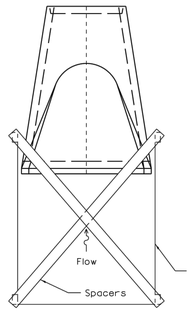
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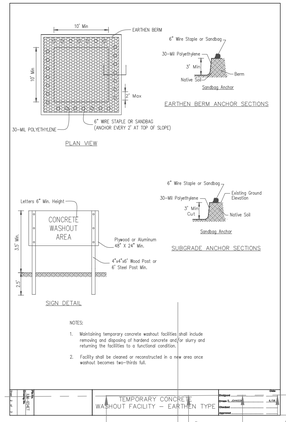
PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
3 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

INLET AND PIPE PROTECTION





BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE – I

1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH OUT PROJECT.
2. USE LANDWEHR ROAD FOR CONSTRUCTION ACCESS DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. CLEAR AND REMOVE BRUSH AND TREES.
5. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS) WITHIN 30DAYS OF TREE REMOVAL/BRUSH CLEARING.
6. INSTALL UTILITIES AND PERFORM MASS GRADING.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

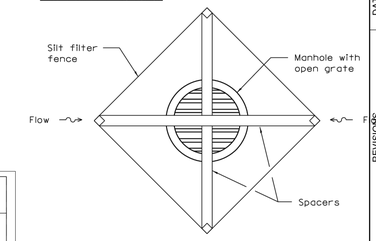
7. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
8. BEGIN CLEARING AND GRUBBING THE SITE.
9. BEGIN GRADING THE SITE.

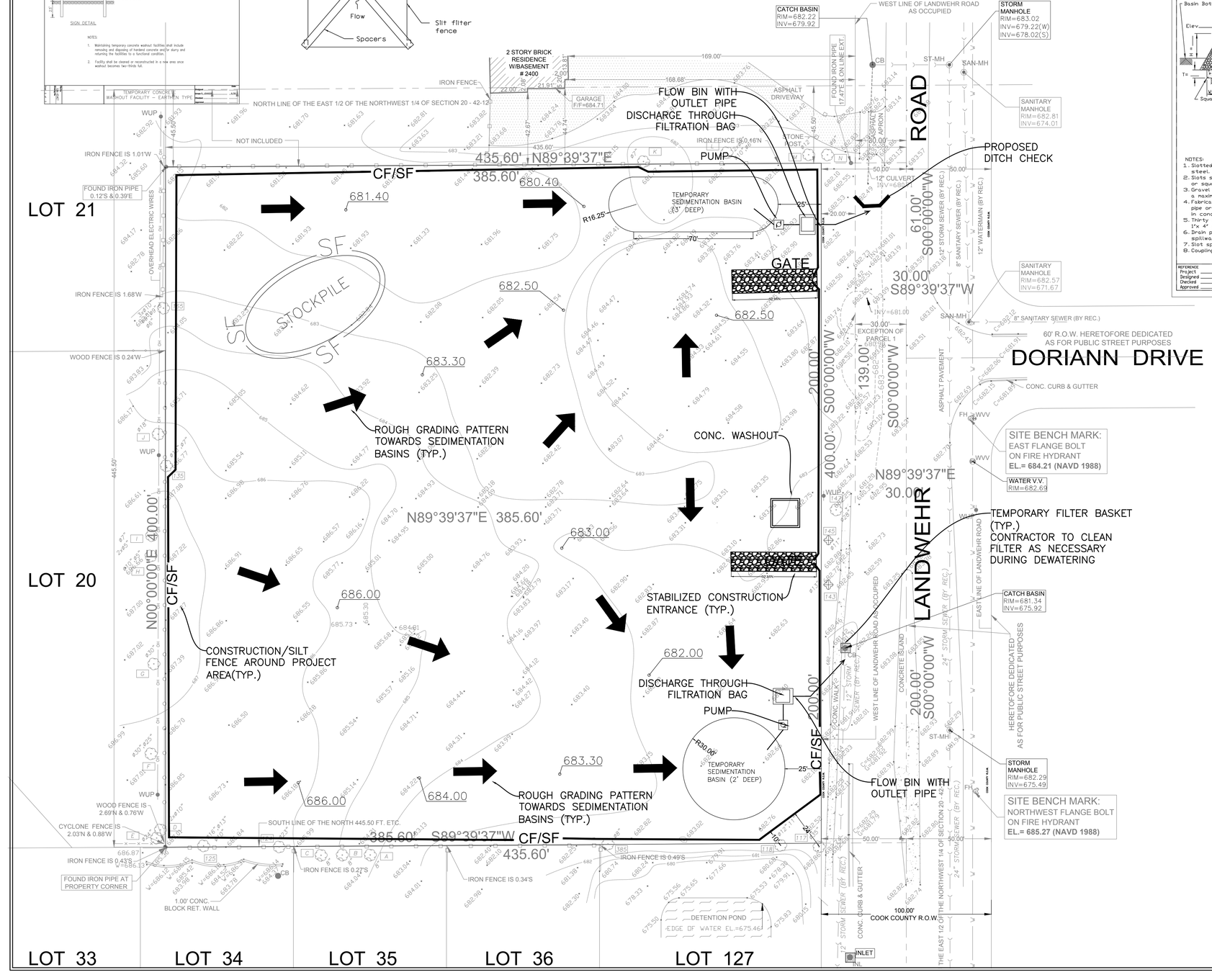
PHASE II

1. CONSTRUCT DETENTION FACILITIES.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. 12" MINIMUM OF SOIL/SEDIMENT TO BE REMOVED FROM BOTTOM OF DETENTION FACILITIES (EXCAVATE TO NATIVE SOIL) PRIOR TO BEING BROUGHT TO FINAL GRADE WITH INSTALLATION OF ENGINEERED SOIL MIXTURE.
6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

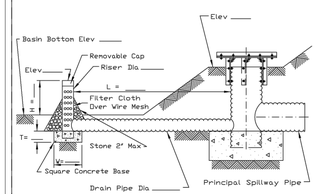
NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.

INLET AND PIPE PROTECTION





SEDIMENT BASIN DEWATERING DEVICE



SECTION ON CENTERLINE

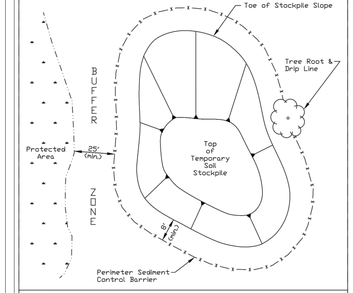
NOTES:
1. Slotted inlets shall be fabricated from corrugated metal or smooth steel.
2. Slots shall be cut cleanly and deburred. Ends of slots may be round or square.
3. Gravel filter, if used, shall be pit run sand and gravel with a maximum particle diameter of 2".
4. Fabricated or standard elbow; Fabricated or standard tee with the pipe or plug in upstream end; or standard tee with one end embedded in concrete.
5. Thirty 1" diameter holes per foot of riser may be substituted for the 1"x 4" slots for 6" diameter risers.
6. Drain pipe shall be the same material and gauge as the principle spillway pipe.
7. Slot spacing and size shall be as shown on standard drawing IL-580.
8. Coupling bands shall be as shown on standard drawing IL-580.

REFERENCE			
Project			
Designed		Date	
Checked		Date	
Approved		Date	

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-615
SHEET 1 OF 1
DATE 9-20-93

TEMPORARY SOIL STOCKPILE DETAIL

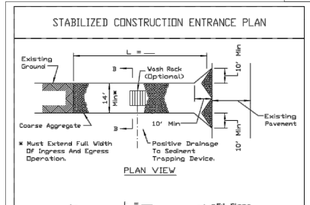


NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE			
Project			
Designed		Date	
Checked		Date	
Approved		Date	

STANDARD DWG. NO. IUM-627
SHEET 1 OF 1
DATE JANUARY 2017

STABILIZED CONSTRUCTION ENTRANCE PLAN



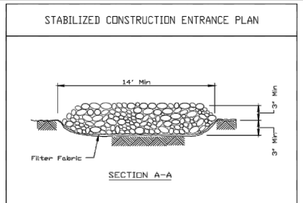
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE			
Project			
Designed		Date	
Checked		Date	
Approved		Date	

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN

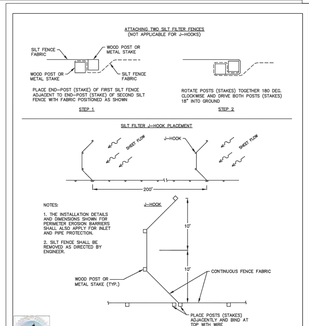


REFERENCE			
Project			
Designed		Date	
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Approved		Date	

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-18-94

SILT FENCE DETAIL



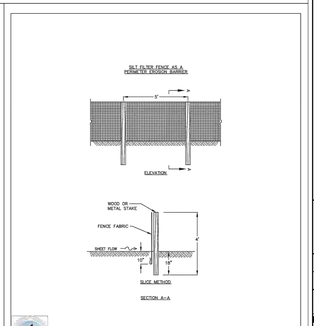
Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes & Specifications

STANDARD DETAIL G-10 (01)

(Sheet 1 of 2)

SILT FENCE DETAIL



Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes & Specifications

STANDARD DETAIL G-10 (01)

(Sheet 2 of 2)

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11-9-2022	10	RE-ISSUED PER MWRD COMMENTS

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. WEIER P.E.
ENGINEER:	W. HEPBURN
TECHNICIAN:	

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PHASE - I -SOIL EROSION & SEDIMENTATION CONTROL PLAN

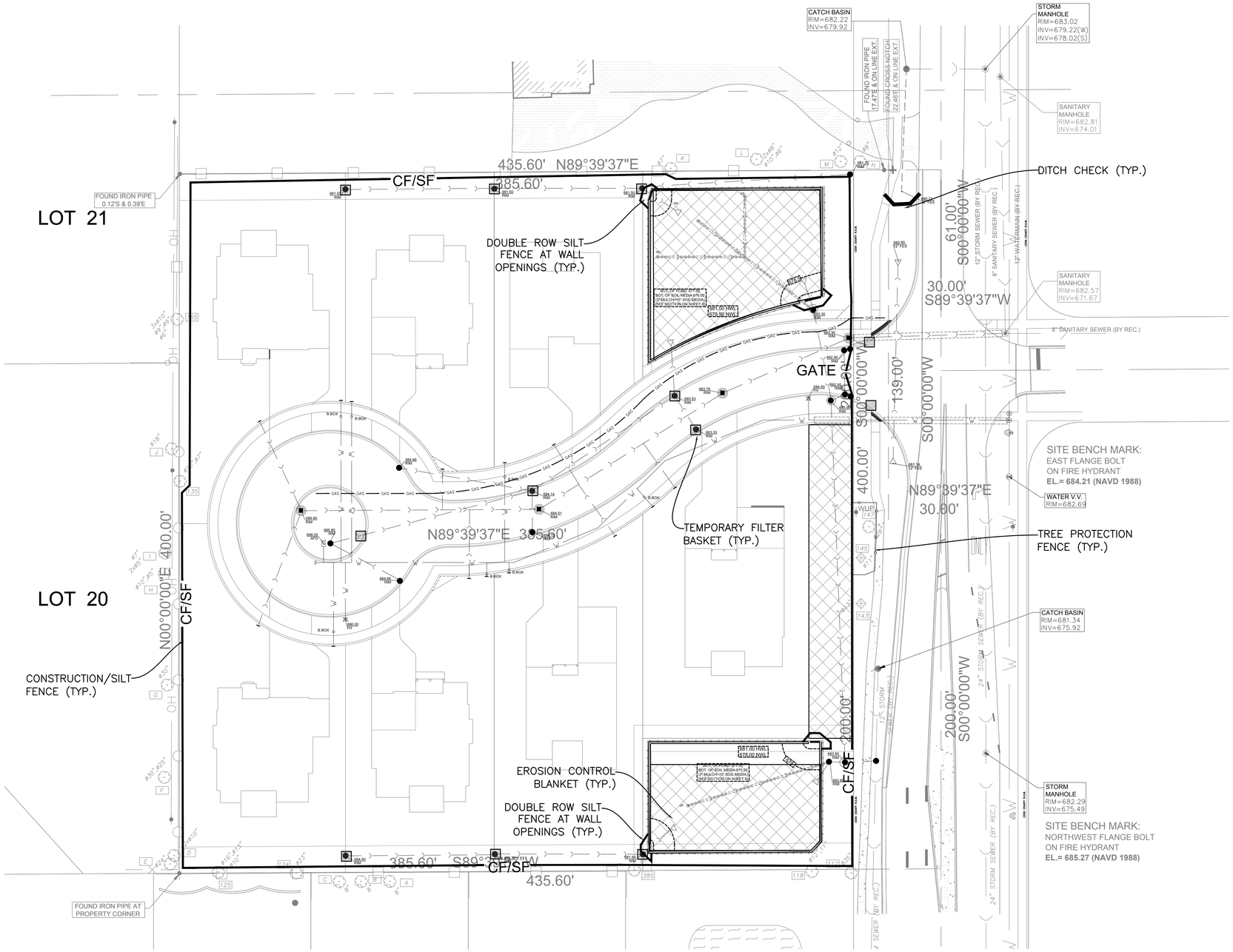
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

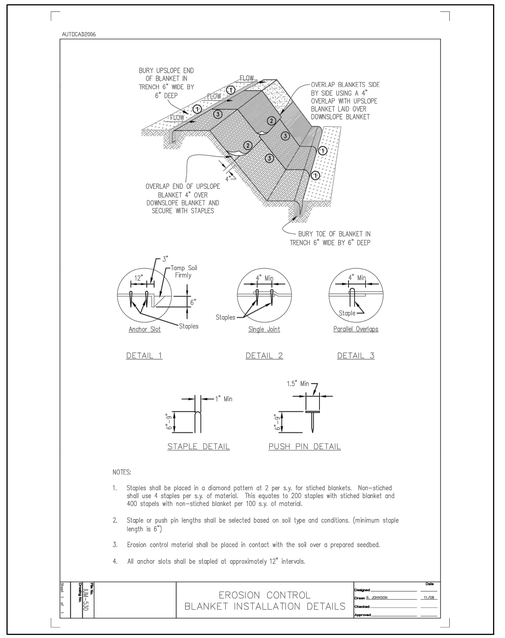
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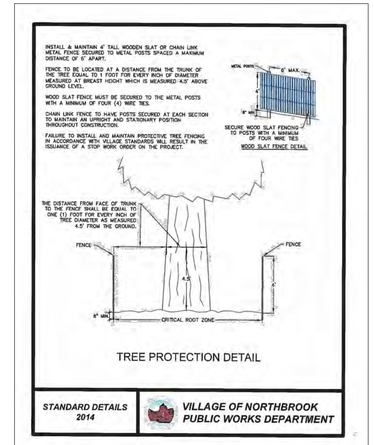
PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
4 OF 27

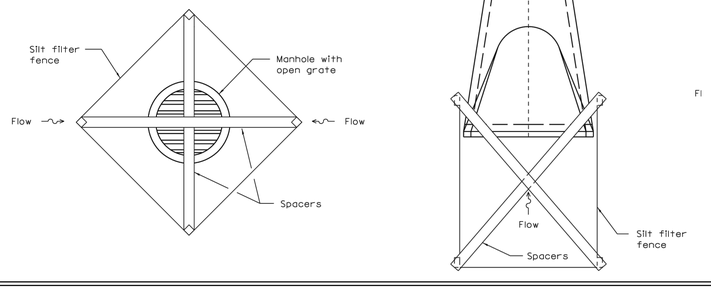
Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)







INLET AND PIPE PROTECTION



EROSION CONTROL BLANKET

FILTER BASKET

DATE	REVISIONS	ISSUE
2-2-2021	ISSUED FOR PERMIT	1
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS	2
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS	3
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS	4
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-83 WEST SETBACKS REVISED	5
9-22-2022	REVISED PER MWRD COMMENTS	6
10-17-2022	REVISED PER MWRD COMMENTS	7
10-26-2022	REVISED PER MWRD COMMENTS	8
11-1-2022	REVISED PER MWRD COMMENTS	9
11-9-2022	REVISED PER MWRD COMMENTS	10

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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PHASE II - SOIL EROSION & SEDIMENTATION CONTROL PLAN

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0
SHEET NUMBER
5 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

STORMWATER POLLUTION PREVENTION PLAN

A COPY OF THIS PLAN, ALONG WITH ALL INSPECTION REPORTS, WILL BE KEPT AT THE SITE AT ALL TIMES.
THE PERMITEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THE PERMIT COVERAGE EXPIRES OR IS TERMINATED.

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:
PROPOSED NORTHGATE ESTATES SUBDIVISION SITE IMPROVEMENT PLAN – 2420–50 LANDWEHR RD., NORTHBROOK, COOK COUNTY, IL.

PROJECT DESCRIPTION:
A NEW 7 UNIT SUBDIVISION DEVELOPMENT TO BE CONSTRUCTED ON PROPERTY WITH TWO EXISTING HOUSES.

TOTAL SITE AREA = 3.541 ACRES

TOTAL AREA DISTURBED = 3.541 ACRES

RUNOFF COEFFICIENT OF SITE AFTER CONSTRUCTION = 0.705

SOILS: VARIES, PREDOMINATELY SILTY CLAY LOAM

RECEIVING WATERS: --

EXISTING SITE CONDITIONS: TWO PROPERTIES WITH EXISTING HOUSES

ADJACENT/OFFSITE AREAS: EXISTING SINGLE FAMILY RESIDENCES TO NORTH, WEST AND SOUTH. A STREET (LANDWEHR RD.) LIES TO THE EAST.

REFER TO IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT FOR ADDITIONAL SITE INFORMATION.

EROSION AND SEDIMENT CONTROLS

REFER TO THE IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT, AND THIS SWPPP.

STABILIZATION PRACTICES:

EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TEMPORARY SEEDING AND MULCHING SHALL OCCUR WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY LAND DISTURBING ACTIVITIES. EROSION CONTROL BLANKETS SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE SEEDING OF SLOPES 6:1 OR GREATER.

STRUCTURAL PRACTICES:

INLET FILTERS SHALL BE INSTALLED IN EXISTING DRAINAGE STRUCTURES PRIOR TO ANY GROUND DISTURBING ACTIVITIES. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF PROPOSED GRADES AT THE ENTRANCE LOCATION.

STORM WATER MANAGEMENT

REFER TO THE IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT AND THE STORMWATER MANAGEMENT CALCULATIONS FOR ADDITIONAL INFORMATION

RUNOFF:
THE SITE DRAINS TO THE STORM SEWER LOCATED ON LANDWEHR RD..

VELOCITY DISSIPATION
THE SITE UTILIZES THE STORM SEWER.

WASTE DISPOSAL

ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE SITE FOR DISPOSAL IN PERMITTED DISPOSAL FACILITIES. THE PROJECT SITE WILL BE KEPT CLEAR OF ALL HUMAN AND CONSTRUCTION DEBRIS. NO BUILDING MATERIALS, GAS OR OIL SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE. A SECURELY LIDDED DUMPSTER WILL BE PROVIDED FOR STANDARD SOLID WASTE.

HAZARDOUS WASTE WILL BE DISPOSED OF AS SPECIFIED BY THE VILLAGE OF NORTHBROOK, THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, OR THE MANUFACTURER OF THE MATERIAL, WHICH EVER IS STRICTER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL HAZARDOUS WASTE PRODUCED AS A PART OF THIS CONSTRUCTION PROJECT.

SANITARY WASTE WILL BE COLLECTED IN PORTABLE UNITS AND DRAINED AS SPECIFIED BY THE VILLAGE OF NORTHBROOK.

ANY SPILLED OIL, GAS, OR OTHER CONSTRUCTION MATERIAL WILL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOIL WILL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.

A SINGLE CONCRETE WASHOUT AREA WILL BE DESIGNATED BY THE CONTRACTOR FOR USE DURING THE DURATION OF THE PROJECT. THE WASHOUT AREA WILL BE DUG OUT OR BERMED UP TO CONTAIN ALL WASHOUT MATERIAL. ALL AFFECTED SOILS AND CONCRETE SPOILS WILL BE REMOVED FROM THE SITE UPON COMPLETION OF THE CONCRETE PLACEMENT ACTIVITIES.

OTHER REQUIREMENTS

THE VILLAGE OF NORTHBROOK CODE WILL GOVERN ALL EROSION CONTROL AND STORMWATER MANAGEMENT OPERATIONS.

IF ANY SITE AREA IS TO REMAIN DISTURBED FOR OVER 14 DAYS THEN 7 DAYS AFTER THE LAST DISTURBANCE THE CONTRACTOR MUST INITIATE STABILIZATION MEASURES.

NO FUEL OR OIL WILL BE STORED ON–SITE WITHOUT PROPER CONTAINMENT AND WRITTEN PERMISSION FROM THE VILLAGE OF NORTHBROOK.

THE CONTRACTOR WILL PREVENT OFF–SITE TRACKING OF SEDIMENTS. IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT SUFFICIENT, FURTHER MEASURES MUST BE IMPLEMENTED. ANY SEDIMENT LEFT ON THE PUBLIC ROADWAY WILL BE CLEANED OFF EVERY NIGHT.

DUST CONTROL, IF DEEMED NECESSARY BY THE VILLAGE ENGINEER, WILL BE DONE BY MEANS OF A WATER TRUCK SPRAYING WATER ON THE SURFACE OF THE SITE.

NON–STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON–STORMWATER DISCHARGES WILL OCCUR FROM THIS SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER MAIN AND FIRE HYDRANT FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
- UNCONTAMINATED GROUND AND SURFACE WATER FROM DEWATERING EXCAVATIONS AND DETENTION BASINS
- DUST CONTROL WATER

ALL NON–STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING DRAINAGE DITCH ALONG LANDWEHR RD.

PROPOSED SUBDIVISION DEVELOPMENT DEMOLITION AND RECONSTRUCTION SCHEDULE OF CONSTRUCTION

1. INSTALL SILT FENCE AND EROSION CONTROL MEASURES.
2. CONSTRUCT IMPROVEMENTS.
3. COMPLETE RESTORATION.
4. REMOVE TEMPORARY EROSION CONTROL MEASURES.

CCDOTH NOTES

a. CARE IS TO BE TAKEN SO AS NOT TO DAMAGE ANY OF THE EXISTING TRAFFIC SIGNAL CONDUITS, FIBER CABLES, AND EQUIPMENT. IF ANY OF THE TRAFFIC SIGNAL CONDUITS, CABLES, AND/OR EQUIPMENT IS DAMAGED, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE CONDUITS, CABLES, AND/OR EQUIPMENT AT NO COST TO THE COUNTY.
b. THE COUNT IS NOT PART OF J.U.L.I.E. FOR LOCATION OF TRAFFIC SIGNAL EQUIPMENT, CONTACT THE MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND LANDSCAPING DIVISION AT (312)630–1730.
c. FOR THE LOCATION OF UNDERGROUND COUNTY MAINTAINED FACILITIES, SEE COUNTY SPECIAL PROVISION "TRAFFIC SIGNAL WORK GENERAL".

MAINTENANCE AND INSPECTION PROCEDURES

THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD AND EFFECTIVE OPERATING CONDITIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL REGULAR INSPECTIONS REQUIRED BY THE NPDES GENERAL PERMIT #2 INCLUDING RECORDING AND KEEPING A RECORD OF EACH INSPECTION. THIS PROCESS WILL CONTINUE UNTIL FINAL STABILIZATION IS ACHIEVED AND A NOTICE OF TERMINATION IS RECEIVED BY THE OWNER. INSPECTIONS WILL BE PERFORMED AND RECORDED BY QUALIFIED INDIVIDUALS TRAINED BY THE GENERAL CONTRACTOR AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

BASED ON THE RESULTS OF THE INSPECTIONS, MODIFICATIONS NECESSARY SHALL BE IMPLEMENTED WITHIN 7 DAYS OF THE INSPECTION.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. ANY NECESSARY REPAIRS WILL BE INITIATED IMMEDIATELY.

SEDIMENT BUILDUP WILL BE REMOVED FROM SILT FENCES WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE FABRIC.

SEDIMENT BUILDUP WILL BE REMOVED FROM OTHER EROSION CONTROLS AS NEEDED TO MAINTAIN STORMWATER FLOW THROUGH THE SITE AND AVOID SEDIMENT FROM BYPASSING THE EROSION CONTROLS.

EROSION CONTROL MEASURES WILL BE REPAIRED, MAINTAINED, OR INCREASED AT THE DIRECTION OF THE LOCAL SOIL AND WATER CONSERVATION DISTRICT, THE VILLAGE OF NORTHBROOK OR THE PARK DISTRICT'S ENGINEER.

A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. THE REPORT SHALL SUMMARIZE THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN TO SOLVE ANY PROBLEMS OBSERVED. THE INSPECTION REPORT SHALL BE SIGNED BY A QUALIFIED INDIVIDUAL PER NPDES GENERAL PERMIT NO. 2.

INSPECTION REPORTS SHALL BE RETAINED AS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS AFTER FINAL STABILIZATION AND A NOTICE OF DISCONTINUATION HAS BEEN SUBMITTED TO THE DEPARTMENT.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

_____

SUB–CONTRACTOR #1

_____

SUB–CONTRACTORS RESPONSIBILITY

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

USE ADDITIONAL SHEETS FOR ADDITIONAL SUB–CONTRACTORS.
EACH SHEET WILL HAVE THE PROJECT NAME AND LOCATION AS DESCRIBED IN THE SITE DESCRIPTION ON THIS SHEET.
EACH ADDITIONAL SUB–CONTRACTOR WILL PROVIDE THEIR RESPONSIBILITY, COMPANY NAME, ADDRESS AND PHONE NUMBER, PRINTED NAME AND TITLE, SIGNATURE AND DATE.
THIS INFORMATION WILL BE KEPT WITH THIS PLAN.

OWNERS'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCDOTH COMMENTS	11-9-2021
ENGINEER:	A. VEER P.E.	3	REVISED PER VILLAGE & CCDOTH COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCDOTH COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCDOTH COMMENTS, LOTS 1-6&5 WEST SETBACKS REVISED	9-22-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-7-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

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SWPPP
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
6 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

BEFORE DIGGING, CALL COUNTY FOR UTILITY LOCATIONS @ 312-603-1730. COUNTY NOT PART OF J.U.L.I.E.

DETENTION SUMMARY

TOTAL DETENTION REQUIRED = 46,646 CU. FT.
TOTAL VOLUME CONTROL REQUIRED PER MWRD = 7,638 CU. FT.

TOTAL VOLUME CONTROL PROVIDED = 8,840 CU. FT. (0.203 ac-ft)

VOLUME IN DETENTION PONDS = 47,107 CU. FT.
TOTAL DETENTION PROVIDED = 47,107 CU. FT.

HWL = 681.00
OVERFLOW ELEVATION = 682.00

NOT INCLUDED

IRON FENCE IS 0.16'N

STONE POST

435.60'

15' P.U.&D.E.

40' BUILDING SETBACK LINE

OVERHEAD ELECTRIC WIRES

LOT 5
14,550 SF.
4' LOOKOUT
T/F 683.00
T/F 687.00
G/S 686.50

PLAN-1A
LOT 6
13,001 SF.
4' LOOKOUT
T/F 683.00
T/F 687.00
G/S 686.50

PLAN-2B
LOT 7
12,638 SF.
4' LOOKOUT
T/F 683.00
T/F 687.00
G/S 686.20

R.O.W.
30,856 SF.
(DEDICATED TO NORTHBROOK)

5' P.U.&D.E.

DETENTION POND WITH WALLS ON 4 SIDES
OUTLOT A
11,314 SF.
(DEDICATED TO HOA)
STORMWATER MANAGEMENT EASEMENT

48" SAFETY RAILING

100 YEAR OVERLAND OVERFLOW PATH
Q =35.0 CFS
OVERFLOW WEIR OPENING 12.50' WIDE

BOT. OF POND 677.50
BOT. OF SOIL MEDIA 676.00
(3" MULCH+15" SOIL MEDIA)
(SEE SECTION ON SHEET 9)

681.00 HWL
678.50 NWL

12" CULVERT
INV=680.71

50.00'

20.00'

EXCEPTION OF PARCEL 1

12" STORM SEWER (BY REC.)
8" SANITARY SEWER (BY REC.)
12" WATERMAIN (BY REC.)
100K COUNTY R.O.W.

SANITARY MANHOLE
RIM=682.57
INV=671.67

8" SANITARY SEWER (BY REC.)

60' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

DORIANN DRIVE

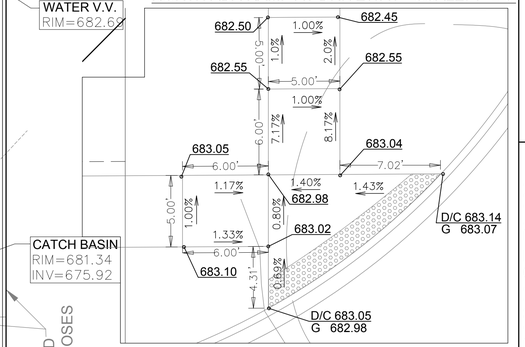
CONC. CURB & GUTTER

ASPHALT PAVEMENT

SITE BENCH MARK:
EAST FLANGE BOLT
ON FIRE HYDRANT
EL.= 684.21 (NAVD 1988)

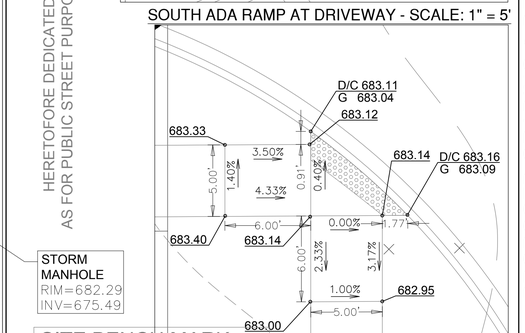
WATER V.V.
RIM=682.63

NORTH ADA RAMP AT DRIVEWAY - SCALE: 1" = 5'



CATCH BASIN
RIM=681.34
INV=675.92

SOUTH ADA RAMP AT DRIVEWAY - SCALE: 1" = 5'



STORM MANHOLE
RIM=682.29
INV=675.49

SITE BENCH MARK:
NORTHWEST FLANGE BOLT
ON FIRE HYDRANT
EL.= 685.27 (NAVD 1988)

HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

LANDWEHR

EAST LINE OF LANDWEHR ROAD AS OCCUPIED

WEST LINE OF LANDWEHR ROAD AS OCCUPIED

24" STORM SEWER (BY REC.)

CONCRETE ISLAND

SOUND BARRIER BERM

CONC. WALK

SOUTH LINE OF THE NORTH 445.50 FT

SOUTHWEST 1/4 OF SECTION 20 - 42-12

IRON FENCE IS 0.27'S

IRON FENCE IS 0.34'S

IRON FENCE IS 0.49'S

GENERAL NOTES:
1. SOIL CONDITIONS ENCOUNTERED AT FOUNDATION ELEVATIONS TO BE TESTED TO VERIFY PRESENCE OF DESIGN SOIL STRENGTH PRIOR TO CONCRETE PLACEMENT, SEE SOIL REPORT BY SOIL & MATERIAL CONSULTANTS, INC. DATED AUGUST 27, 2020.

DATE	REVISIONS	ISSUE
2-2-2021	ISSUED FOR PERMIT	1
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS	2
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4-5-2022	REVISED PER CCHD COMMENTS	4
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-4&5 WEST SETBACKS REVISED	5
9-22-2022	REVISED PER MWRD COMMENTS	6
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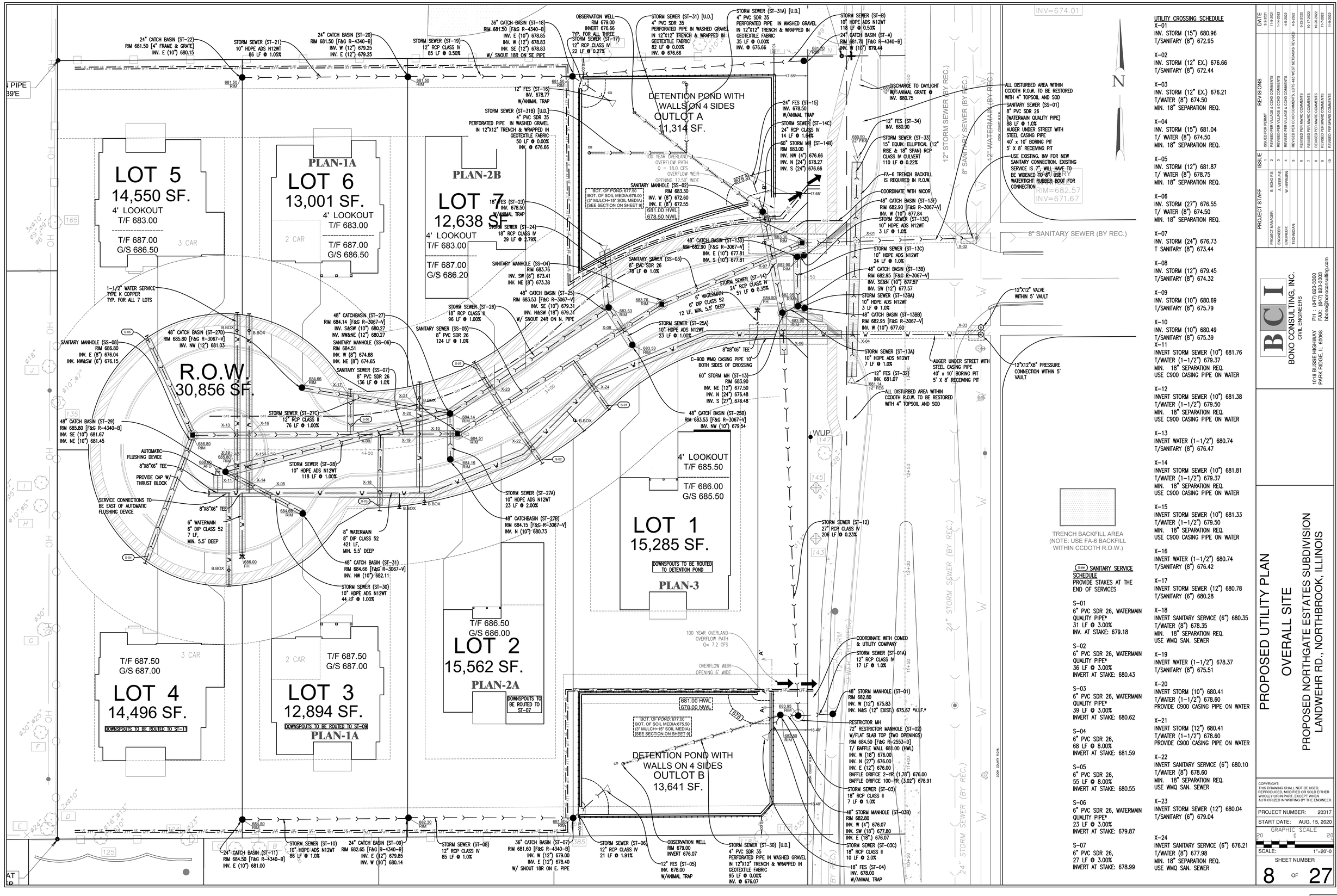
PROPOSED GRADING & DRAINAGE PLAN
OVERALL SITE
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0"

SHEET NUMBER 7 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
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TECHNICIAN:	

ISSUE	REVISIONS	DATE
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3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
5	REVISED PER CCHD COMMENTS. LOTS 4&5 WEST SETBACKS REVISED	4-5-2022
6	REVISED PER WMRD COMMENTS	9-22-2022
7	REVISED PER WMRD COMMENTS	10-17-2022
8	REVISED PER WMRD COMMENTS	10-26-2022
9	REVISED PER WMRD COMMENTS	11-7-2022
10	REVISED PER WMRD COMMENTS	11-9-2022

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bbono@bonoconsulting.com

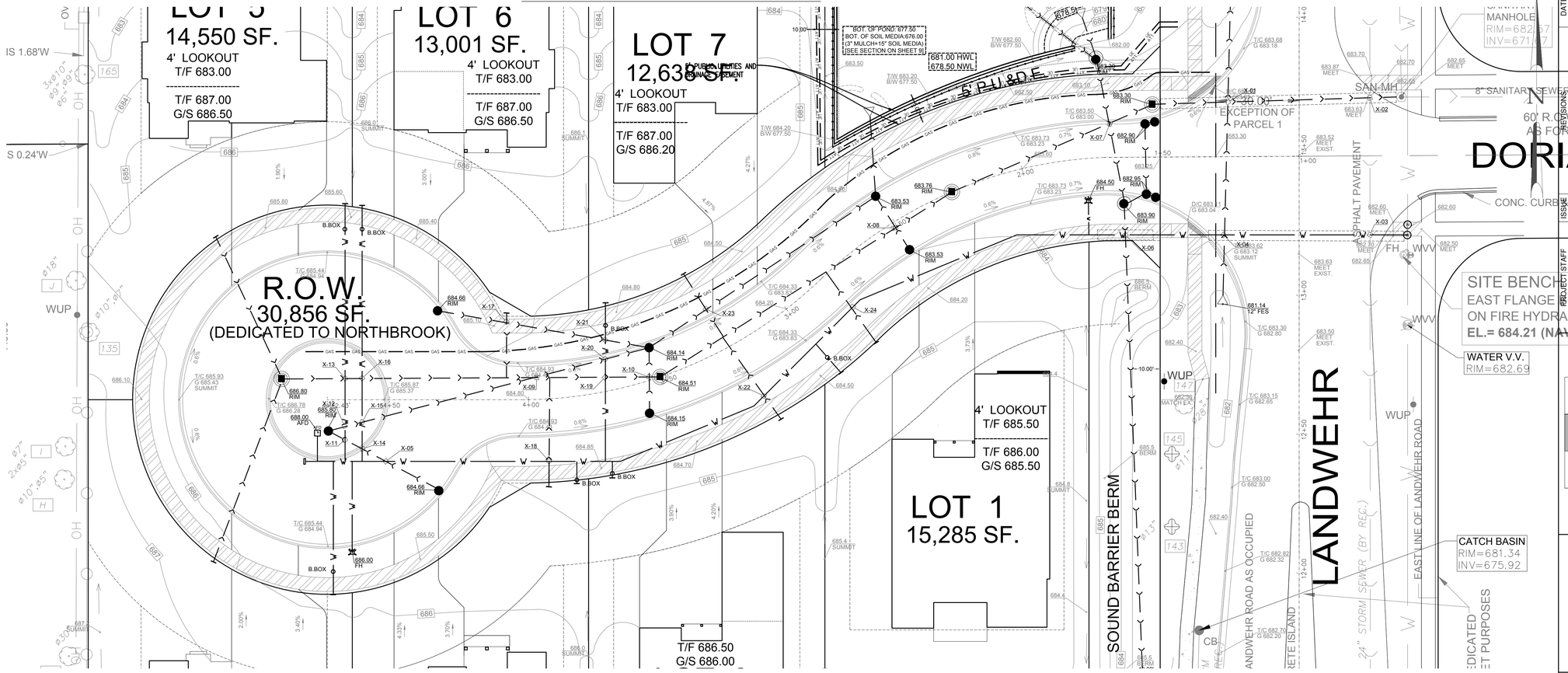
PROPOSED UTILITY PLAN
OVERALL SITE
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

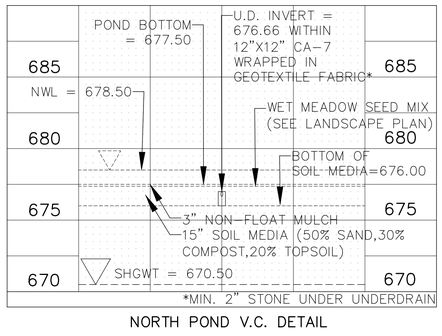
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'-0"
SHEET NUMBER
8 OF 27

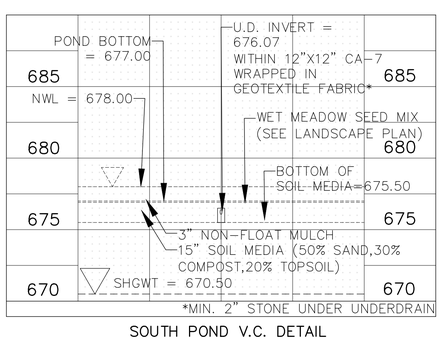
Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

PLAN VIEW OF STREET: SCALE 1" = 20'

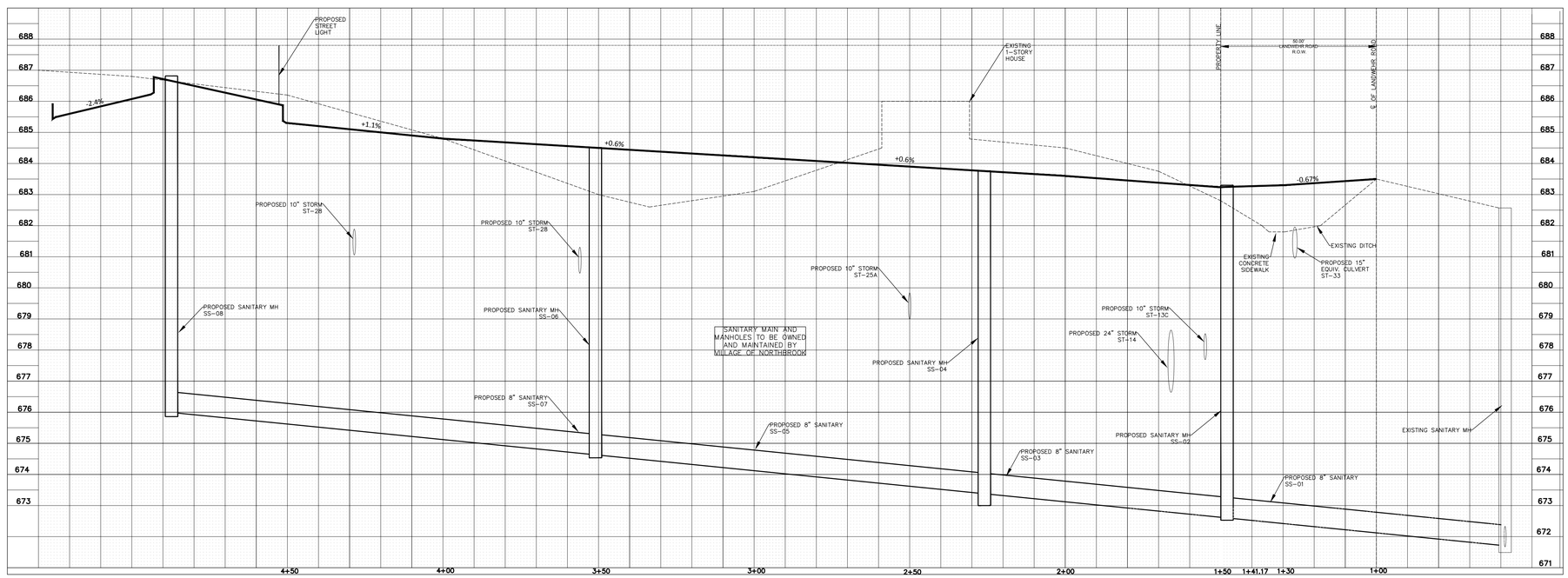




NORTH POND V.C. DETAIL



SOUTH POND V.C. DETAIL



PROFILE OF CENTERLINE OF STREET

ISSUE	DATE
1 ISSUED FOR PERMIT	2-2-2021
2 REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
3 REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
4 REVISED PER CCHD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED	4-5-2022
5 REVISED PER MWRD COMMENTS	9-22-2022
6 REVISED PER MWRD COMMENTS	10-17-2022
7 REVISED PER MWRD COMMENTS	10-26-2022
8 REVISED PER MWRD COMMENTS	11-7-2022
9 REVISED PER MWRD COMMENTS	11-9-2022
10 REVISED PER MWRD COMMENTS	1-9-2023

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

PROPOSED PLAN & PROFILE

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

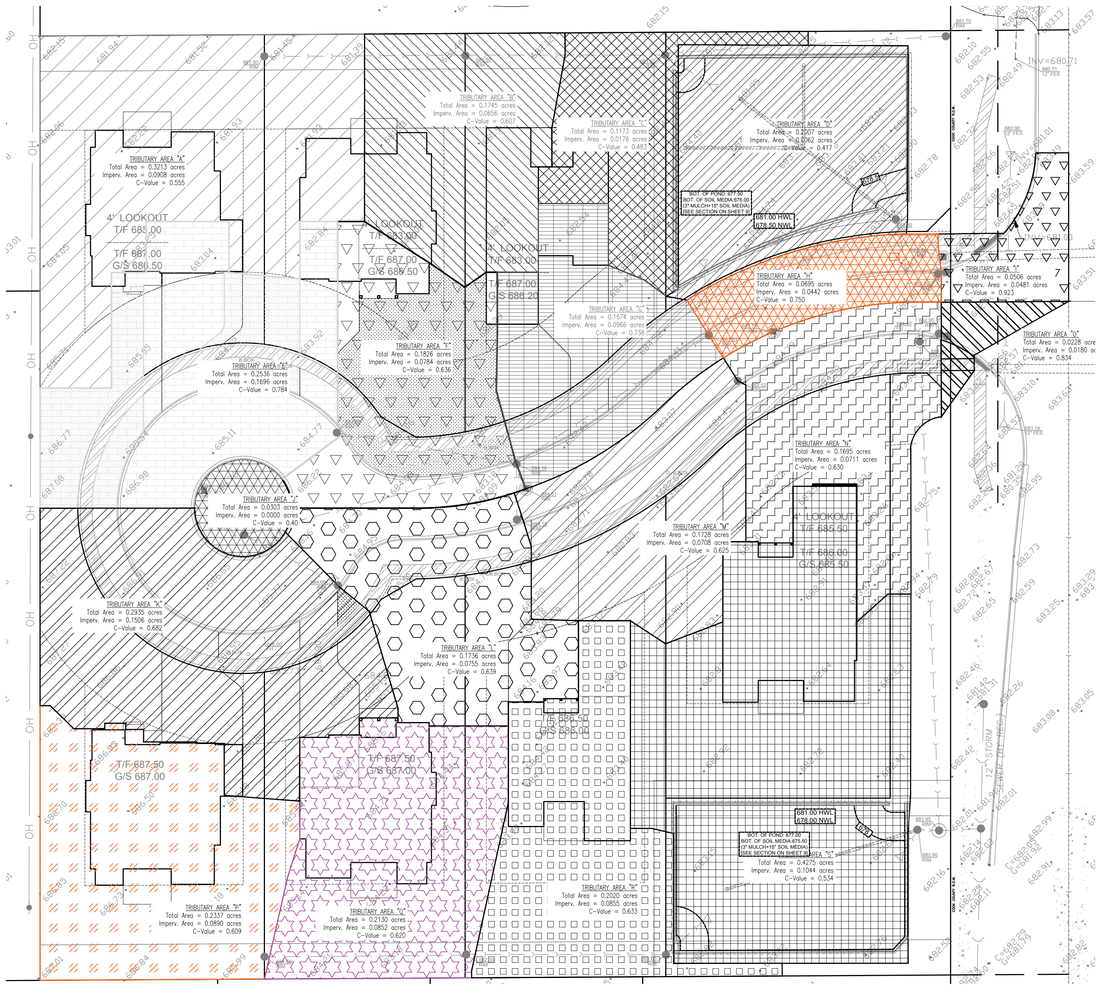
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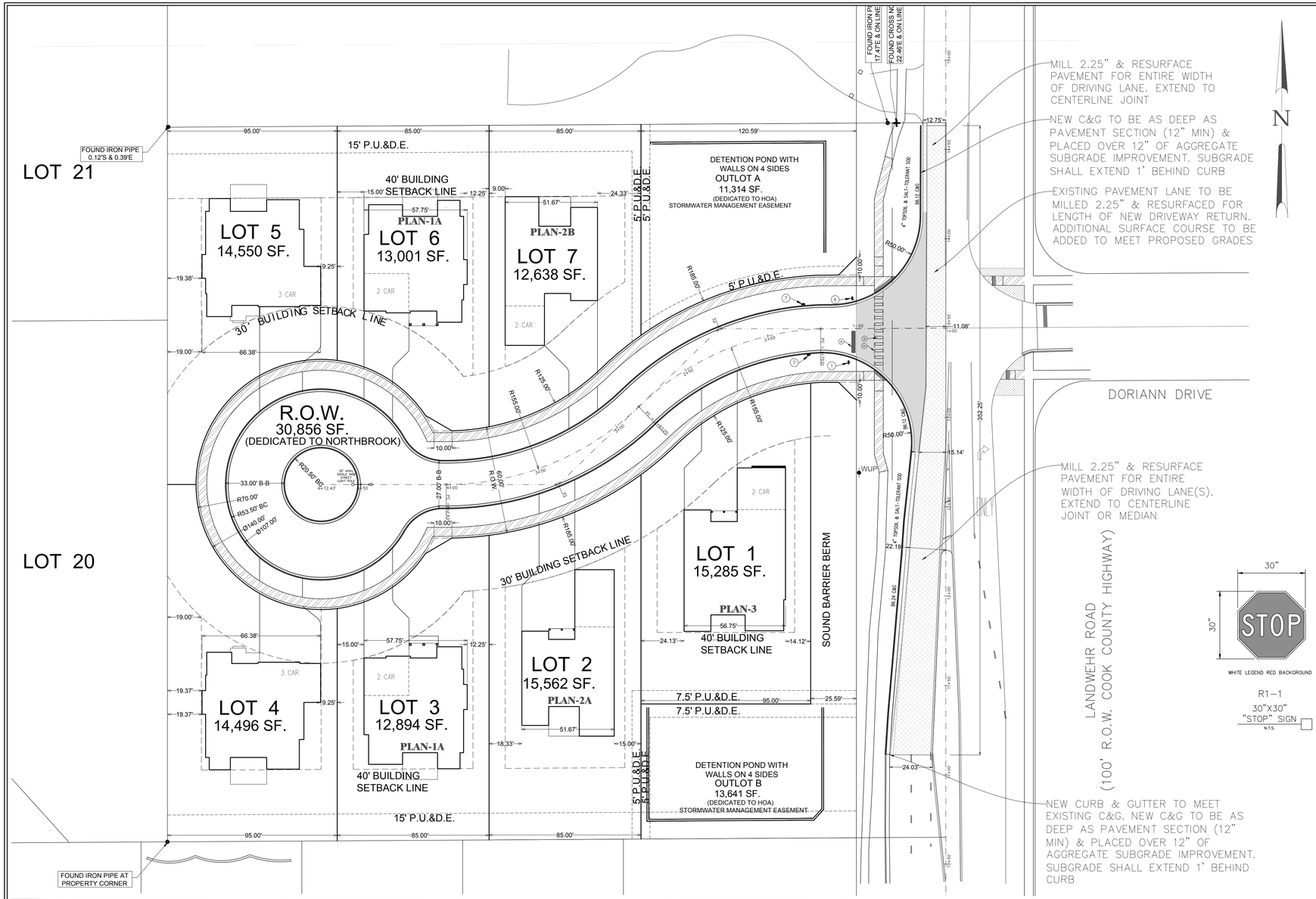
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GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
9 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision by Amazing Homes)

TRIBUTARY AREAS EXHIBIT
SCALE 1" = 30'


TRIBUTARY AREA "A"
Total Area = 0.3213 acres
Imperv. Area = 0.0908 acres
C-Value = 0.555
TRIBUTARY AREA "B"
Total Area = 0.1745 acres
Imperv. Area = 0.0656 acres
C-Value = 0.607
TRIBUTARY AREA "C"
Total Area = 0.1173 acres
Imperv. Area = 0.0176 acres
C-Value = 0.483
TRIBUTARY AREA "D"
Total Area = 0.2007 acres
Imperv. Area = 0.0062 acres
C-Value = 0.417
TRIBUTARY AREA "E"
Total Area = 0.2536 acres
Imperv. Area = 0.1696 acres
C-Value = 0.784
TRIBUTARY AREA "F"
Total Area = 0.1826 acres
Imperv. Area = 0.0784 acres
C-Value = 0.636
TRIBUTARY AREA "G"
Total Area = 0.1574 acres
Imperv. Area = 0.0966 acres
C-Value = 0.738
TRIBUTARY AREA "H"
Total Area = 0.0695 acres
Imperv. Area = 0.0442 acres
C-Value = 0.750
TRIBUTARY AREA "I"
Total Area = 0.0506 acres
Imperv. Area = 0.0481 acres
C-Value = 0.923
TRIBUTARY AREA "J"
Total Area = 0.0303 acres
Imperv. Area = 0.0000 acres
C-Value = 0.400
TRIBUTARY AREA "K"
Total Area = 0.2935 acres
Imperv. Area = 0.1506 acres
C-Value = 0.682
TRIBUTARY AREA "L"
Total Area = 0.1736 acres
Imperv. Area = 0.0755 acres
C-Value = 0.639
TRIBUTARY AREA "M"
Total Area = 0.1728 acres
Imperv. Area = 0.0708 acres
C-Value = 0.625
TRIBUTARY AREA "N"
Total Area = 0.1695 acres
Imperv. Area = 0.0711 acres
C-Value = 0.630
TRIBUTARY AREA "O"
Total Area = 0.2280 acres
Imperv. Area = 0.0180 acres
C-Value = 0.834
TRIBUTARY AREA "P"
Total Area = 0.2337 acres
Imperv. Area = 0.0890 acres
C-Value = 0.609
TRIBUTARY AREA "Q"
Total Area = 0.2130 acres
Imperv. Area = 0.0852 acres
C-Value = 0.620
TRIBUTARY AREA "R"
Total Area = 0.2020 acres
Imperv. Area = 0.0855 acres
C-Value = 0.633
TRIBUTARY AREA "S"
Total Area = 0.4275 acres
Imperv. Area = 0.1044 acres
C-Value = 0.534
4' LOOKOUT T/F 688.00
T/F 687.00 G/S 686.50
T/F 687.00 G/S 686.50
T/F 687.00 G/S 686.50
T/F 687.00 G/S 686.50
T/F 687.00 G/S 686.50
T/F 687.50 G/S 687.00
T/F 687.50 G/S 687.00
681.00 HWL 678.00 NWL
BOT. OF POND 677.50
BOT. OF SOIL MEDIA 676.00
12" MULCH+18" SOIL MEDIA
SEE SECTION ON SHEET 8
INV=680.71
12" STORM
INV=680.01
INV=679.51
INV=679.26
INV=679.01
INV=678.76
INV=678.51
INV=678.26
INV=678.01
INV=677.76
INV=677.51
INV=677.26
INV=677.01
INV=676.76
INV=676.51
INV=676.26
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INV=671.26
INV=671.01
INV=670.76
INV=670.51
INV=670.26
INV=670.01
INV=669.76



SITE PLAN NOTES:

A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY BONO CONSULTING. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
H. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
I. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
L. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
M. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
O. TOTAL LAND AREA IS 3.54+/- ACRES.
P. NO WETLANDS WERE PRESENT ON THIS SITE.
Q. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
R. MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
U. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE
W. USE TYPE ZZ SIGN SHEETING AND TELESCOPING STEEL SIGN SUPPORTS FOR PROPOSED SIGNAGE WITHIN COUNTY RIGHT-OF-WAY.
X. CCDOTH REQUIRES THAT DEPTH OF THE CURB AND GUTTER SHALL BE EQUIVALENT TO THE DEPTH OF THE ADJACENT PAVEMENT, REGARDLESS OF COMPOSITION. C&g SHALL INCLUDE 12" AGGREGATE SUBGRADE IMPROVEMENT UNDERNEATH.

SIGNAGE LEGEND

SIGNAGE MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

1	STOP SIGN (R1-1)
2	~~ACCESSIBLE PARKING SIGN (R7-8)~~
3	~~NO PARKING SIGN FIRE LANE (R8-31)~~
4	~~DO NOT ENTER (R5-1)~~
5	~~PEDESTRIAN CROSSING SIGN~~
6	NO OUTLET SIGN (W14-2)
7	NO PARKING TO CORNER SIGN (R7-11)
8	RESTRICTED PEAK HOUR NO LEFT TURN SIGN (M-F, 4-6 P.M.)

PAVEMENT MARKING LEGEND

A	24" WHITE SOLID STOP BAR (THERMOPLASTIC)
B	~~4" YELLOW SOLID LINE~~
C	~~8" SOLID WHITE LINE~~
D	~~LETTERS & SYMBOLS PAVEMENT MARKINGS~~
E	~~TRAFFIC FLOW DIRECTIONAL ARROWS~~
F	~~ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS~~-SEE DETAIL
G	12" WHITE LINE SPACED AT 24" O.C. (THERMOPLASTIC)
H	6" SOLID WHITE LINE(THERMOPLASTIC)

PAVEMENT LEGEND

HEAVY DUTY PAVEMENT (20 YEAR SERVICE LIFE) [NOT USED]
1-1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2-1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE CA-6, TYPE B

STREET RETURN
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE CA-6, TYPE B
12" AGGREGATE SUBGRADE IMPROVEMENT

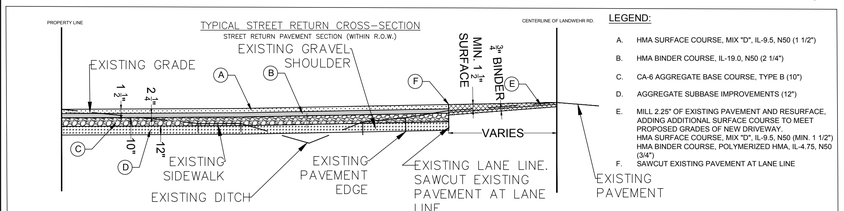
CONCRETE APRON
8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF, IF ALLOWED IN ROW)*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

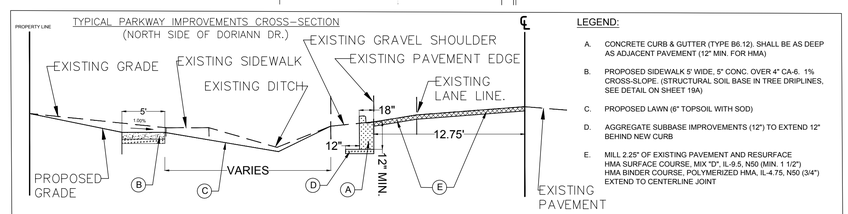
CONCRETE PADS - TRASH CORAL & UTILITY PADS
8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

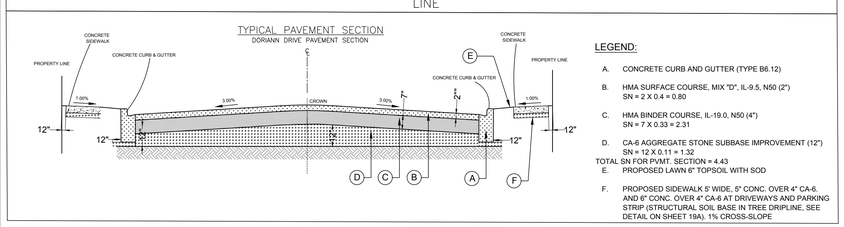
SIDEWALKS
5" PORTLAND CEMENT CONCRETE (8" PCC AT CURB RAMPS AND DRIVEWAYS)
4" COMPACTED AGGREGATE BASE COURSE, TYPE B
(SEE DETAIL ON SHEET 19 FOR SIDEWALK IN TREE DRIPLINE, STRUCTURAL SOIL TO BE USED IN LIEU OF STONE)

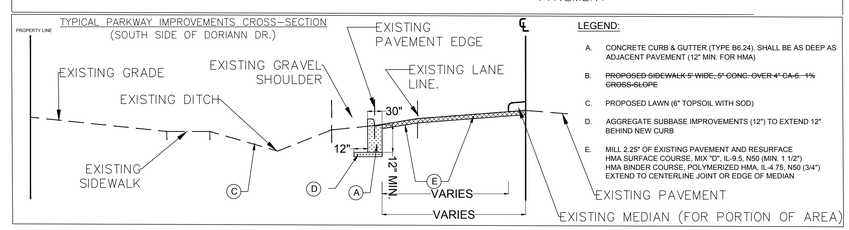
DETECTABLE WARNING AND DEPRESSED CURB
CAST IRON DETECTABLE WANTING PAD. SEE CCDOTH SPECIAL PROVISION 325
*REFER TO CONCRETE JOINT DETAILS (IF ANY).

MILL & RESURFACE
MILL EXISTING PAVEMENT 2.25" & RESURFACE, ADDING ADDITIONAL SURFACE COURSE TO MEET PROPOSED GRADES OF NEW DRIVEWAY RETURN.
1 1/2" (MIN.) BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3/4" BITUMINOUS BINDER COURSE, POLYMERIZED HOT-MIX ASPHALT, IL-4.75, N50









REVISIONS	DATE
ISSUED FOR PERMIT	2-2-2021
REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
REVISED PER CCHD COMMENTS, LOTS 4&5 WEST SETBACKS REVISED	4-5-2022
REVISED PER MWRD COMMENTS	9-22-2022
REVISED PER MWRD COMMENTS	10-17-2022
REVISED PER MWRD COMMENTS	10-26-2022
REVISED PER MWRD COMMENTS	11-1-2022
REVISED PER MWRD COMMENTS	11-9-2022

PROJECT STAFF	ISSUE
	1
PROJECT MANAGER: B. BONO P.E.	2
ENGINEER: A. VEER P.E.	3
ENGINEER:	4
TECHNICIAN: W. HEPBURN	5
	6
	7
	8
	9
	10

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SITE PLAN & GEOMETRIC PLAN

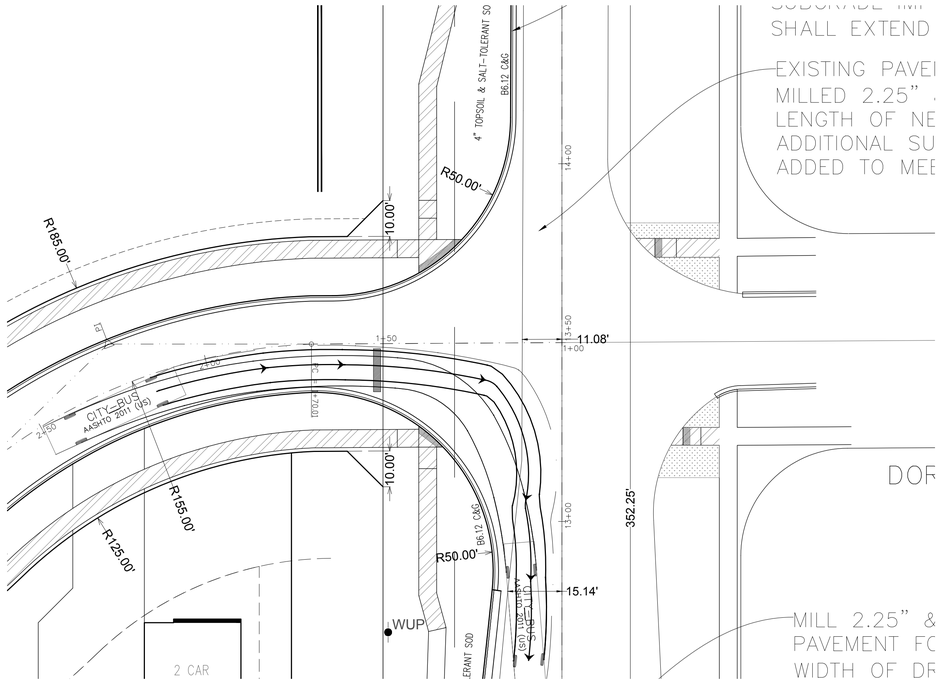
PROPOSED NORTHGATE ESTATES SUBDIVISION
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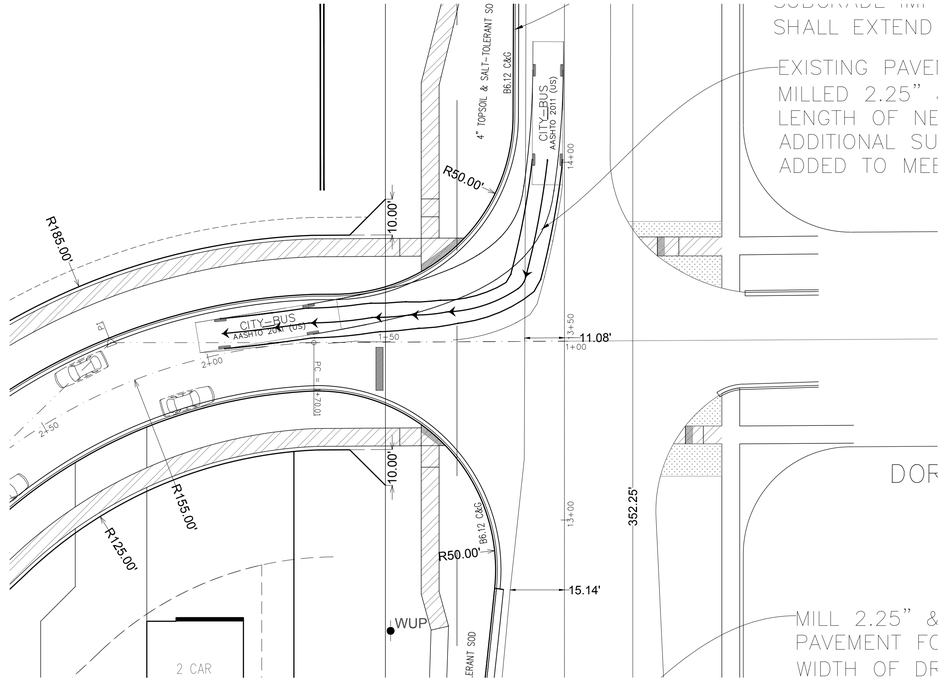
PROJECT NUMBER: 20317
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GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
11 OF 27

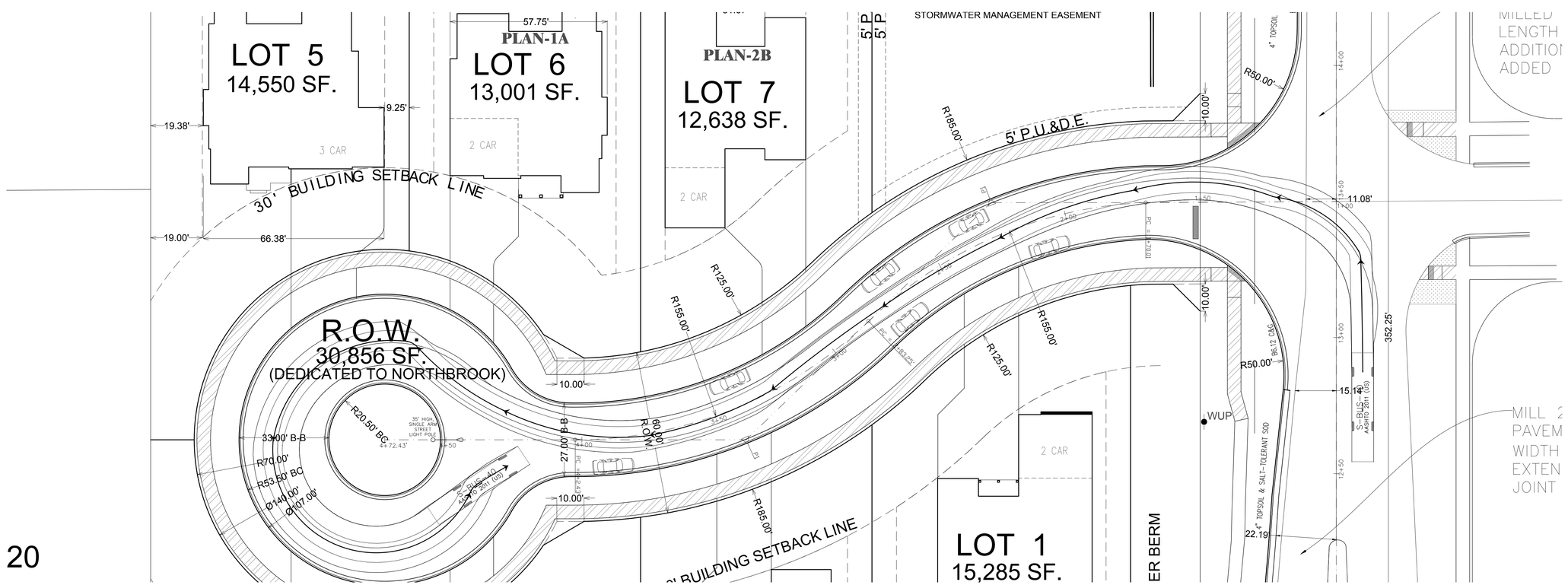
Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



40' BUS TURNING RADIUS



40' BUS TURNING RADIUS



40' BUS TURNING DIAGRAM

20

N

ISSUE	REVISIONS	DATE
1	ISSUED FOR PERMIT	2-2-2021
2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
5	REVISED PER CCHD COMMENTS; LOTS 1-6&7 WEST SETBACKS REVISED	4-5-2022
6	REVISED PER MWRD COMMENTS	9-22-2022
7	REVISED PER MWRD COMMENTS	10-17-2022
8	REVISED PER MWRD COMMENTS	10-26-2022
9	REVISED PER MWRD COMMENTS	11-7-2022
10	REVISED PER MWRD COMMENTS	11-9-2022

PROJECT STAFF

PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

AUTOTURN EXHIBITS

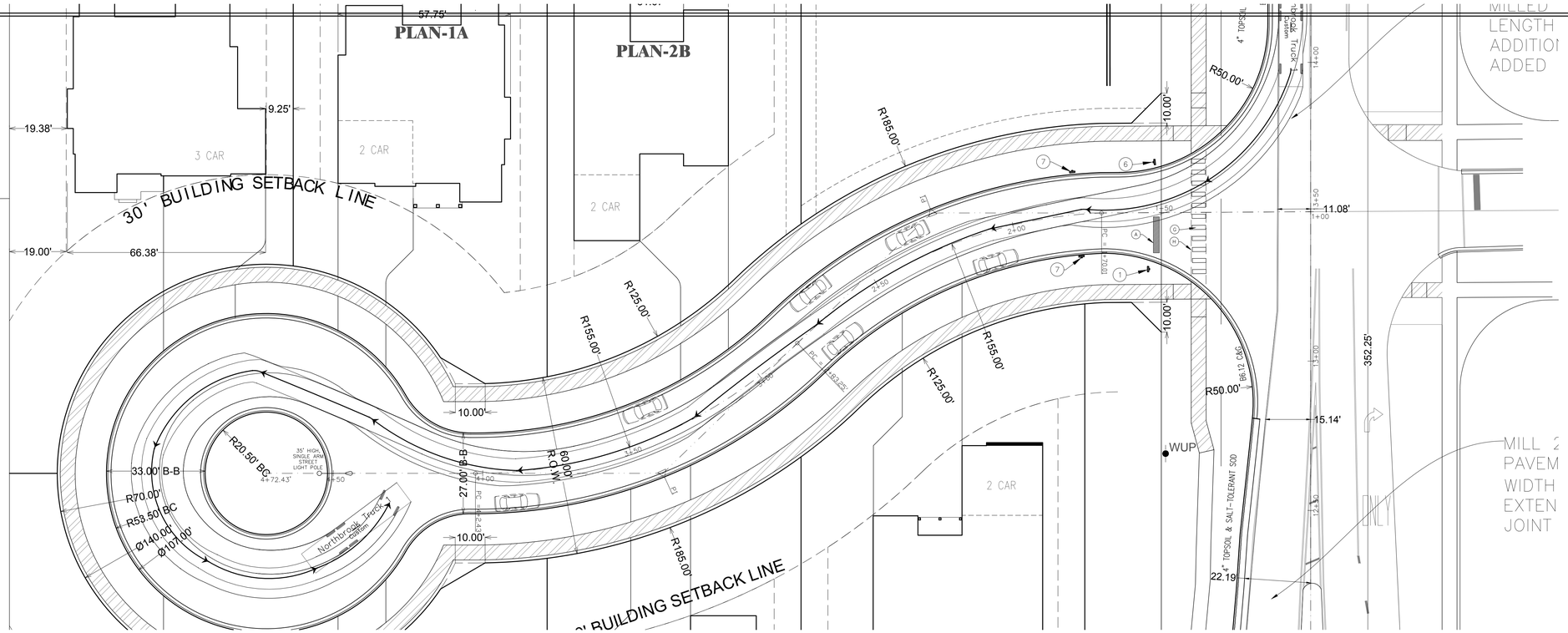
PROPOSED NORTHGATE ESTATES SUBDIVISION
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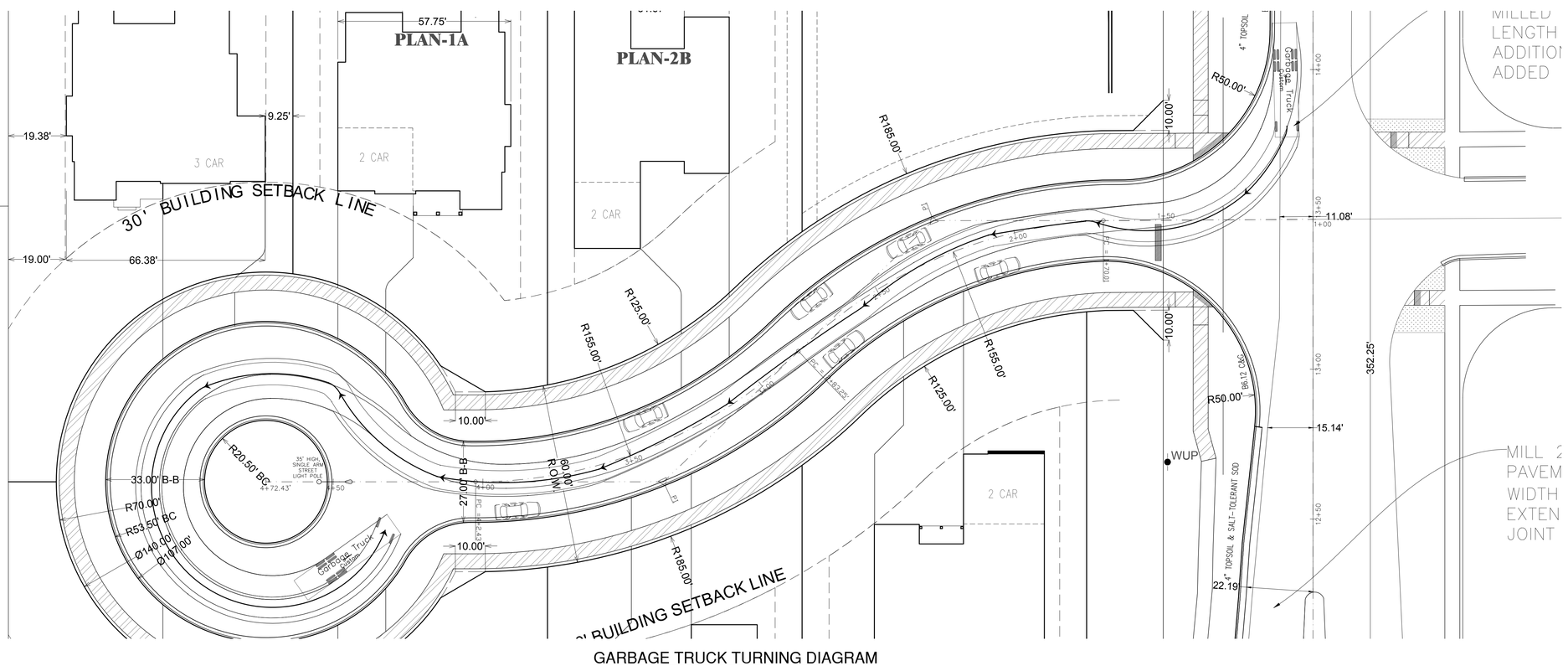
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GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
12A OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a
Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



FIRE TRUCK TURNING DIAGRAM



GARBAGE TRUCK TURNING DIAGRAM

20

20

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
ENGINEER:	A. WEER P.E.	3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-1-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

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AUTOTURN EXHIBITS CONT.

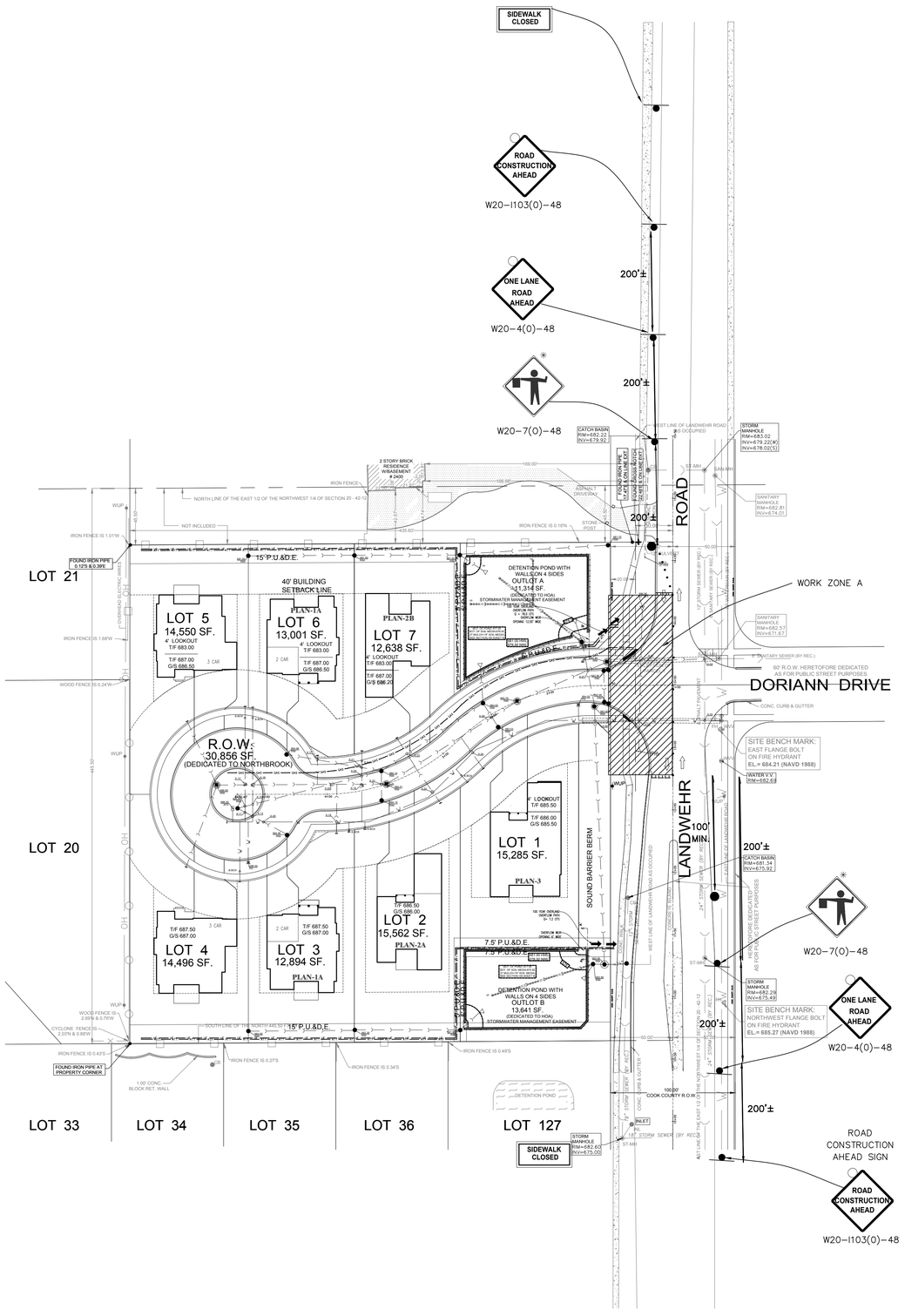
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LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0"

SHEET NUMBER
12B OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



WORK ZONES

- WORK ZONE A
- WORK ZONE B
- WORK ZONE C

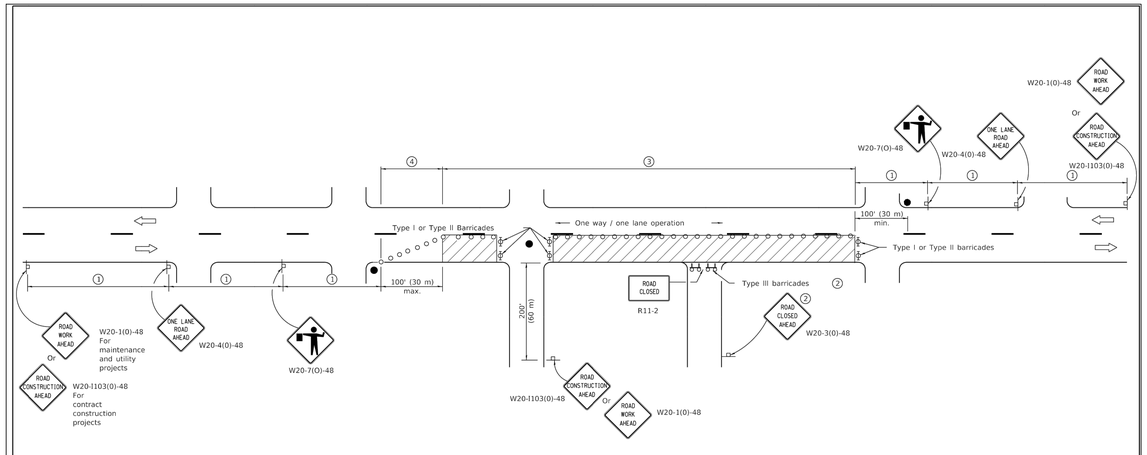
LEGEND

- FLAGGER WITH TRAFFIC CONTROL SIGN
- DRUM
- TYPE III BARRICADE
- CONSTRUCTION FENCE
- TRAFFIC FLOW

NOTES:
1. ADVANCE SIGNING SHALL BE PLACED ALONG LANDWEHR IN ACCORDANCE WITH IDOT STANDARD 701501.

TRAFFIC CONTROL DEVICE APPLICATIONS

- ALL TEMPORARY TRAFFIC CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS.
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- SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, AND REFLECTORIZED PLASTIC DRUMS WITH LIGHTING DEVICES MOUNTED ON THEM, MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES."
- CONTRACTORS SHALL NOTIFY EACH ABUTTER AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT AND SIMILAR OPERATIONS.
- THE FIRST THREE PLASTIC DRUMS OF A TAPER MAY BE MOUNTED WITH TYPE A LIGHTS.
- THE ADVISORY SPEED LIMIT, IF REQUIRED, SHALL BE DETERMINED BY THE ENGINEER.
- DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
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- ALL SIGNS SHALL BE MOUNTED ON THEIR OWN STANDARD SIGN SUPPORTS.
- THERE SHALL BE STEEL PLATES ON THE JOB SITE, PRIOR TO ANY WORK ON THE PAVEMENT. THESE PLATES ARE TO BE LARGE ENOUGH TO COVER THE PROPOSED PAVEMENT OPENING, AND ARE TO BE PLACED OVER THE PAVEMENT OPENING TO KEEP THE ENTIRE ROADWAY OPEN TO TRAFFIC FROM 3:30P.M. TO 9:00A.M. EACH DAY AND ALL DAY ON WEEKENDS, HOLIDAYS AND WHILE THE CONCRETE PAVEMENT PATCH IS CURING. THE STEEL PLATES SHALL BE SECURELY ANCHORED AND RAMPED WITH ASPHALT OR PLACED FLUSH WITH THE EXISTING PAVEMENT SURFACE."STEEL PLATES WILL NOT BE PERMITTED BETWEEN NOVEMBER 1 AND MAY 1 UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT".



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Work area
- Cone, drum or barricade (not required for moving operations)
- Sign on portable or permanent support
- Flagger with traffic control sign
- Barricade or drum with flashing light
- Type III barricade with flashing lights

1. Refer to SIGN SPACING TABLE for distances.
2. For approved sideroad closures.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Cones, drums or barricades at 20' (6 m) centers.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an urban area.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2011 — ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT

STANDARD 1-1-07

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to
	(metric).
	Corrected sign No.'s.

URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED

STANDARD 701501-06

PROJECT STAFF		ISSUE	REVISIONS	DATE
		1	ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCRD COMMENTS	11-9-2021
ENGINEER:	A. VEER P.E.	3	REVISED PER VILLAGE & CCRD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCRD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER CCRD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
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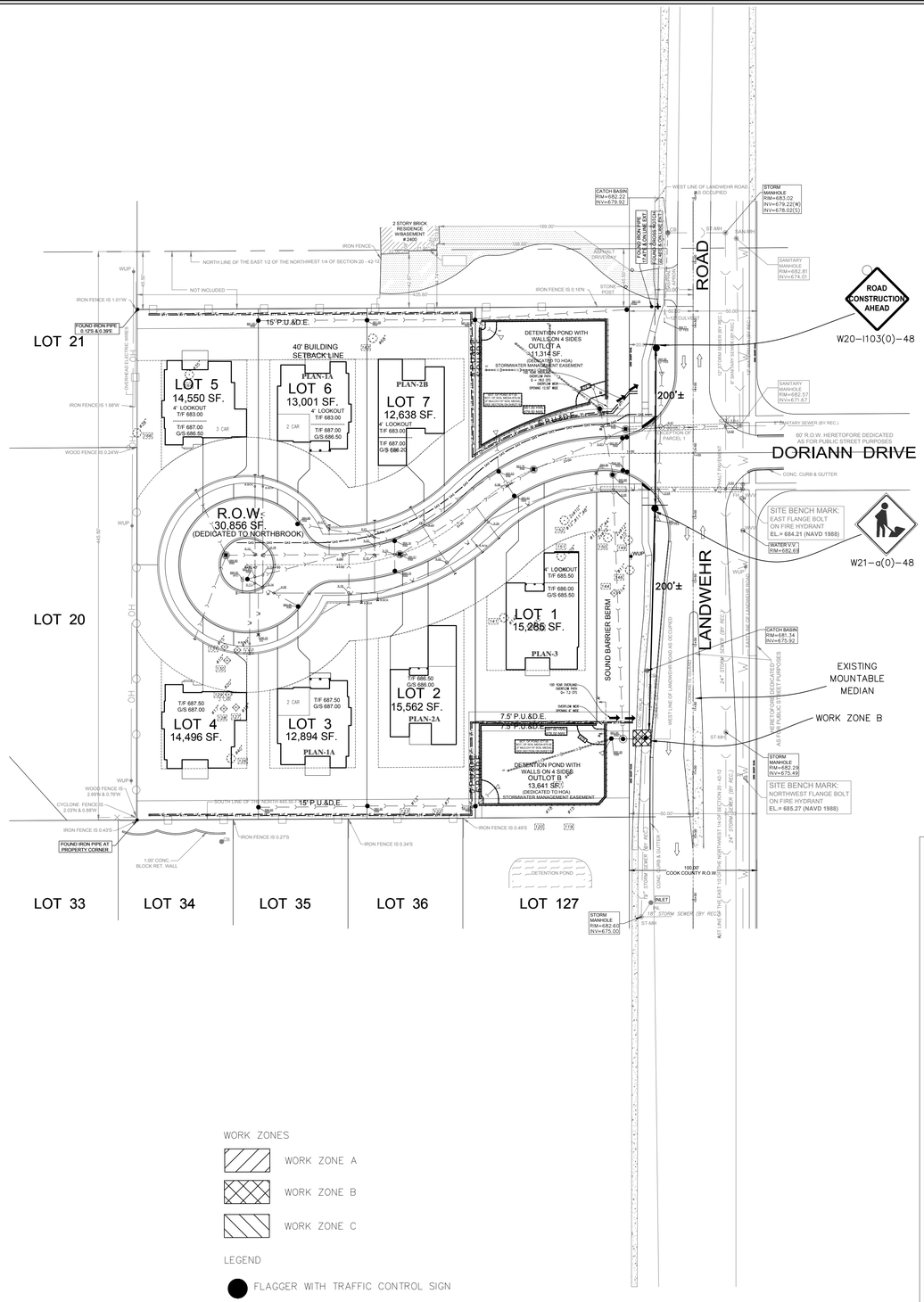
MAINTENANCE OF TRAFFIC PLAN
WORK ZONE A
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE: 50 0 50
SCALE: 1"=50'-0

SHEET NUMBER
13 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



WORK ZONES

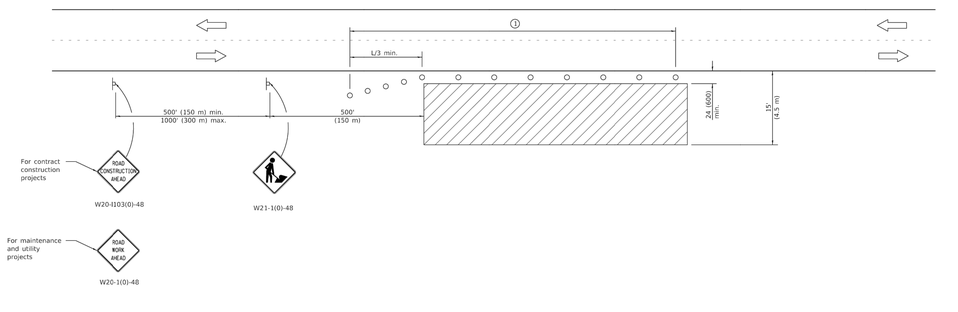
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- WORK ZONE B
- WORK ZONE C

LEGEND

- FLAGGER WITH TRAFFIC CONTROL SIGN
- DRUM
- TYPE III BARRICADE
- CONSTRUCTION FENCE
- TRAFFIC FLOW

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TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

- Work area
- Sign
- Cone, drum or barricade

1 When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2014
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 701006-05

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
1-1-13	Omitted text 'WORKERS'
	sign.

OFF-RD OPERATIONS, 2L, 2W, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701006-05

DATE	REVISIONS
2-2-2021	ISSUED FOR PERMIT
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED
9-22-2022	REVISED PER MWRD COMMENTS
10-17-2022	REVISED PER MWRD COMMENTS
10-26-2022	REVISED PER MWRD COMMENTS
11-10-2022	REVISED PER MWRD COMMENTS
11-15-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. VEER P.E.
ENGINEER:	W. HERBURN
TECHNICIAN:	

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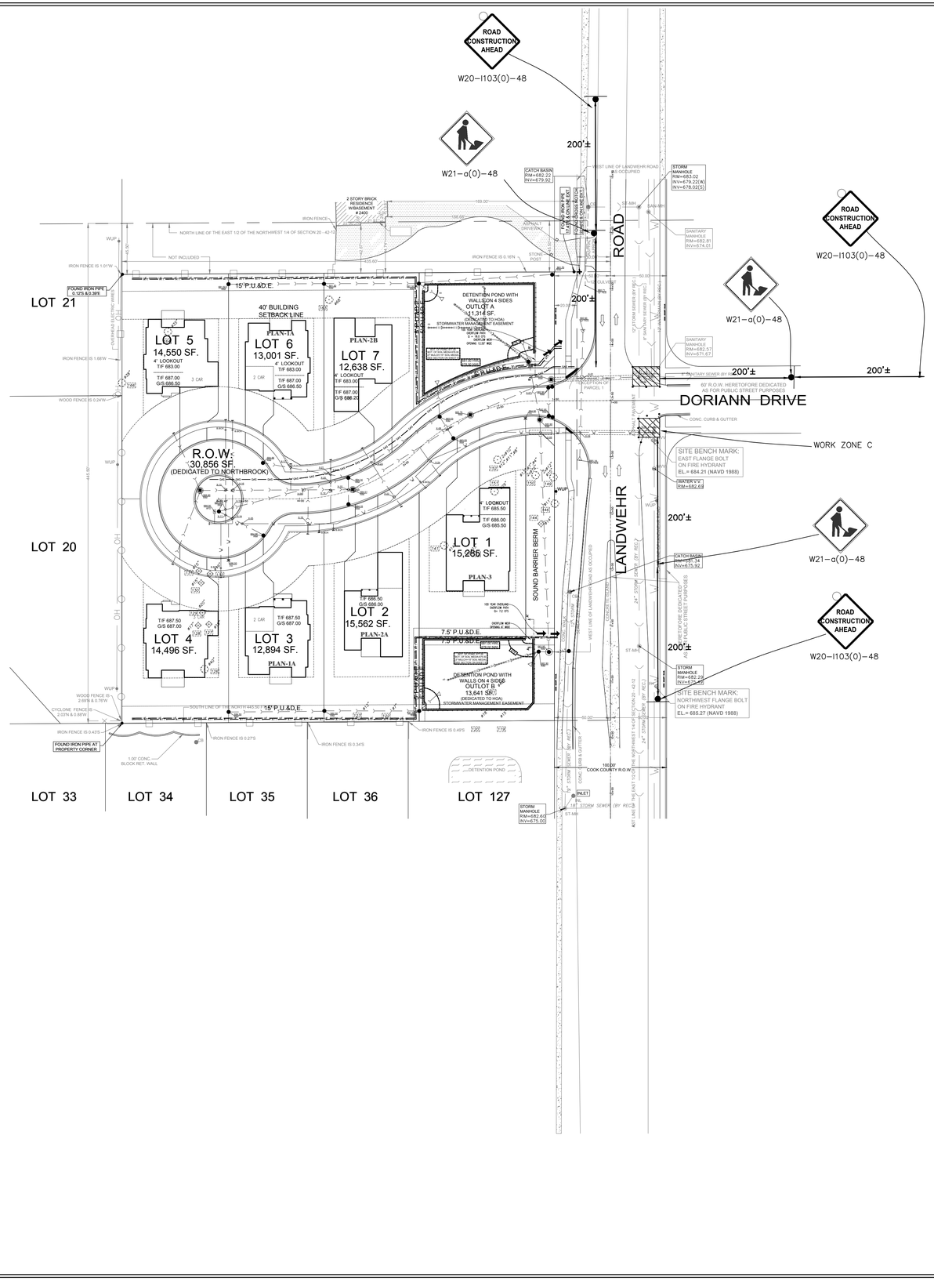
MAINTENANCE OF TRAFFIC PLAN
WORK ZONE B
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
50 0 50
SCALE: 1"=50'-0

SHEET NUMBER
14 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



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ISSUE	REVISIONS	DATE
1	ISSUED FOR PERMIT	2-2-2021
2	REVISED PER VILLAGE & CCRD COMMENTS	11-9-2021
3	REVISED PER VILLAGE & CCRD COMMENTS	1-14-2022
4	REVISED PER VILLAGE & CCRD COMMENTS	4-5-2022
5	REVISED PER CCRD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED	4-5-2022
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8	REVISED PER MWRD COMMENTS	10-26-2022
9	REVISED PER MWRD COMMENTS	11-7-2022
10	REVISED PER MWRD COMMENTS	11-9-2022

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HERBURN
TECHNICIAN:

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MAINTENANCE OF TRAFFIC PLAN
WORK ZONE C
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
50 0 50
SCALE: 1"=50'-0

SHEET NUMBER
15 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

GENERAL CONSTRUCTION NOTES

1. The construction shall be under the general inspection of the Village engineer and the owner's engineer.
2. All work shall be in accordance with the applicable sections of the following specifications:
   a. Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" January 1, latest edition.
   b. "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
   c. "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
   d. "Manual of Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
   e. The Subdivision and Development Codes and Standards of the Village of Northbrook
   f. "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

   Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

   The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

   The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.
3. Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.
4. Contract Documents and Drawings:
   A. The engineer's drawings (The Plans) shall be included as part of the contract documents.
   B. The contractor is required to review the soils report for the site.
   C. All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
   D. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
5. The Northbrook Department of Public Works shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watermain, sewer main and utility services. Call (847) 705-5200
6. Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
7. Village streets shall not be closed without the written permission of the Northbrook Department of Engineering and then only after proper notification has been given to the Police and Fire Departments.
8. The contractor shall immediately remove mud, soil or debris deposited on public streets. Failure to keep streets clean shall be just-cause for issuance of a Stop Work Order or citation.
9. Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
10. Construction materials shall not be stored within the Village Right-Of-Way.
11. The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.E.P.A. permits.

    The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

    All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

    The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for at their sole expense any surety or bonds as may be required by the permitting agency.

12. The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
13. The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the Village and their officers, employees, agents, and engineers, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
14. The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.
15. Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities far enough in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

    The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

    Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

    No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

16. The flow from any field tiles draining off-site properties shall be maintained. The contractor shall notify the engineer if any such field tiles are encountered and shall show them on a set of as-built plans.
17. All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
18. All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
19. The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the engineer.
20. No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
21. Any bracing, sheeting or special construction methods deemed necessary by the contractor in order to install the proposed improvements shall be considered incidental to the cost of the project. Any additional soils data needed to confirm the contractor's opinions of the subsoil conditions shall be done at the contractor's expense. The contractor shall obtain the owner's written authorization to access the site to conduct a supplemental soils investigation.
22. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
23. All items shown to be removed, shall be legally disposed of off-site.
24. All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
25. No work shall be performed on adjacent private property without the written permission of the property owner.
26. During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
27. The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
28. All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours.
29. The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
30. The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
31. Tree removal permit is required for removal of all trees 10" diameter or greater.
32. An inspection of the top of foundation will be required prior to pouring.
33. A final inspection of grading will be required before placement of any sod.
34. All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
35. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall shop drawings to be submitted by contractor for approval.
36. Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
37. Upon completion of the project, the contractor or engineer shall submit a sets of as-built engineering plan and a grading certificate. These documents shall be submitted within thirty (30) days of final approval to the Village. The price per this work shall be included in contractors fee.

IEPA NOTES:

Sewers crossing water mains shall be laid to meet the following specifications:

1. Horizontal Separation:
   A. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line.
   B. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   C. If it is impossible to obtain proper horizontal and vertical separation as described in 1 and 2 above, both the water main and sewer must be constructed of pipe material which would conform to water main standards and be pressure tested to assure water tightness before backfilling.
2. Vertical Separation:
   - Whenever water mains cross house sewers, storm drains or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation must be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer.
   - Where conditions exist that the minimum vertical separation set forth in 1 above cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, one of the following two measures must be taken:
     - A. The water main shall be installed within a PVC carrier pipe and the carrier pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten (10) feet.
     - B. The involved sewer or drain shall be constructed of pipe material which would conform to water main standards until the normal distance from the water main to the sewer is at least ten (10) feet.
3. In making such crossings, center a length of water main pipe over the sewer to be crossed so that the joints will be equidistant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main. The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water pipe as described under Vertical Separation above, may be used for sewer service lines.

EARTHWORK AND GRADING

1. All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. **No claims for extra work will be recognized unless ordered in writing by the owner.**
3. The initial establishment of erosion control procedures and the placement of erosion control fence, etc. shall be installed by the contractor prior to the start of mass grading.
4. All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
5. Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Trees, stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
6. Strip topsoil down to firm subbase. stockpile quantity necessary for landscaping, and remove other materials from the site.
7. Excavation shall consist of the excavation, removal, and satisfactorily disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unstable and unsuitable materials and their replacement with satisfactory materials where required.
8. After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded, tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surficial stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to rut or deflect excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
9. Where encountered, loose sands and asphalt grindings should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of course aggregate are required, depending in the consistency of the subgrade. the course aggregate should consists of clean, crushed stone gravel between 1/4 and 3 inches in size. The course aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
10. Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaved areas within the construction limits.
12. 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
13. Refer to the landscape plans for additional information on ground cover & planting requirements.
14. Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
15. Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) feet of design subgrade elevations.
16. The subgrade for the proposed streets and pavement areas shall be proof-rolled by the contractor in the presence of the Village engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the Village engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
17. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
18. When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the Village. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.

    This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
19. The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing.This shall be included in the cost of work.

WATER SYSTEM NOTES

1. All watermains/services and water services shall have a minimum cover of 5 1/2 feet.
2. Watermains shall be Ductile Iron Pipe, Class 52 conforming to ANSI A21.51 or AWWA C151. Gaskets and cast iron fittings shall conform to ANSI A21.11 or AWWA C-110 or C-111. Watermain shall be cement lined in accordance with ANSI A21.4 or AWWA C-104.
3. Water services 2 1/2 inch diameter or smaller shall be Type "K" copper. Compression fittings shall be used to connect new copper pipe to existing service pipe. Water services 3 inch diameter or larger shall be Class 52, Ductile Iron Pipe.
4. All new watermain and services 3 inches or larger shall be pressure tested (2 hours - 150 psi) and chlorinated per Village and IEPA requirements. The installation, testing, chlorination and sterilization of all water mains and services shall be performed in accordance with the 'Standard Specifications for Water and Sewer Main Construction" and Village standards. **A Village inspector MUST be present for testing and chlorination**. AWWA Sections C-600-77 and C-601 shall apply.
5. All watermain shall be bedded with compacted granular CA-6 material with minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 4 inches.
6. Not Used.
7. Not Used
8. **Existing water valves shall not be opened/closed without permission of the Village.**
9. Joints between precast elements, adjusting rings and frames shall be sealed with Butyl Rubber Joint Sealer.
10. Thrust blocking shall be installed on watermains at all bends, tees, elbows, offsets, etc.
11. Water meter size and location shall be as shown on the Architect's plan. Meter shall be located in the first 20 foot length of pipe inside the building or as approved by the Village.
12. A reduced pressure zone backflow preventor shall be provided by owner and installed by the contractor with the water meter per Village requirements.
13. The Village Water Department should be contacted for installation questions and/or final inspection of the water meter and backflow preventor.
14. The contractor is responsible for verifying the location of all existing utilities prior to the start of work and will be responsible for any damage to same.
15. Damaged parkway lawn areas shall be restored with 4 inches of topsoil and sod.
16. All existing water services that will not be reused must be abandoned at the Village main as Follows: All ductile or cast pipes must be capped at the "tee" and all copper piping must be removed from the Village main and the corporation must be closed.

CONCRETE NOTES:

1. Clean, full depth sawcut through existing sidewalk & pavement scheduled for removal. Replace to match existing.
2. Aggregate base course for new sidewalk shall consist of 4" sand base.
3. Concrete sidewalk pavement shall consist of minimum 5" thick P.C., all concrete shall be minimum 3,500 psi.
4. Concrete and base course shall be in accordance with section 420 IDOT standard specifications.
5. Sidewalk cross slope is 1" per 5.33', desirable; 1" per 8' minimum; and 1" per 4' maximum. front handicap access ramp shall be @ 1:12' max.
6. 3/4" fiber expansion joint shall be installed when the new pavement or sidewalk abuts any building.
7. Contraction joints should be sawcut a minimum of two inches deep within 4-12 hours of concrete placement, but no later than 24 hours after concrete placement, be in accordance with section 420.10(d) idot standard specifications.
8. All curb shall be 6" high unless otherwise noted. Areas of barrier curb only or curb & gutter shown on plans. Areas of reverse gutter pitch are shown on plans.provide three (3) #4-1/2 inch rebars, ten (10) foot long where the sidewalk crosses trenches.
9. Contraction joints around sewer structures shall be diamond shaped, with a three foot minimum length per leg.
10. Maximum 50' c-c between contraction joints in curbs or sidewalk.

ASPHALT NOTES

1. Asphalt surface shall be warranteed for one year against bird bathing/ponding of 1/4" standing water areas greater than 25 square feet.
2. Transition grade changes to be smooth.
3. Marking paint shall be high quality traffic paint intended for striping asphalt parking lots color shall be yellow. width: 4", coverage rate: 450 feet per gallon per IDOT article 780.
4. Asphalt sections detailed on sheet 11.

STORM SEWER NOTES

1. Field verify storm sewer location and elevation and all crossings to be sure system works and all conflicts are avoided.
2. Connect to existing storm sewer structure. field verify location and elevation prior to any storm sewer construction.
3. Storm sewer to materials and joints to be as specified. provide ca-7 trench backfill under all pavement.
4. Storm sewer structures to be pre-cast per astm c478 with steps 16" on center per astm c478-05
5. Follow all requirements of the Village of Northbrook and MWRDGC.

MWRD GENERAL NOTES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, BY THE IDOT, IEPA AND ISAWWA, FOR SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF NORTHBROOK MUNICIPAL CODE.
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF NORTHBROOK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, 8-BOXES, TEES, OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE "A" TO 1"/ IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE;
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTER

100-YEAR STORM CALCULATIONS

SITE DATA:

TOTAL SITE AREA =	3.541	ACRES
TOTAL ROW AREA =	0.708	ACRES
ROW IMP AREA=	0.487	ACRES
"C" FACTOR IMPERVIOUS =	0.95	
"C" FACTOR PERVIOUS =	0.50	
TOTAL AREA OF THE 7 LOTS=	2.260	ACRES
IMPERVIOUS DRAINAGE AREA =	1.617	ACRES
PERVIOUS DRAINAGE AREA =	1.924	ACRES
50% lot Coverage		
"C" ave. =	0.705	
RELEASE RATE =	**0.531**	**CFS**
"C" ave. X AREA =	2.498	

ILLINOIS BULLETIN 75 100 YEAR ROUTING TABLE:

TIME (HR.)	INTENSITY (IN/HR)	RUNOFF (CFS)	STORED (CFS)	VOLUME (AC-FT)
0.08	12.36	30.875	30.344	0.202
0.17	10.80	26.978	26.447	0.375
0.25	9.28	23.181	22.650	0.472
0.50	6.34	15.837	15.306	0.638
1.00	4.03	10.067	9.536	0.795
2.00	2.49	6.220	5.689	0.948
3.00	1.83	4.571	4.040	1.010
6.00	1.07	2.673	2.142	1.071
12.00	0.62	1.549	1.018	1.018
18.00	0.45	1.124	0.593	0.889
24.00	0.36	0.899	0.368	0.736
	MAXIMUM =			1.071 AC-FT
				46,645.56 CF
Total Storage= Detention			=	**46,645.56** CF

DETENTION VOLUME

1) **Surface Ponding (North HWL: 681.00)**

Elevation	Area (sq. ft.)	Avg. Area	Depth	(3.5' Ponding) Vol. (cu.ft.)
681.00	7,335			
		7,274.00	1.00	7,274
680.00	7,213			
		7,124.00	1.00	7,124
679.00	7,035			
		6,918.50	1.00	6,919
678.00	6,802			
		6,733.00	0.50	3,367
677.50	6,664			
				24,683

2) **Surface Ponding (South HWL: 681.00)**

Elevation	Area (sq. ft.)	Avg. Area	Depth	(4' Ponding) Vol. (cu.ft.)
681.00	5,889			
		5,840.00	1.00	5,840
680.00	5,791			
		5,717.00	1.00	5,717
679.00	5,643			
		5,544.00	1.00	5,544
678.00	5,445			
		5,322.50	1.00	5,323
677.00	5,200			
				22,424

TOTAL DETENTION PROVIDED 47,107
TOTAL DETENTION REQUIRED 46,646

Impervious Area (Disturbed)	91,650 s.f.

VOLUME CONTROL BEST MANAGEMENT PRACTICES

Volume Control Requirements	**1"**	Rainfall
Volume Control Storage Required	7,638	Cu. Ft.
	0.175	Ac. Ft.

PROPOSED

North Pond

Area of Soil Media	***6,664***
Depth of Soil Above UD	***0.59***
Depth of Soil below UD	***0.66***

South Pond

Area of Soil Media	***5,200***
Depth of Soil Above UD	***0.68***
Depth of Soil below UD	***0.57***

MWRD Infiltration Calculations

VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	
Soil Media Mix	0.25	Vb 7467.76	0.5 x 0.25 x Vb	933
Soil Media Mix (Below Invert)	0.25	Vd 7362	0.25 x Vd	1,841
				2,774 Cu. Ft.

Storage in North Detention Pond - NWL 678.50 (Top Portion)

CONTOUR	HEIGHT BETWEEN CONTOURS(FT.)	AREA OF CONTOUR (SQ.FT)	VOLUME (CU.FT)
678.50		*6,955*	
	1.00		*6,810*
677.50		*6,664*	
Total			6,810

Storage in South Detention Pond - NWL 678.00 (Bottom Portion)

CONTOUR	HEIGHT BETWEEN CONTOURS(FT.)	AREA OF CONTOUR (SQ.FT)	VOLUME (CU.FT)
678.00		*5,445*	
	1.00		*5,323*
677.00		*5,200*	
Total			5,323
	100% Volume=	**12,132**	
	50% Volume=	**6,066**	
Total Volume Control Provided =		**8,840**	**Cu. Ft.**
		0.203	Ac-Ft.

STORMWATER DETENTION CALCULATIONS
AREA LOCALLY REQUIRED

RESTRICTOR CALCULATION

Orifice Design			
Require Q =	0.142 cfs	Det. HWL =	681.00
Cd =	0.61	Orifice Invert:	676.00
Max. Head =	4.93	Orifice Cent.	676.07
Orifice Area:	0.0173		
Calculated Max. Restrictor Discharge:		0.188	

Restrictor Diameter = *1.78 inches*

ACTUAL 2-YEAR RESTRICTOR RELEASE RATE FOR 100-YR STORM HWL

RESTRICTOR CALCULATION

Orifice Design			
Require Q =	0.531 cfs	Det. HWL =	681.00
Cd =	0.61	Orifice Invert:	678.91
Max. Head =	1.96	Orifice Cent.	679.04
Orifice Area:	0.0497		
Calculated Max. Restrictor Discharge (100-yr Restrictor)		0.341	
2-Year Restrictor Release Rate @ 100-Year Storm HWL		0.188	
TOTAL RELEASE RATE THROUGH BOTH RESTRICTORS		**0.529**	

100-Yr Restrictor Diameter = *3.02 inches*

USE 3.02" DIAMETER PLATE RESTRICTOR W/ INV. @ 2-YR HWL (678.91)

2-YEAR STORM CALCULATIONS

SITE DATA:

TOTAL SITE AREA =	3.541	ACRES
TOTAL ROW AREA =	0.708	ACRES
ROW IMP AREA=	0.487	ACRES
"C" FACTOR IMPERVIOUS =	0.95	
"C" FACTOR PERVIOUS =	0.50	
TOTAL AREA OF THE 7 LOTS=	2.260	ACRES
IMPERVIOUS DRAINAGE AREA =	1.617	ACRES
PERVIOUS DRAINAGE AREA =	1.924	ACRES
50% lot Coverage		
"C" ave. =	0.705	
RELEASE RATE =	**0.142**	**CFS** (2-YEAR)
"C" ave. X AREA =	2.498	

ILLINOIS BULLETIN 75 2 YEAR ROUTING TABLE:

TIME (HR.)	INTENSITY (IN/HR)	RUNOFF (CFS)	STORED (CFS)	VOLUME (AC-FT)
0.08	4.80	11.990	11.849	0.079
0.17	4.20	10.491	10.350	0.147
0.25	3.60	8.993	8.851	0.184
0.50	2.48	6.195	6.053	0.252
1.00	1.57	3.922	3.780	0.315
2.00	0.97	2.423	2.281	0.380
3.00	0.71	1.774	1.632	0.408
6.00	0.42	1.049	0.908	0.454
12.00	0.24	0.600	0.458	0.458
18.00	0.17	0.425	0.283	0.425
24.00	0.14	0.350	0.208	0.416
	MAXIMUM =			0.458 AC-FT
				19,944.86 CF
Total Storage= Detention			=	**19,944.86** CF

DETENTION VOLUME (2-YEAR STORM)

1) **Surface Ponding (North HWL: 678.91)**

Elevation	Area (sq. ft.)	Avg. Area	Depth	(1.76' Ponding) Vol. (cu.ft.)
678.91	7,017			
		6,909.50	0.91	6,288
678.00	6,802			
		6,733.00	0.50	3,367
677.50	6,664			
				9,654

2) **Surface Ponding (South HWL: 678.91)**

Elevation	Area (sq. ft.)	Avg. Area	Depth	(2.56' Ponding) Vol. (cu.ft.)
678.91	5,627			
		5,536.00	0.91	5,038
678.00	5,445			
		5,322.50	1.00	5,323
677.00	5,200			
				10,360

TOTAL DETENTION PROVIDED 20,014
TOTAL DETENTION REQUIRED 19,945

RESTRICTOR CALCULATION

Orifice Design			
Require Q =	0.142 cfs	Det. HWL =	678.91
Cd =	0.61	Orifice Invert:	676.00
Max. Head =	2.84	Orifice Cent.	676.07
Orifice Area:	0.0173		
Calculated Max. Restrictor Discharge:		0.142	

Restrictor Diameter = *1.78 inches*

USE 1.78" DIAMETER PLATE RESTRICTOR

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

REVISIONS

ISSUE		DATE
1	ISSUED FOR PERMIT	2-2-2021
2	REVISED PER VILLAGE & CCHD COMMENTS	11-9-2021
3	REVISED PER VILLAGE & CCHD COMMENTS	1-14-2022
4	REVISED PER VILLAGE & CCHD COMMENTS	4-5-2022
5	REVISED PER CCHD COMMENTS; LOTS 1-6&5 WEST SETBACKS REVISED	4-5-2022
6	REVISED PER MWRD COMMENTS	9-22-2022
7	REVISED PER MWRD COMMENTS	10-17-2022
8	REVISED PER MWRD COMMENTS	10-26-2022
9	REVISED PER MWRD COMMENTS	11-7-2022
10	REVISED PER MWRD COMMENTS	11-9-2022

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

STORMWATER MANAGEMENT CALCULATIONS

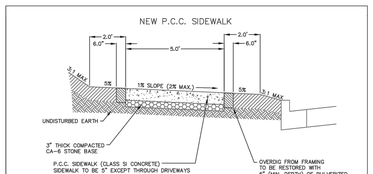
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
17 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

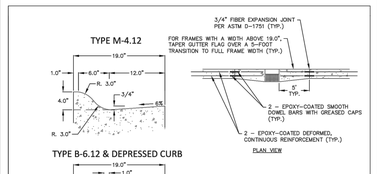


NOTES:
1. WHEN CONSTRUCTING SIDEWALK WITHIN THE DRIPLINE OF A TREE, FOLLOW STANDARD DETAIL FOR "P.C.C. SIDEWALK IN DRIPLINE DETAIL" P-5
2. PROVIDE 1/2" THICK FIBER EXPANSION JOINT PER ASTM D-1751 EVERY 50 FEET

P.C.C. SIDEWALK DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL P-5 (01)
	4-30-20	Consolidated Sidewalk Details	

(Sheet 1 of 1)

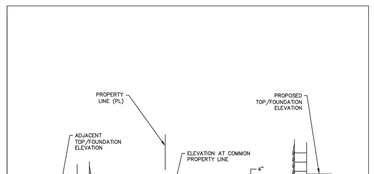


NOTES:
1. EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 60' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER.
2. CONTRACTION JOINTS ARE TO BE CONSTRUCTED AT 15' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER.
3. WITH NEW CURB REPLACEMENT NEXT TO HMA, CONTRACTOR IS REQUIRED TO PLACE 2' OF HMA FULL DEPTH PAID SEPARATELY TO MATCH EXISTING

COMBINATION CURB & GUTTER

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL P-1 (01)
	4-30-20	Consolidated Details. Revised Notes.	
	4-1-21	Added Plan Note	

(Sheet 1 of 1)

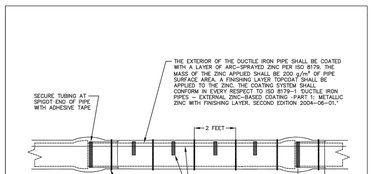


NOTE:
1. STORMWATER RUNOFF CANNOT ADVERSELY IMPACT NEIGHBORING PROPERTIES.
2. FOUNDATIONS SHOWN HAVE A BRICK LEDGE OR DROPPED SIDING. USE ACTUAL TOP OF FOUNDATION ELEVATION FOR ALL OTHER CASES
3. RUNNING SLOPE OF SWALE SHALL BE 1 % MINIMUM

TYPICAL SIDE YARD SWALE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL G-11 (01)
	04-30-20	Revised Notes	
	4-1-21	Added Plan Note	

(Sheet 1 of 1)



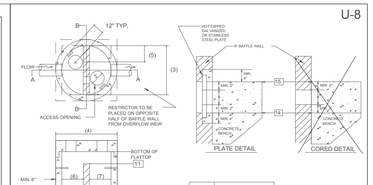
NOTES:
1. DUCTILE IRON PIPE SHALL BE ENCASED BY POLYETHYLENE TUBING.
2. THE TUBE MUST BE VIRGIN MATERIAL, V–BIO, CONSISTING OF THREE (3) CO–EXTRUDED LAMINATIONS OF LINEAR LOW DENSITY POLYETHYLENE (LLDPE), FUSED INTO A SINGLE THICKNESS NOT LESS THAN EIGHT (8) MILS. THE OUTER LAMINATION SHALL BE OF A BLACK COLOR WITH A MINIMUM THICKNESS OF TWO (2) MILS AND SHALL BE A BLEND OF AN ANTIMICROBIAL BIOCIDE TO MITIGATE MICROBIOLOGICALLY INFLUENCED CORROSION AND A VOLATILE CORROSION INHIBITOR TO CONTROL GALVANIC CORROSION. THE MIDDLE LAMINATION SHALL BE OF A THICK IMPERMEABLE MATERIAL DESIGNED TO PROTECT AND ENHANCE THE INNER LAMINATION. THE OUTER LAMINATION SHALL BE OF A LIGHT COLOR.
3. THE POLYETHYLENE ENCASEMENT MUST MEET ALL THE REQUIREMENTS OF ANSI A21.5 (AWWA C105).
4. CIRCUMFERENTIAL WRAPS OF PLASTIC ZIP TIES ARE TO BE PLACED AT TWO (2) FOOT INTERVALS ALONG THE LENGTH OF THE PIPE AND WITHIN ONE FOOT OF EACH SIDE OF EVERY JOINT, COUPLING AND FITTING.
5. COMPLETE THE INSTALLATION BY OVERLAPPING THE POLYETHYLENE TUBE WRAP AT EACH END AT LEAST TWELVE (12) INCHES AND SEAL THE ENDS WITH PLASTIC ZIP TIES.
6. ALL BAGS MUST BE A MINIMUM OF TWENTY–TWO (22) FEET IN LENGTH AND OVERSIZED IN DIAMETER TO FIT OVER FITTINGS.
7. INSTALLATION OF TUBING SHALL BE PER DIPRA – MODIFIED METHOD A.
8. THIS STANDARD APPLIES TO ALL DUCTILE IRON PIPE INSTALLATION METHODS INCLUDING OPEN CUT, DIRECTIONAL DRILLING AND PLACEMENT IN A CASING.

POLYETHYLENE TUBE WRAPPING DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-13 (01)
	1-9-19	Revised Notes	

(Sheet 1 of 1)

U-8



NOTE	MEASUREMENT AND TYPE	
(1)	18".27"	INFLOW PIPE DIA.
(2)	12"	OUTFLOW PIPE DIA.
(3)	72"	STRUCTURE WIDTH
(4)	84"	STRUCTURE LENGTH
(5)	72"	OVERFLOW WIDTH
(6)	33"	INFLOW CHAMBER LENGTH
(7)	39"	OUTFALL CHAMBER LENGTH
8	676.00	INFLOW PIPE INVERT
9	676.00, 678.91	RESTRICTOR INVERT
10	1.78", 3.02"	RESTRICTOR DIA.
11	681.00	TOP OF WALL ELEV.
12	676.00	OUTFLOW PIPE INVERT
13	681.00	OVERFLOW ELEV.
14	675.50	BENCH BOTTOM ELEV.
15	676.50	BENCH TOP ELEV.

( ) - ALL DIMENSIONS IN INCHES
[ ] - ALL DIMENSIONS IN FEET (IN HUNDREDTHS)

NOTES:
1. SUMP ELEVATION SHALL BE TWO FEET BELOW INVERT 8
2. STRUCTURE ACCESS OPENINGS SHALL BE PLACED ON EACH SIDE OF BAFFLE WALL.
3. FIELD VERIFY PRE-CAST STRUCTURE FOR AS-BUILT CONDITIONS AT TIME OF PLACEMENT. THIS PLACEMENT SHALL BE CERTIFIED BY THE DESIGN ENGINEER PRIOR TO CONTINUATION OF STORM SEWER OR STORMWATER MANAGEMENT CONSTRUCTION.
4. PLATE OR CORED RESTRICTOR IS ALLOWED. CORED RESTRICTOR SHALL BE HORIZONTALLY CUT, NOT SLOPED, AND CHIPPED OR SPALLED EDGE IS NOT ALLOWED. PLATE INSTALLED AND MORTARED IN FIELD.

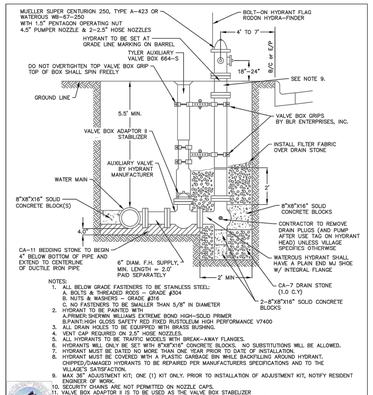
REVISED:1-1-20

BAFFLE WALL RESTRICTOR DETAIL



NOT TO SCALE

SPECIAL RESTRICTOR STORM STRUCTURE DETAIL

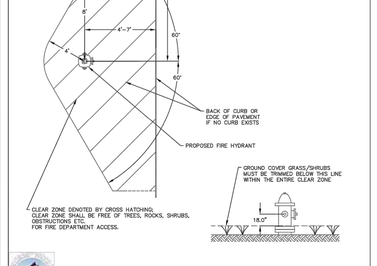


NOTES:
1. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS & THREADED RODS – GRADE 304
   B. NUTS & WASHERS – GRADE 316
2. HYDRANT TO BE PAINTED WITH A PRIMER: SHERWIN WILLIAMS EXTREME BOND HIGH–SOLID PRIMER B/PAINT–HIGH GLOSS SAFETY RED FIXED RUSTOLEUM HIGH PERFORMANCE V7400
3. ALL DRAIN HOLES TO BE EQUIPPED WITH BRASS BUSHING.
4. ALL CAP NUTS REQUIRED TO BE STAINLESS STEEL.
5. MJ = MECHANICAL JOINT, FLG = FLANGE, BREAK= BREAY FLANGES.
6. HYDRANTS WILL ONLY BE SET WITH 8"X8"X16" CONCRETE BLOCKS. NO SUBSTITUTIONS WILL BE ALLOWED.
7. HYDRANT MUST BE DATED NO MORE THAN ONE YEAR PRIOR TO DATE OF INSTALLATION.
8. HYDRANT MUST BE COVERED WITH A PLASTIC GARBAGE BIN WHILE BACKFILLING AROUND HYDRANT. CHIPPED/SUNMAGED HYDRANTS TO BE REPAIRED PER MANUFACTURERS SPECIFICATIONS AND TO THE VILLAGE'S SATISFACTION.
9. MAX 36" ADJUSTMENT KIT, ONE (1) KIT ONLY, PRIOR TO INSTALLATION OF ADJUSTMENT KIT, NOTIFY RESIDENT OF TEMPORARY OUTAGE.
10. SECURITY CHAINS ARE NOT PERMITTED ON NOZZLE CAPS.
11. VALVE BOX ADAPTOR # 10 TO BE USED AS THE VALVE BOX STABILIZER
12. ENCASE FIRE HYDRANT STANDPIPE, AUXILIARY VALVE AND LEAD PIPE WITH POLYETHYLENE V–BIO WRAP PER STANDARD DETAIL W–13.

NORTHBROOK FIRE HYDRANT DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-1 (01)
	1-9-19	Revised Notes	
	4-1-21	Revised Notes	

(Sheet 1 of 1)



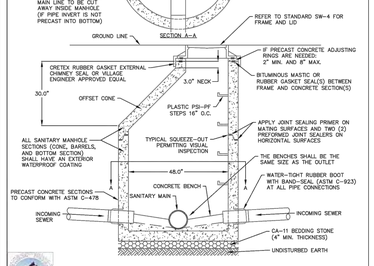
NOTE:
DESIRABLE LOCATION OF FIRE HYDRANT SHALL BE 5' FROM BACK OF CURB, 30' FROM SIDE OF ANY DRIVEWAYS, A MINIMUM OF 5' FEET AWAY FROM SIDEWALKS, OR APPROVED BY THE VILLAGE ENGINEER.
THE AUXILIARY VALVE SHALL NOT BE LOCATED WITHIN THE SIDEWALK

CLEAR ZONE DENOTED BY CROSS HATCHING.
CLEAR ZONE SHALL BE FREE OF TREES, ROCKS, SHRUBS, OBSTRUCTIONS ETC.
FOR FIRE DEPARTMENT ACCESS.

FIRE HYDRANT CLEARANCE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-2
	1-9-19	Revised Notes	
	4-1-21	Revised Notes	

(Sheet 1 of 1)



SANITARY MANHOLE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL SS-1 (01)
	4-30-20	Revised Notes	

(Sheet 1 of 1)

Illinois Department of Transportation

STANDARD	DESCRIPTION	TOTAL PAGES	CHECK APPLICABILITY 'X'
602001	CATCH BASIN TYPE A	1	
602011	CATCH BASIN TYPE C	1	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	2	

NOTES:
1. USE LATEST REVISION OF STANDARD
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET

CATCH BASIN STANDARD

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD SW-2 (01)
	4-30-20	Adopted To IDOT Standards	
	4-1-21	Edited Standard Detail Section	

(Sheet 1 of 1)

Illinois Department of Transportation

STANDARD	DESCRIPTION	TOTAL PAGES	CHECK APPLICABILITY 'X'
602401	MANHOLE TYPE A, 4' DIAMETER	2	X
602402	MANHOLE TYPE A, 5' DIAMETER	2	X
602406	MANHOLE TYPE A, 6' DIAMETER	3	
602411	MANHOLE TYPE A, 7' DIAMETER	3	
602416	MANHOLE TYPE A, 8' DIAMETER	3	
602421	MANHOLE TYPE A, 9' DIAMETER	3	
602426	MANHOLE TYPE A, 10' DIAMETER	3	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	2	

NOTES:
1. USE LATEST REVISION OF STANDARD
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET
3. CONCRETE FILL SHALL NOT BE INSTALLED UNTIL AFTER THE STORM SEWER PIPES HAVE BEEN INSTALLED

STORM MANHOLE STANDARD

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD SW-1 (01)
	4-30-20	Adopted To IDOT Standards	
	4-1-21	Added Plan Notes	

(Sheet 1 of 1)

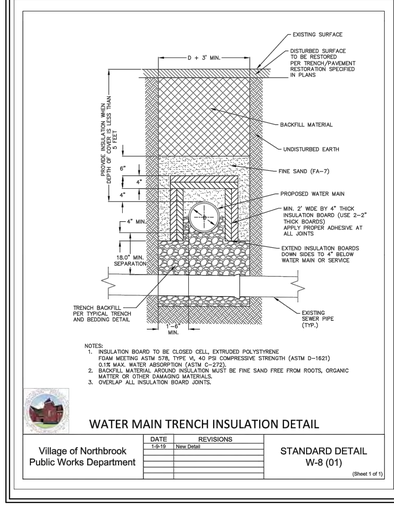
#	FRAME AND GRATE (OR PRE–APPROVED EQUAL)	COMPARABLE IDOT TYPE	DESCRIPTION	OPTIONS	CHECK APPLICABILITY 'X'
1	NEENAH R–1713	1	FLAT, ROUND, CLOSED LID	"SANITARY" LETTERING IMPRINTED ON UNBOLTED COVER. LID SHALL HAVE WATERTIGHT GASKET AND CONCEALED PICKHOLE.	X
				"STORM" LETTERING IMPRINTED ON COVER	X
				"WATER" LETTERING IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE	X
2	NEENAH R–1713	1	FLAT, ROUND, OPEN TYPE D GRATE	N/A	
3	NEENAH R–1713	1	FLAT, ROUND, OPEN TYPE D GRATE, FOR DEPRESSED CURB	"STORM" LETTERING IMPRINTED ON COVER	
4	NEENAH R–3278–A	3	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE	STANDARD GRATE	
5	NEENAH R–3278–AL	3V	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE WITH VANES	TYPE L VANE GRATE	
6	NEENAH R–3501–P	N/A	INLET FRAME FOR ROLL–TYPE CURB, RECTANGULAR, OPEN GRATE	N/A	
7	NEENAH R–4340–B	8	BEEHIVE TYPE INLET, ROUND, OPEN GRATE FOR LAWN AREAS	N/A	X
8	EJIW 6212M	N/A	FLAT, ROUND, OPEN GRATE FOR YARD DRAIN	N/A	

NOTE: FRAMES #2 THROUGH #8 SHALL HAVE "DUMP NO WASTE" AND "DRAINS TO WATERWAYS" LETTERING AND/OR FISH SYMBOL.

FRAME AND GRATE STANDARD

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD SW-4 (01)
	4-30-20	Restructured Frame Specification Standard	
	4-1-21	Added Plan Notes	

(Sheet 1 of 1)

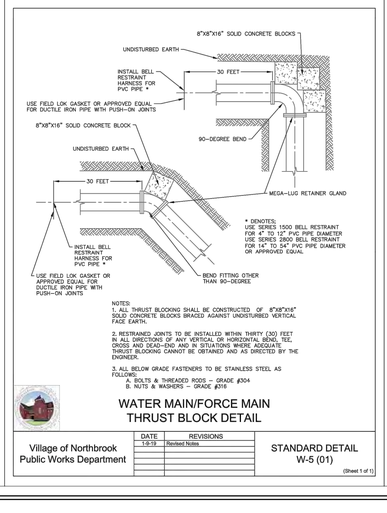


NOTES:
1. INSULATION BOARD TO BE CLOSED CELL, EXTRUDED POLYSTYRENE TYPE IV AND MEETING ASTM C78, TYPE VI, 40 PSI COMPRESSIVE STRENGTH (ASTM D–1621) 0.1% MAX. WATER ABSORPTION (ASTM C–272).
2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOTS, ORGANIC MATTER OR OTHER DAMAGING MATERIALS.
3. OVERLAP ALL INSULATION BOARD JOINTS.

WATER MAIN TRENCH INSULATION DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-8 (01)
	1-9-19	New Detail	

(Sheet 1 of 1)

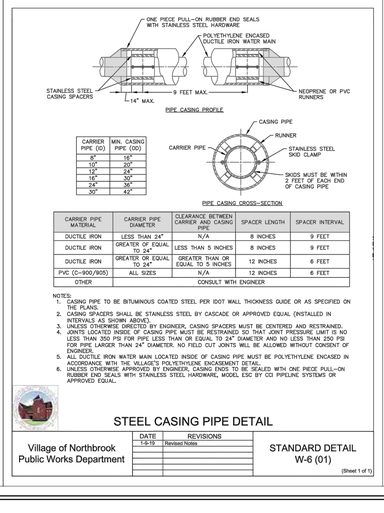


NOTES:
1. ALL THRUST BLOCKING SHALL BE CONSTRUCTED OF 8"x8"x16" SOLID CONCRETE BLOCKS BRACED AGAINST UNDISTURBED VERTICAL FACE EARTH.
2. RESTRAINED JOINTS TO BE INSTALLED WITHIN THIRTY (30) FEET IN ALL DIRECTIONS OF ANY VERTICAL OR HORIZONTAL BEND, TEE, CROSS AND DEAD–END AND IN SITUATIONS WHERE ADEQUATE THRUST BLOCKING CANNOT BE OBTAINED AND AS DIRECTED BY THE ENGINEER.
3. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL AS FOLLOWS:
   A. BOLTS & THREADED RODS – GRADE #304
   B. NUTS & WASHERS – GRADE #316

WATER MAIN/FORCE MAIN THRUST BLOCK DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-5 (01)
	1-9-19	Revised Notes	

(Sheet 1 of 1)



CARRIER PIPE (ID)	MIN. CASING PIPE (ID)
6"	12"
10"	20"
12"	24"
16"	30"
24"	36"
30"	42"

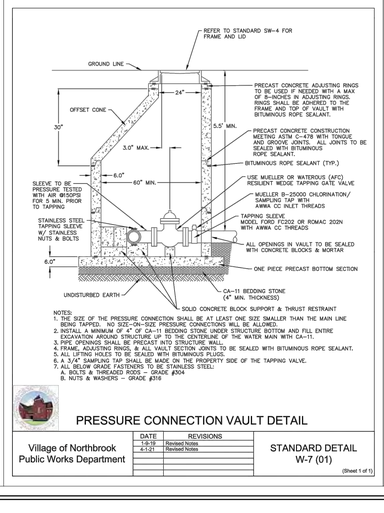
CARRIER PIPE MATERIAL	CARRIER PIPE DIAMETER	CLEARANCE BETWEEN CARRIER AND CASING PIPE	SPACER LENGTH	SPACER INTERVAL
DUCTILE IRON	LESS THAN 24"	N/A	8 INCHES	9 FEET
DUCTILE IRON	GREATER OF EQUAL TO 24"	LESS THAN 5 INCHES	8 INCHES	9 FEET
DUCTILE IRON	GREATER OR EQUAL TO 24"	GREATER THAN OR EQUAL TO 5 INCHES	12 INCHES	6 FEET
PVC (C–900/905)	ALL SIZES	N/A	12 INCHES	6 FEET
OTHER		CONSULT WITH ENGINEER		

NOTES:
1. CASING PIPE TO BE BITUMINOUS COATED STEEL PER 10GT WALL THICKNESS GUIDE OR AS SPECIFIED ON THE PLANS.
2. CASING SPACERS SHALL BE STAINLESS STEEL BY CASCADE OR APPROVED EQUAL (INSTALLED IN INTERVALS AS SHOWN ABOVE).
3. UNLESS OTHERWISE DIRECTED BY ENGINEER, CASING SPACERS MUST BE CENTERED AND RESTRAINED.
4. JOINTS LOCATED INSIDE OF CASING PIPE MUST BE RESTRAINED SO THAT JOINT PRESSURE LIMIT IS NO LESS THAN 350 PSI FOR PIPE LESS THAN OR EQUAL TO 24" DIAMETER AND NO LESS THAN 250 PSI FOR PIPE LARGER THAN 24" DIAMETER. NO FIELD CUT JOINTS WILL BE ALLOWED WITHOUT CONSENT OF ENGINEER.
5. ALL DUCTILE IRON WATER MAIN LOCATED INSIDE CASING PIPE MUST BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA C105 STANDARD SPECIFICATIONS.
6. UNLESS OTHERWISE APPROVED BY ENGINEER, CASING ENDS TO BE SEALED WITH ONE PIECE PULL–ON RUBBER END SEALS WITH STAINLESS STEEL HARDWARE, MODEL ESC BY CO PIPELINE SYSTEMS OR APPROVED EQUAL.

STEEL CASING PIPE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-6 (01)
	1-9-19	Revised Notes	

(Sheet 1 of 1)

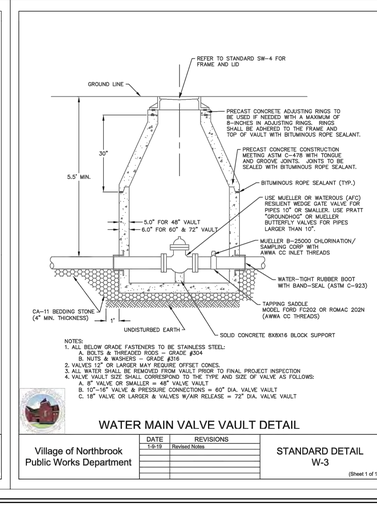


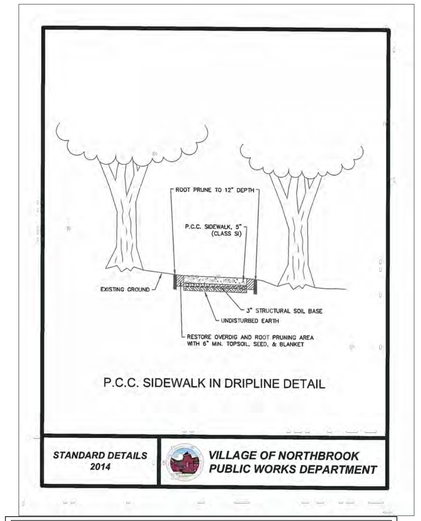
NOTES:
1. THE SIZE OF THE PRESSURE CONNECTION SHALL BE AT LEAST ONE SIZE SMALLER THAN THE MAIN LINE BEING TAPPED. NO SIZE–ON–SIZE PRESSURE CONNECTIONS WILL BE ALLOWED.
2. INSTALL A MINIMUM OF 4' OF CA–11 BEDDING STONE UNDER STRUCTURE BOTTOM AND FILL ENTIRE EXCAVATION AROUND STRUCTURE UP TO THE CENTERLINE OF THE WATER MAIN WITH CA–11.
3. PIPE OPENINGS SHALL BE PRECAST INTO STRUCTURE WALL.
4. ALL PIPES ENTERING OR EXITING THE VAULT SHALL HAVE A SEAL TO BE SEALED WITH BITUMINOUS ROPE SEALANT.
5. ALL LIFTING HOLES TO BE SEALED WITH BITUMINOUS PLUGS.
6. A 3/4" SAMPLING TAP SHALL BE MADE ON THE PROPERTY SIDE OF THE TAPPING VALVE.
7. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS & THREADED RODS – GRADE #304
   B. NUTS & WASHERS – GRADE #316

PRESSURE CONNECTION VAULT DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL W-7 (01)
	1-9-19	Revised Notes	
	4-1-21	Revised Notes	

(Sheet 1 of 1)


REFER TO STANDARD SW–4 FOR FRAME AND LID
GROUND LINE
PRECAST CONCRETE ADJUSTING R



P.C.C. SIDEWALK IN DRIPLINE DETAIL

STANDARD DETAILS 2014

VILLAGE OF NORTHBROOK PUBLIC WORKS DEPARTMENT

R-4340 Series
Round Beehive Grate

Light Duty



CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4340-A	Beehive	1.5	3.2
R-4340-B	Beehive	1.1	6.0
R-4340-C	Beehive	3.2	6.0
R-4340-F	Beehive	1.6	6.5

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4340-F1	Beehive	3.3	4.5
R-4340-E	Beehive	.86	5.5
R-4340-H	Beehive	3.5	4.5



Illustrating R-4340-A

Illustrating R-4340-B

May be used in vitrified clay pipe bell, on a concrete catch basin or in a cast iron frame as shown. Effective where debris may interfere with drainage, such as at a roadside or in a median strip.
Bell and spigot vitrified clay and concrete pipe are made under many specifications and dimensions vary. Check the grate sizes in the table to be sure they will fit the pipe you are using.

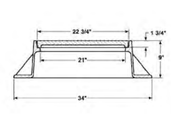
Dimensions in inches

Catalog No.	O Dia.	O.D. Lugs	Dia. Bhv.	Ht. Bhv.	No. Lugs	Size Bars	Size Op.	Pipe Size
R-4340-A	34	26 1/4	23 7/8	6	*	1 1/2	1	24
R-4340-B	33	23	23	2	6	2	1 1/2	24
R-4340-C	33	29	23	5 3/4	4	1	1 1/4	24
R-4340-F	33	28	25	5	4	1	1	24
R-4340-F1 **	25 1/2	21 3/4	17	3	4	1	1	18
R-4340-G **	28	18	19	3	3	1 3/4	2	15
R-4340-H	25	15	17	3	3	1 5/8	1 3/4	12

* Furnished with ring instead of lugs.
** Frame not available.
Grate flange lettered "DUMP NO WASTE – DRAINS TO RIVER"

R-1713
Manhole Frame, Solid Lid

Heavy Duty



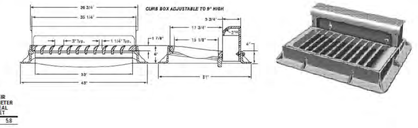


Available Grate: **R-2504**

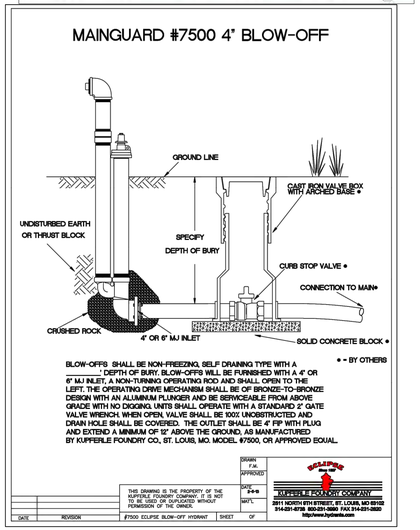
R-3067-V
Combination Inlet Frame, Grate, Curb Box

Heavy Duty





CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3067-V	V	2.4	5.8



NOTES

1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF A.S.T.M. DESIGNATION C-76, CLASS III, WALL "B" REINFORCED CONCRETE PIPE.
2. USE STANDARD REINFORCEMENT FOR CIRCULAR, CLASS III, WALL "B" REINFORCED CONCRETE PIPE.
3. PROVIDE RIP RAP AT EACH FLARED END SECTION.
4. BASIS OF PAYMENT-PRECAST REINFORCED CONCRETE FLARED END SECTIONS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE, EACH COMPLETE IN PLACE FOR THE PIPE DIAMETER SPECIFIED.

FLARED END SECTION

PIPE SIZE	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-7/8"	6'-7/8"	2'-0"	9"	3:1
15"	2.25"	6"	2'-3"	5'-10"	6'-1"	2'-6"	11"	3:1
18"	2.5"	9"	2'-3"	5'-10"	6'-1"	3'-0"	12"	3:1
21"	2.75"	9"	2'-11"	5'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9"	3'-7.5"	5'-2"	6'-1.5"	4'-0"	14"	3:1
27"	3.25"	10.5"	4'-0"	5'-1.5"	6'-1.5"	4'-6"	14.5"	3:1
30"	3.5"	1'-0"	4'-6"	1'-7.75"	6'-1.75"	5'-0"	15"	3:1
33"	3.75"	1'-1.5"	4'-10.5"	2'-3.25"	8'-1.75"	5'-6"	17.5"	3:1
36"	4"	1'-3"	5'-3"	2'-10.75"	8'-1.75"	6'-0"	20"	3:1
42"	4.5"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	22"	3:1
48"	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	22"	3:1
54"	5.5"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	24"	2.4:1

ANIMAL GUARDS BY AGRI DRAIN CORPORATION OR APPROVED EQUAL. 1-800-232-4742

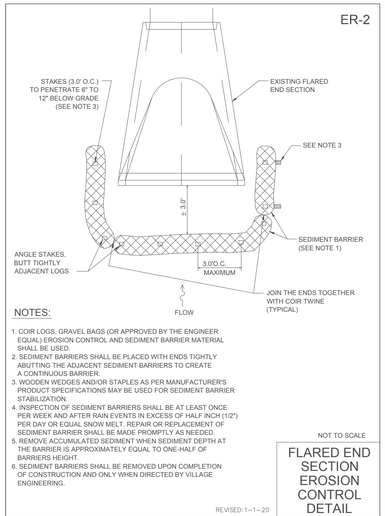
MAINGUARD #7500 4" BLOW-OFF

• = BY OTHERS

BLOW-OFFS SHALL BE NON-FREEZING, SELF DRAINING TYPE WITH A DEPTH OF BURY. BLOW-OFFS WILL BE FURNISHED WITH A 4" OR 6" MJ INLET, A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT. THE OPERATING DRIVE MECHANISM SHALL BE OF BRONZE-TO-BRONZE DESIGN WITH AN ALUMINUM PLUNGER AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. UNITS SHALL OPERATE WITH A STANDARD 2" GATE VALVE WRENCH. WHEN OPEN, VALVE SHALL BE 100% UNOBSTRUCTED AND DRAIN HOLE SHALL BE COVERED. THE OUTLET SHALL BE 4" FIP WITH PLUG AND EXTEND A MINIMUM OF 12" ABOVE THE GROUND, AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO. MODEL #7500, OR APPROVED EQUAL.

DATE	REVISION	DRAWN	F.A.	APPROVED	DATE	2-6-9	MAT'L
		THIS DRAWING IS THE PROPERTY OF THE KUPFERLE FOUNDRY COMPANY. IT IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF THE OWNER.			KUPFERLE FOUNDRY COMPANY 2911 NORTH 8TH STREET, ST. LOUIS, MO 63102 314-231-4710 800-231-3462 FAX 314-231-2822 http://www.kupferle.com		
		#7500 ECLIPSE BLOW-OFF HYDRANT		SHEET OF			

ER-2



NOTES:

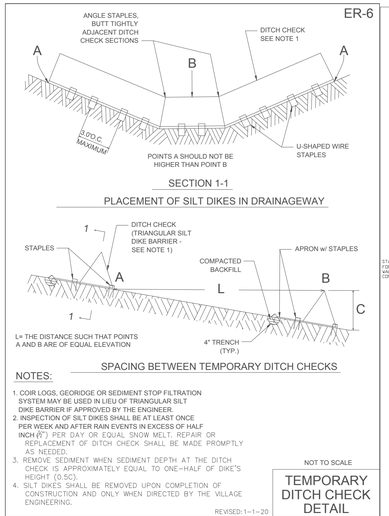
1. COIR LOGS, GRAVEL BAGS (OR APPROVED BY THE ENGINEER EQUAL) EROSION CONTROL AND SEDIMENT BARRIER MATERIAL SHALL BE USED.
2. SEDIMENT BARRIERS SHALL BE PLACED WITH ENDS TIGHTLY ABUTTING THE ADJACENT SEDIMENT BARRIERS TO CREATE A CONTINUOUS BARRIER.
3. WOODEN WEDGES AND/OR STAPLES AS PER MANUFACTURER'S PRODUCT SPECIFICATIONS MAY BE USED FOR SEDIMENT BARRIER STABILIZATION.
4. INSPECTION OF SEDIMENT BARRIERS SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SEDIMENT BARRIER SHALL BE MADE PROMPTLY AS NEEDED.
5. REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH AT THE BARRIER IS APPROXIMATELY EQUAL TO ONE-HALF OF BARRIERS HEIGHT.
6. SEDIMENT BARRIERS SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

NOT TO SCALE

FLARED END SECTION EROSION CONTROL DETAIL

REVISED: 1-1-20

ER-6



PLACEMENT OF SILT DIKES IN DRAINAGEWAY

L= THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

SPACING BETWEEN TEMPORARY DITCH CHECKS

NOTES:

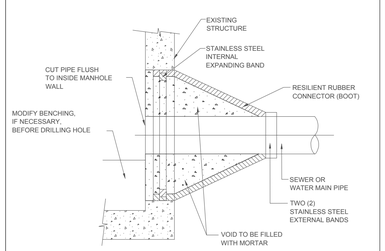
1. COIR LOGS, GEORIDGE OR SEDIMENT STOP FILTRATION SYSTEM MAY BE USED IN LIEU OF TRIANGULAR SILT DIKE BARRIER IF APPROVED BY THE ENGINEER.
2. INSPECTION OF SILT DIKES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (0") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF DITCH CHECK SHALL BE MADE PROMPTLY AS NEEDED.
3. REMOVE SEDIMENT WHEN SEDIMENT DEPTH AT THE DITCH CHECK IS APPROXIMATELY EQUAL TO ONE-HALF OF DIKE'S HEIGHT (0.5C).
4. SILT DIKES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY THE VILLAGE ENGINEERING.

NOT TO SCALE

TEMPORARY DITCH CHECK DETAIL

REVISED: 1-1-20

U-5



NOTES:

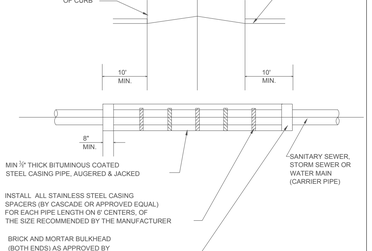
1. RESILIENT RUBBER CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER NECESSARY TO FIT THE REQUIRED BOOT SIZE.
3. KOR-N SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.) MAY BE USED IF APPROVED BY VILLAGE ENGINEERING.
4. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
5. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

NOT TO SCALE

PIPE CONNECTION TO STRUCTURE DETAIL

REVISED: 1-1-20

U-28



NOTES:

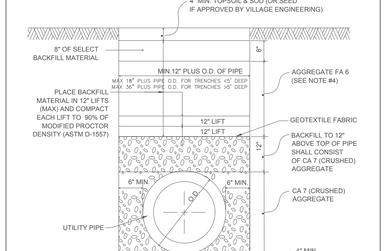
1. CASING PIPE IS REQUIRED UNDER ALL EXISTING ROADWAYS, OR AS OTHERWISE DIRECTED BY VILLAGE ENGINEERING WHERE OPEN CUTS ARE NOT PERMITTED, EXCEPT FOR WATER SERVICE LINES UP TO 2" IN DIAMETER.
2. WATER MAIN CASING SPACERS SHALL BE RESTRAINED IN POSITION.
3. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE DETERMINED BY CONTRACTOR BUT IN NO CASE SHALL IT BE LESS THAN 8" LARGER THAN THE DIAMETER OF THE CARRIER PIPE TO ALLOW AMPLE SPACE FOR BELLS, AND CARRIER PIPE SLOPE (FOR GRAVITY PIPE).
4. ALL AUGER PITS TO BE BACKFILLED WITH IDOT CA 7 (CRUSHED) AGGREGATE MATERIAL.

NOT TO SCALE

CASING PIPE DETAIL

REVISED: 1-1-20

U-24



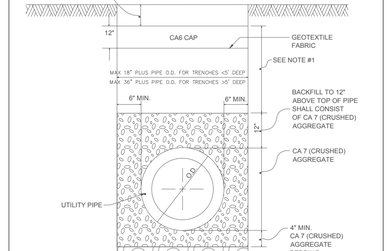
NOTES:

1. ALL BACKFILL MATERIALS SHALL BE PROPERLY COMPACTED.
2. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
3. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.
4. FOR WATER MAIN TRENCHES, CRUSHED CA 7 SHALL EXTEND UP TO TWELVE (12) INCHES FROM FINISHED GRADE. WATER SERVICE TRENCHES SHALL BE BACKFILLED PER THIS DETAIL.

NOT TO SCALE

UTILITY TRENCH IN NON-PAVED AREAS DETAIL

REVISED: 1-1-20



NOTES:

1. TRENCH BACKFILL UNDER A PAVED SURFACE OR WITHIN THE ZONE OF INFLUENCE (1' FROM EDGE OF PAVEMENT OR 1' FROM THE BACK OF CURB ON CURBED STREETS) SHALL CONSIST OF:
   a) UNDER NEW PAVEMENT:
   12" THICK PAVEMENT SUBGRADE (AGGREGATE CA 6 CAP) OVER AGGREGATE CA 7 (CRUSHED) TRENCH BACKFILL OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MIX 1 ONLY IF REQUIRED BY VILLAGE ENGINEERING).
   b) UNDER EXISTING PAVEMENT:
   SAME AS 'a' ABOVE
   c) UNDER PRIVATELY OWNED PAVEMENT:
   SAME AS 'a' ABOVE
2. ALL TRENCHES SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING IS NOT ALLOWED).
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.
5. IF APPROVED BY VILLAGE ENGINEERING, A ONE (1) INCH THICK STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY CONTRACTOR UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING AND PROVIDED WITH BITUMINOUS RAMPS IF REQUIRED BY VILLAGE ENGINEERING.
6. PRIOR TO PLACEMENT OF PAVEMENT MATERIALS, THE EXISTING EXPOSED EDGES SHALL BE SAWCUT TO PROVIDE A SMOOTH CLEAN EDGE, FREE OF LOOSE MATERIAL.
7. THE PLACEMENT OF PAVEMENTS SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY VILLAGE ENGINEERING.

NOT TO SCALE

UTILITY TRENCH IN PAVEMENT AREAS DETAIL

REVISED: 1-1-20

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs./AC
Avena sativa	Seed Oats	30.00

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs/AC
Triticum aestivum	Regreen	10.00

B. Low Profile Prairie Seed Mixture

Botanical Name	Common Name	lbs/AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	12.00
Panicum virgatum	Prairie Switch Grass	2.00
Elymus canadensis	Prairie Wild Rye	8.00
Schizachyrium scoparium	Little Blue Stem	10.00
	Total Grasses:	32.00

C. Emergent Seed/ Plug Mixture - 28.25 lb/AC & 1,482 plugs/AC

Botanical Name	Common Name	lbs/AC	plugs/AC
Grasses			
Bolboschoenus fluviatilis	River Bulrush	1.00	988
Carex comosa	Bristly Sedge	2.50	
Carex lacustris	Common Lake Sedge	0.25	
Carex lurida	Bottlebrush Sedge	4.00	
Carex stricta	Common Tussock Sedge	1.00	
Carex vulpinoidea	Brown Fox Sedge	6.00	
Eleocharis palustris	Great Spike Rush	1.00	
Juncus effusus	Common Rush	1.00	
Leersia oryzoides	Rice Cut Grass	3.00	
Schoenoplectus acutus	Hard-stemmed Bulrush	2.50	494
Schoenoplectus tabernaemontani	Softstem Bulrush	6.00	494
	Total Grasses:	28.25	1,976
Wild Flowers:			
Acorus americanus	Sweet Flag	0.50	494
Alisma spp.	Water Plantain (Various Mix)	2.00	988
Asclepias incarnata	Swamp Milkweed	1.50	
Decodon verticillatus	Swamp Loosestrife	0.50	
Eutrochium maculatum	Spotted Joe-Pye Weed	0.50	
Hibiscus spp.	Rosemallow (Various Mix)	4.00	
Iris virginica	Blue Flag	6.00	494
Lobelia cardinalis	Cardinal Flower	0.25	
Lobelia siphilitica	Great Blue Lobelia	0.25	
Lycopus americanusCommon	Water Horehound	0.25	
Mimulus ringens	Monkey Flower	1.00	
Peltandra virginica	Arrow Arum	16.00	494
Penthorum sedoides	Ditch Stonecrop	0.50	
Polygonum spp.	Pinkweed (Various Mix)	0.50	
Pontederia cordata	Pickerel Weed	10.00	
Sagittaria latifolia	Common Arrowhead	2.00	494
Verbena hastata	Blue Vervain	1.00	
	Total Wild Flowers:	46.75	2,964

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

2.2 EROSION CONTROL EROSION CONTROL

A. Erosion Control Blanket: North American Green S75, or equivalent approved equal.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 SEEDING NATIVE AREAS SEEDING NATIVE AREAS

A. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.

B. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

C. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the areas area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

D. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

E. Granular mycorrhizal innoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

F. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

G. Since site conditions preclude the use of specialized equipment, seed will be installed by hand broadcasting and followed by light raking.

H. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

I. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

3.2 CONTINUED MONITORING & MAINTENANCE

A. Monitoring Monitoring

The Owner shall notify the City upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the City with a copy of the planting locations, species, and quantities for verification by the City.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5A Guarantees). A monitoring report will be provided to the City by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual non-native and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and non-native herbaceous plants.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed.

Third Season

Seasonal mowing and herbicide will continue as above but should be reduced over time.

Long Term Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the Municipality upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing and application of herbicide.

3.3 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

DATE	ISSUE	REVISIONS
2-2-2021	1	ISSUED FOR PERMIT
11-9-2021	2	REVISED PER VILLAGE & CCRD COMMENTS
1-14-2022	3	REVISED PER VILLAGE & CCRD COMMENTS
4-5-2022	4	REVISED PER VILLAGE & CCRD COMMENTS
4-5-2022	5	REVISED PER CCRD COMMENTS; LOTS 1-65 WEST SETBACKS REVISED
9-22-2022	6	REVISED PER MWRD COMMENTS
10-17-2022	7	REVISED PER MWRD COMMENTS
10-26-2022	8	REVISED PER MWRD COMMENTS
11-7-2022	9	REVISED PER MWRD COMMENTS
11-9-2022	10	REVISED PER MWRD COMMENTS

PROJECT STAFF

PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. WEIER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

STANDARD DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

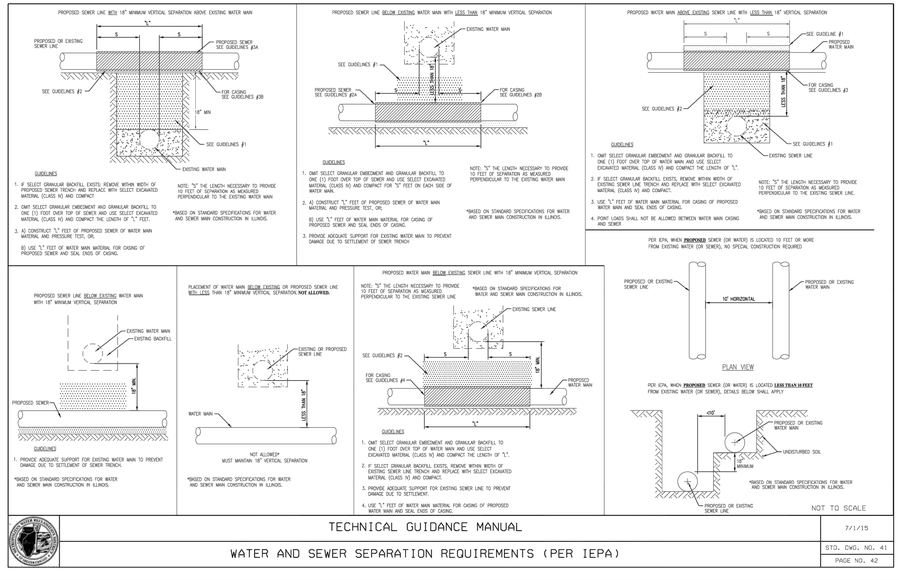
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020

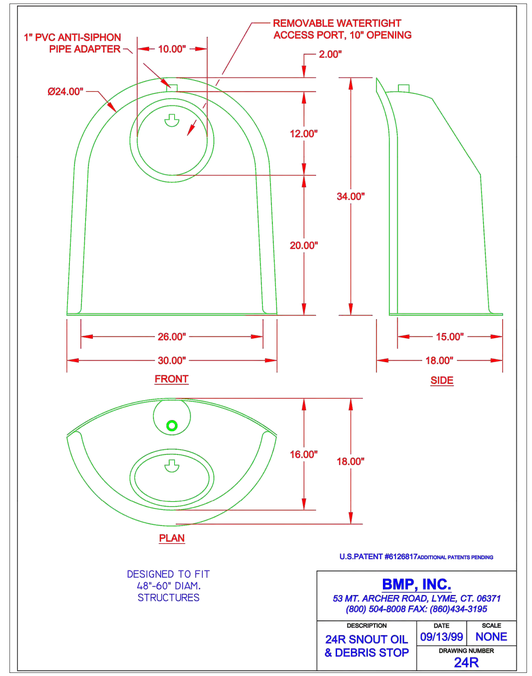
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
19A OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



TECHNICAL GUIDANCE MANUAL	7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	STD. DWG. NO. 41
	PAGE NO. 42

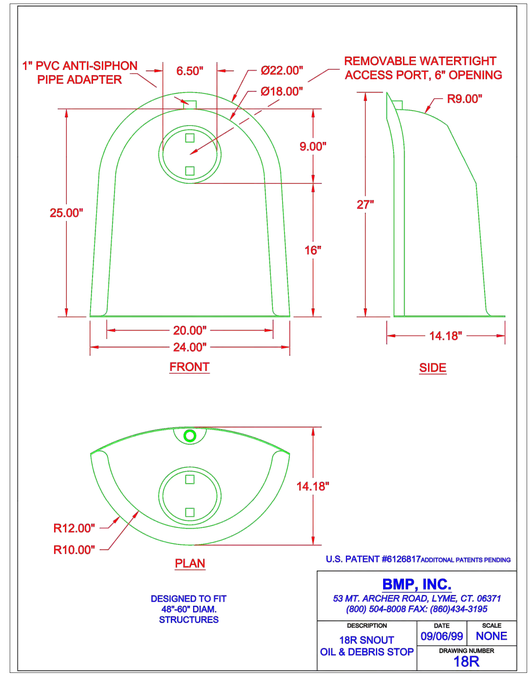


DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

U.S.PATENT #6126817ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
24R SNOUT OIL & DEBRIS STOP	09/13/99	NONE
	DRAWING NUMBER 24R	

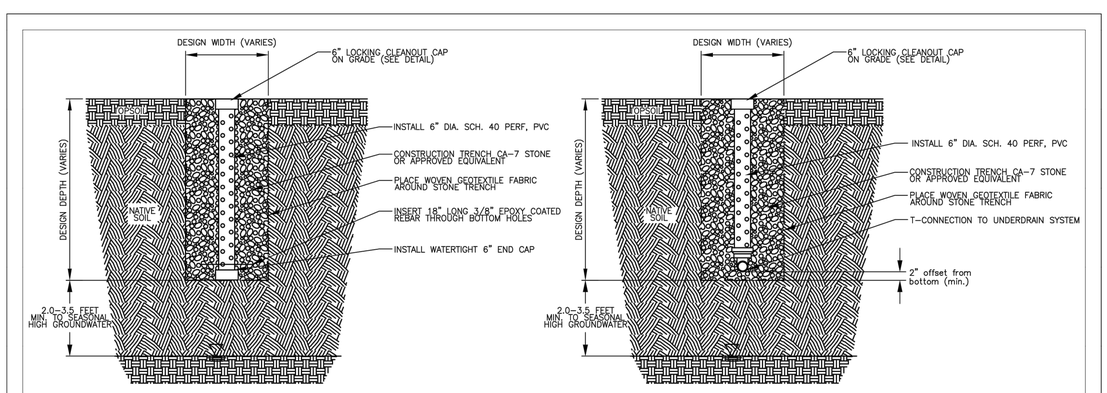


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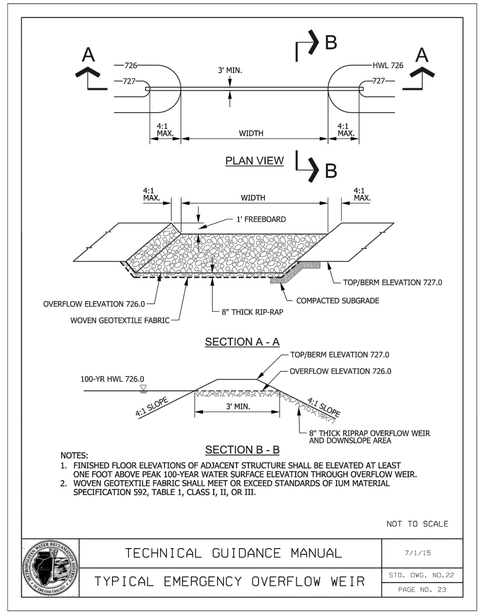
DESCRIPTION	DATE	SCALE
18R SNOUT OIL & DEBRIS STOP	09/06/99	NONE
	DRAWING NUMBER 18R	



NOTES:
1) ONE OBSERVATION WELL SHALL BE INSTALLED PER 6,000 SQ. FT. OF SURFACE AREA.
2) PERFORATIONS SHALL BE 3/8" CIRCULAR HOLES, 4" ON CENTER, 90° AROUND PIPE.
3) OBSERVATION WELL FOR BIORETENTION FACILITIES SHALL EXTEND 6"-12" ABOVE GRADE AND CONTAIN AN OVERFLOW GRATE INSTEAD OF LOCKING CAP.
4) PIPES/FITTINGS SHALL BE SCHEDULE 40 PVC OR HIGHER QUALITY, 6" DIAMETER MINIMUM.

NOT TO SCALE

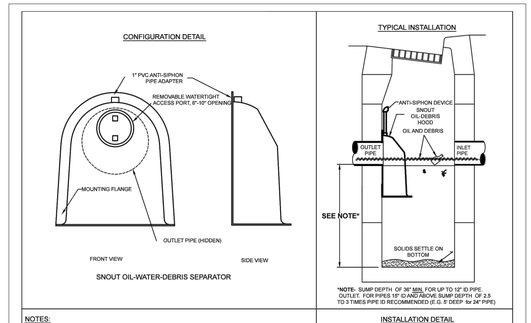
TECHNICAL GUIDANCE MANUAL	10/11/18
TYPICAL OBSERVATION WELL DETAIL	STD. DWG. NO.8
	PAGE NO. 9



NOTES:
1. FINISHED FLOOR ELEVATIONS OF ADJACENT STRUCTURE SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE PEAK 100-YEAR WATER SURFACE ELEVATION THROUGH OVERFLOW WEIR.
2. WOVEN GEOTEXTILE FABRIC SHALL MEET OR EXCEED STANDARDS OF IUM MATERIAL SPECIFICATION 592, TABLE 1, CLASS I, II, OR III.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL EMERGENCY OVERFLOW WEIR	STD. DWG. NO.22
	PAGE NO. 23

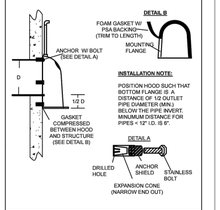


NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
BEST MANAGEMENT PRODUCTS, INC.
9 MATHEWS DRIVE, UNIT A1-A2
EAST HADDAM, CT 06423
TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197
WEB SITE: www.bmpinc.com
OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending

INSTALLATION DETAIL



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
	DRAWING NUMBER SP-SN	

ISSUE	DATE	REVISIONS
1	2-2-2021	ISSUED FOR PERMIT
2	11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
3	1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4	4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-8&5 WEST SETBACKS REVISED
5	4-5-2022	
6	9-22-2022	REVISED PER MWRD COMMENTS
7	10-17-2022	REVISED PER MWRD COMMENTS
8	10-26-2022	REVISED PER MWRD COMMENTS
9	11-7-2022	REVISED PER CCHD COMMENTS
10	11-9-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF
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ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

STANDARD DETAILS

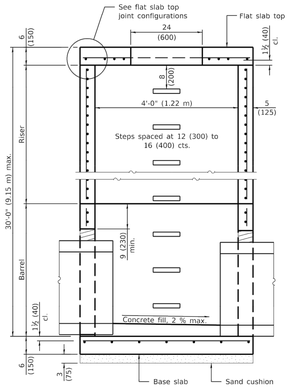
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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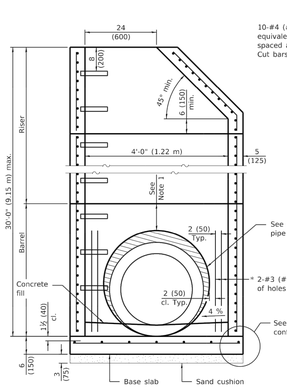
PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 0
SCALE: NTS

SHEET NUMBER
19B OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

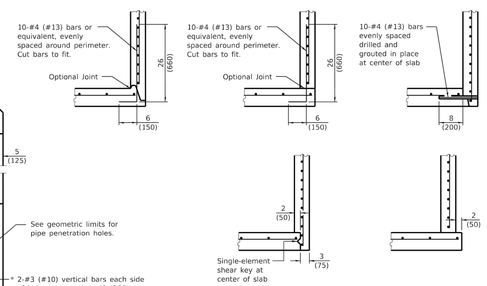


SECTION PARALLEL TO PIPE
(Without conical top riser)

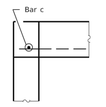


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

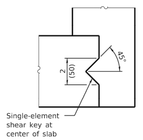
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

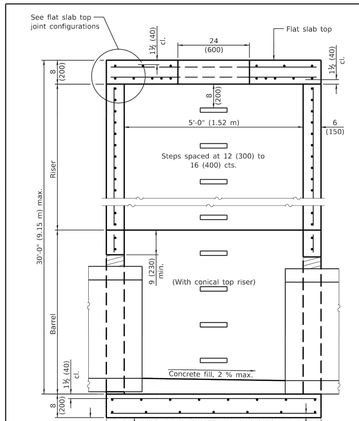
All dimensions are in inches (millimeters) unless otherwise noted.

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 2017 ISSUED - 1-1-18

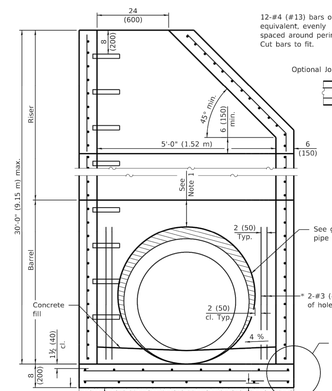
DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER
(Sheet 1 of 2)

STANDARD 602401-07

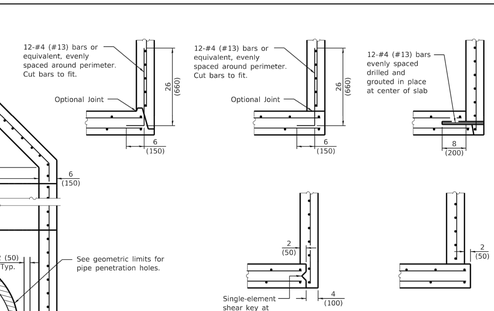


SECTION PARALLEL TO PIPE
(Without conical top riser)

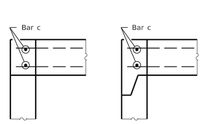


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 32 (810).

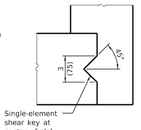
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

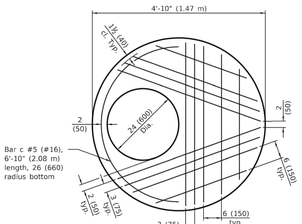
All dimensions are in inches (millimeters) unless otherwise noted.

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 2017 ISSUED - 1-1-18

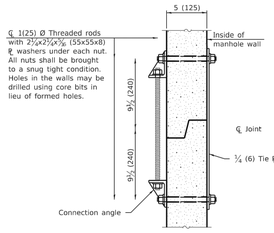
DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 5' (1.52 m) DIAMETER
(Sheet 1 of 2)

STANDARD 602402-03



PLAN - FLAT SLAB TOP
(Showing layout of reinforcement bars and c bars)



JOINT SPLICE

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar		
	A_S (min.)	Spacing (max.)	A_S (min.)	Spacing (max.)	Bar Size
Bottom Mat	** 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

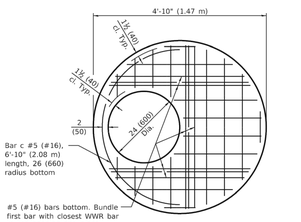
** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

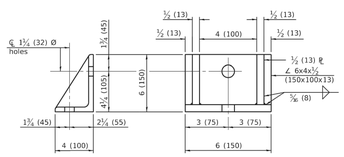
Location	Orientation	WWR or Rebar	
		A_S (min.)	Spacing (max.)
Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

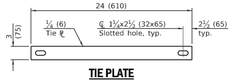
Location	Total Height	WWR or Rebar (each direction)	
		A_S (min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)



PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



CONNECTION ANGLE

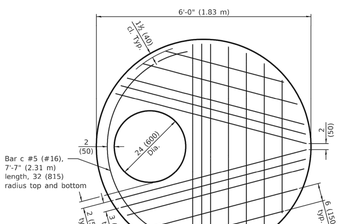


TIE PLATE

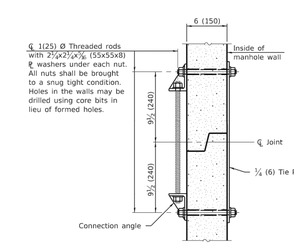
Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 2017 ISSUED - 1-1-18

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER
(Sheet 2 of 2)

STANDARD 602401-07



PLAN - FLAT SLAB TOP
(Showing layout of bottom reinforcement bars and c bars)



JOINT SPLICE

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar (each direction except as noted)		
	A_S (min.)	Spacing (max.)	A_S (min.)	Spacing (max.)	Bar Size
Top Mat	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	#3 or #4 (#10) (#13)
Bottom Mat	** 0.40 sq. in./ft. (847 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#4 (#13)

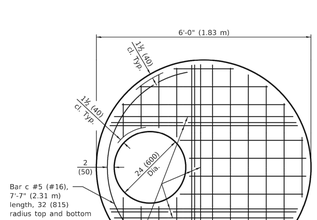
** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

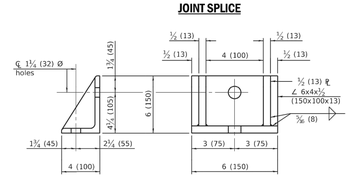
Location	Orientation	WWR or Rebar	
		A_S (min.)	Spacing (max.)
Riser	Circumferential	0.15 sq. in./ft. (318 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.15 sq. in./ft. (318 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

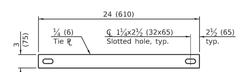
Location	Total Height	WWR or Rebar (each direction)	
		A_S (min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6.10 m)	0.28 sq. in./ft. (593 sq. mm/m)	8 (200)
Bottom Mat	All	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)



PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



CONNECTION ANGLE



TIE PLATE

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 2017 ISSUED - 1-1-18

PRECAST MANHOLE TYPE A 5' (1.52 m) DIAMETER
(Sheet 2 of 2)

STANDARD 602402-03

DATE	REVISIONS
2-2-2021	ISSUED FOR PERMIT
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 1-65 WEST SETBACKS REVISED
9-22-2022	REVISED PER MWRD COMMENTS
10-17-2022	REVISED PER MWRD COMMENTS
10-26-2022	REVISED PER MWRD COMMENTS
11-7-2022	REVISED PER MWRD COMMENTS
11-9-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF

ISSUE	PROJECT MANAGER:	ENGINEER:	ENGINEER:	TECHNICIAN:
1	B. BONO P.E.	A. VEER P.E.	W. HEPBURN	
2				
3				
4				
5				
6				
7				
8				
9				
10				

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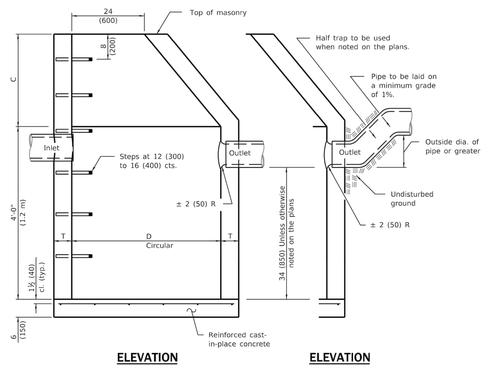
IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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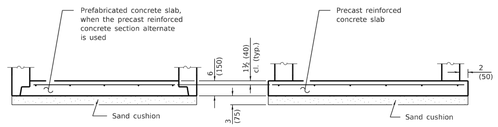
PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
20 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

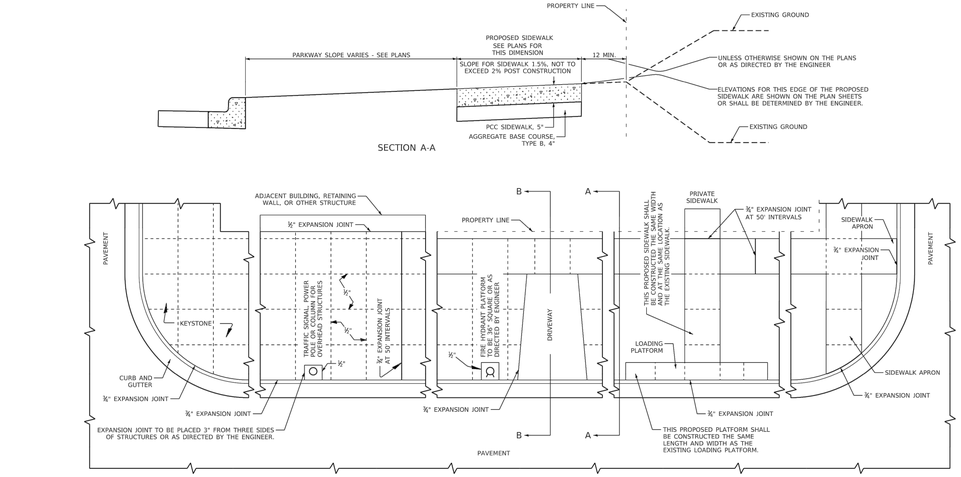
All dimensions are in inches (millimeters) unless otherwise shown.

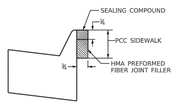
Illinois Department of Transportation
PASSED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT
BSDRD 1 1-99

DATE	REVISIONS
1-1-11	Added 'Outside' to half trap
	note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to
	English (metric).

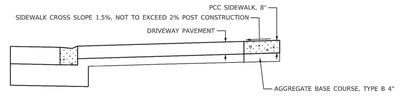
CATCH BASIN TYPE A

STANDARD 602001-02





EXPANSION JOINT DETAIL



SECTION B-B

GENERAL NOTES:

ALL EXPANSION JOINTS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 424.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE PER SQUARE FOOT FOR PORTLAND CEMENT CONCRETE SIDEWALK OF THE THICKNESS SPECIFIED.

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.

MUNICIPALITY, IL
MUNICIPALITY, IL
NAME TOWNSHIP
COUNTY HIGHWAY: XXX
FISCAL YEAR: XXXX
SECTION: XX-XXXXX-XX-XX
COUNTY OF COOK
DEPARTMENT OF TRANSPORTATION AND HIGHWAYS
COMPUTED: XXX
DRAWN: XXX
CHECKED: XXX

REVISIONS	DATE
GENERAL	1/1/20

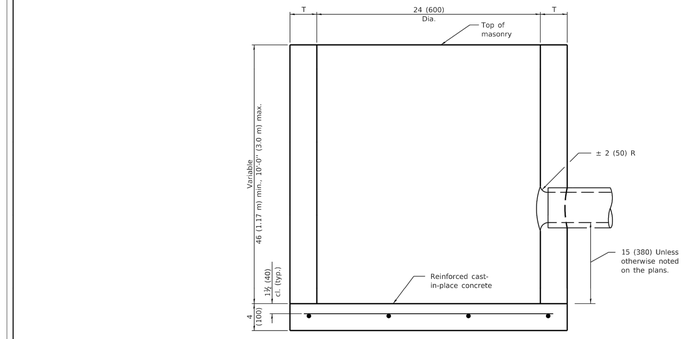
PORTLAND CEMENT CONCRETE SIDEWALK CONSTRUCTION DETAIL
COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS
STANDARD C-003

C-XXX
NOT TO SCALE SHEET X

DATE	REVISIONS	ISSUE
2-2-2021	ISSUED FOR PERMIT	1
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS	2
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS	3
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS	4
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED	5
9-22-2022	REVISED PER MAYO COMMENTS	6
10-17-2022	REVISED PER MAYO COMMENTS	7
10-26-2022	REVISED PER MAYO COMMENTS	8
11-7-2022	REVISED PER MAYO COMMENTS	9
11-9-2022	REVISED PER MAYO COMMENTS	10

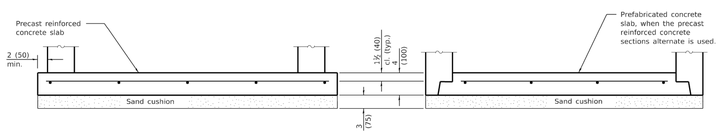
PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HERBURN
TECHNICIAN:

BCI
BONO CONSULTING, INC.
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1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T (min)
Precast Reinforced Concrete Section	3 (75)
Concrete Masonry Unit	5 (125)
Cast-in-Place Concrete	6 (150)
Brick Masonry	8 (200)



ALTERNATE BOTTOM SLAB

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.27 sq. in./ft. (570 sq. mm/m) in both directions with a maximum spacing of 9 (230).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

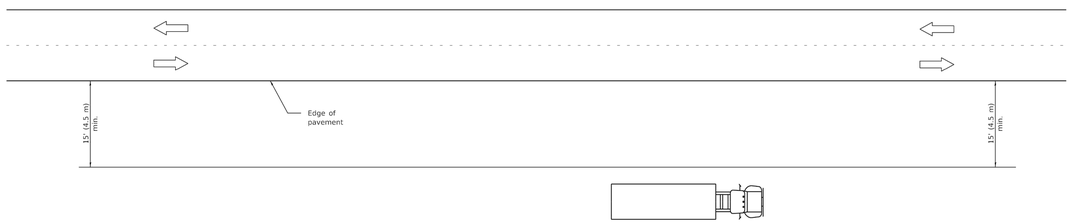
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT
BSDRD 1 1-99

DATE	REVISIONS
1-1-11	Detailed rein. in slabs.
	Added max. limit to height.
	Added general notes.
1-1-09	Switched units to
	English (metric).

CATCH BASIN TYPE C

STANDARD 602011-02



TYPICAL APPLICATIONS

Landscaping work

Utility work

Fencing contracts and maintenance

Cleaning culverts

GENERAL NOTES

This Standard is used where at all times all vehicles, equipment, workers or their activities are more than 15' (4.5 m) from the edge of pavement.

When the work operation requires that two or more work vehicles cross the 15' (4.5 m) clear zone in any one hour, traffic control shall be according to Standard 701006.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2009
ENGINEER OF OPERATIONS
APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT
BSDRD 1 1-99

DATE	REVISIONS
1-1-09	Switched units to
	English (metric).
1-1-05	Revised title and notes.

OFF-RD OPERATIONS, 2L, 2W, MORE THAN 15' (4.5 m) AWAY

STANDARD 701001-02

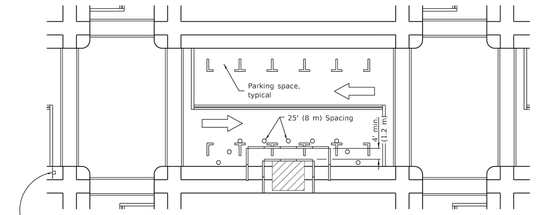
IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
21 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



① Omit whenever duplicated by road work traffic control.

① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

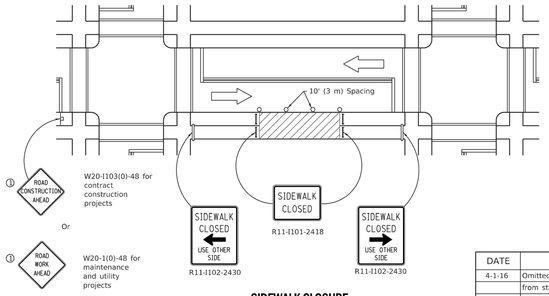
Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

SIDEWALK DIVERSION

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade



① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

SIDEWALK CLOSURE

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

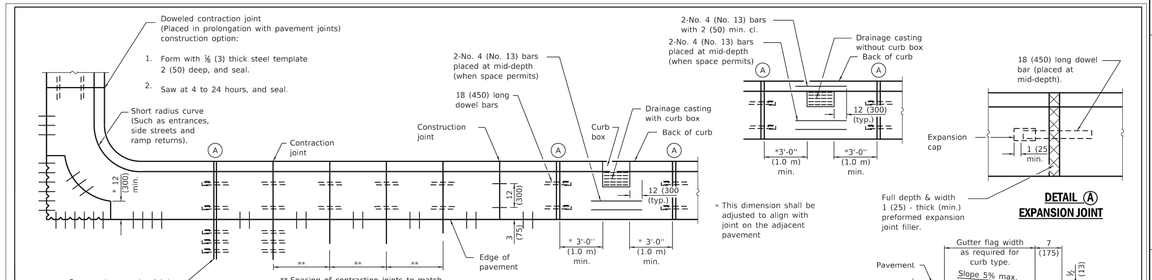
DATE	REVISIONS
4-1-16	Omitted orange safety fence
	from standard as this is
	covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of
	plan views. Renamed Std.

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
SOARS 1.1.97

SIDEWALK, CORNER OR CROSSWALK CLOSURE

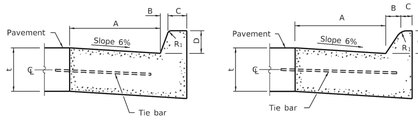
(Sheet 1 of 2)

STANDARD 701801-06



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

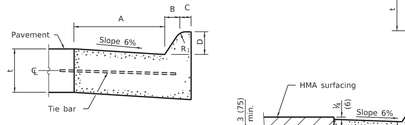
DETAIL Ⓐ EXPANSION JOINT



BARRIER CURB

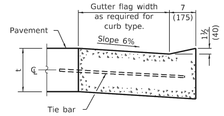
TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R_1
B-6.06 ✱ (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

✱ For corner islands only.

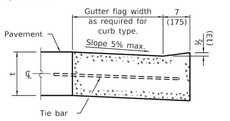


MOUNTABLE CURB

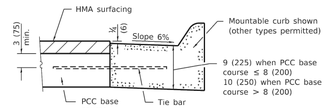
TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA



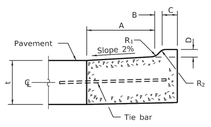
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

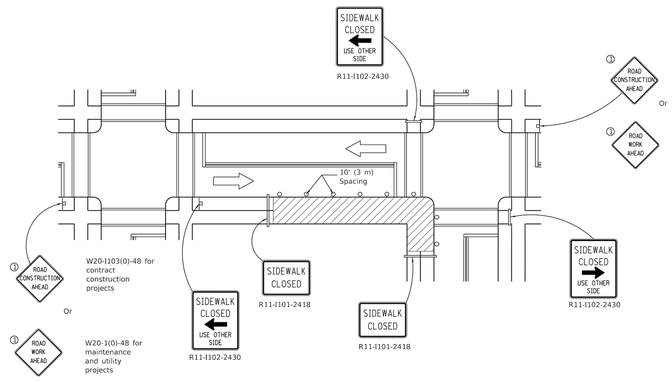
DATE	REVISIONS
1-1-22	Revised contraction joint spacing
	adjacent to pcc pavement.
1-1-18	Revised General Note for tie
	bar spacing to 36 (900) cts.

Illinois Department of Transportation
PASSED January 1, 2022 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — ENGINEER OF DESIGN AND ENVIRONMENT
SOARS 1.1.97

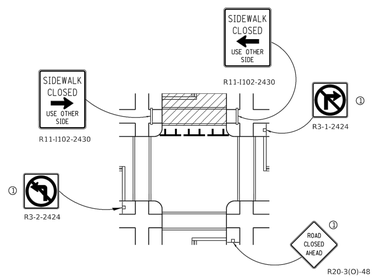
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

STANDARD 606001-08



CORNER CLOSURE



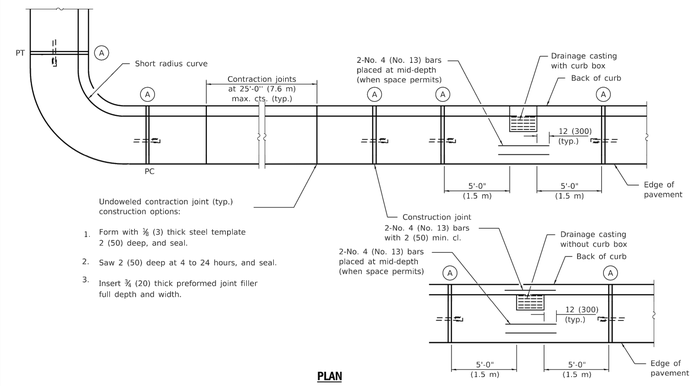
CROSSWALK CLOSURE

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
SOARS 1.1.97

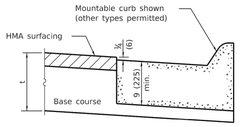
SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

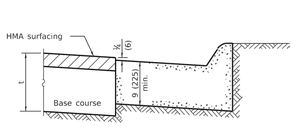
STANDARD 701801-06



PLAN

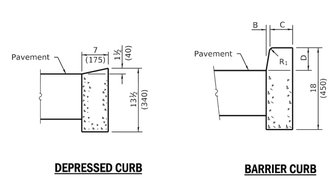


ON DISTURBED SUBGRADE



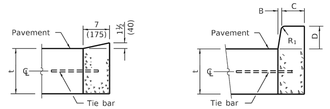
ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB
BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB
BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE 0
SCALE: NTS

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

STANDARD 606001-08

PROJECT STAFF		ISSUE
		1
PROJECT MANAGER:	B. BONO P.E.	2
ENGINEER:	A. VEER P.E.	3
ENGINEER:		4
TECHNICIAN:	W. HEPBURN	5
		6
		7
		8
		9
		10

DATE	REVISIONS
2-2-2021	ISSUED FOR PERMIT
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 445 WEST SETBACKS REVISED
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS
9-22-2022	REVISED PER MWRD COMMENTS
10-17-2022	REVISED PER MWRD COMMENTS
10-26-2022	REVISED PER MWRD COMMENTS
11-10-2022	REVISED PER MWRD COMMENTS
11-9-2022	REVISED PER MWRD COMMENTS

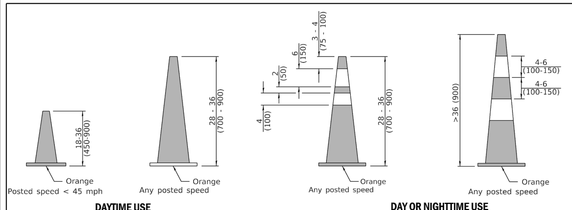
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION LANDWEHR RD., NORTHBROOK, ILLINOIS

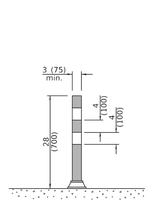
SHEET NUMBER 22 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

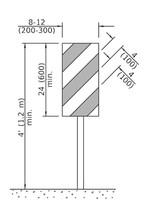


DAYTIME USE **DAY OR NIGHTTIME USE**

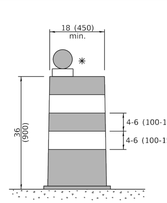
CONES



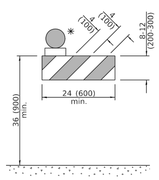
TUBULAR MARKER



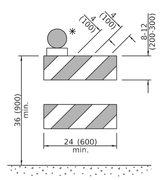
VERTICAL PANEL
POST MOUNTED



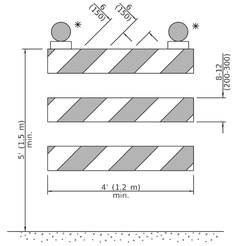
DRUM



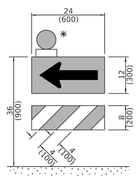
TYPE I BARRICADE



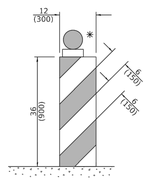
TYPE II BARRICADE



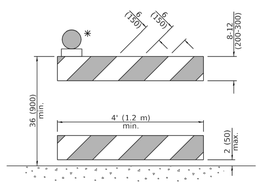
TYPE III BARRICADE



DIRECTION INDICATOR BARRICADE



VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

✳ Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and
	added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

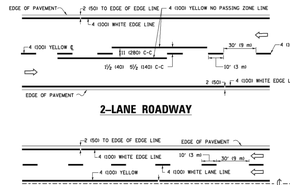
STANDARD 701901-08

Illinois Department of Transportation

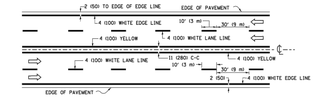
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

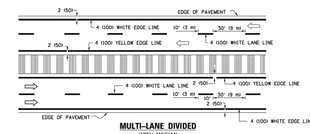
BSM(D) 1-1-19



2–LANE ROADWAY

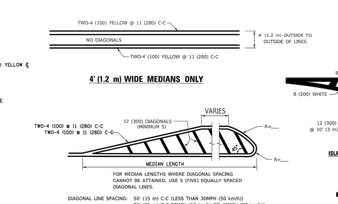


MULTI–LANE UNDIVIDED

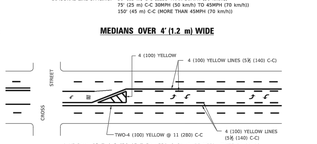


MULTI–LANE DIVIDED
WITH MEDIAN

TYPICAL LANE AND EDGE LINE MARKING



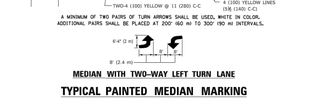
4' (1.2 m) WIDE MEDIANS ONLY



FOR MEDIAN LENGTHS WHERE DIAGONAL SPACING CANNOT BE ATTAINED, USE 5 (FIVE) EQUALLY SPACED DIAGONAL LINES.

DIAGONAL LINE SPACING: 50' (15 m) C-C (LESS THAN 30MPH (50 km/h))
75' (25 m) C-C 30MPH (50 km/h) TO 45MPH (70 km/h))
150' (45 m) C-C (MORE THAN 45MPH (70 km/h))

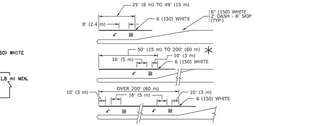
MEDIANS OVER 4' (1.2 m) WIDE



A MINIMUM OF TWO PAIRS OF TURN ARROWS SHALL BE USED, WHITE IN COLOR. ADDITIONAL PAIRS SHALL BE PLACED AT 200' (60 m) TO 300' (90 m) INTERVALS.

MEDIAN WITH TWO–WAY LEFT TURN LANE

TYPICAL PAINTED MEDIAN MARKING

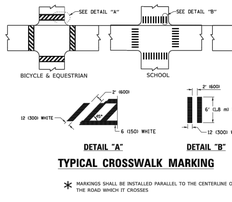


FULL SIZE LETTERS 8' (2.4 m) AND ARROWS SHALL BE USED.
AREA = 15.6 SQ. FT. (1.5 m²) AREA = 20.8 SQ. FT. (1.9 m²

✳ TURN LANES IN EXCESS OF 400' (120 m) IN LENGTH MAY HAVE AN ADDITIONAL SET OF ARROW - "ONLY" INSTALLED MIDWAY BETWEEN THE OTHER TWO SETS OF ARROW - "ONLY".

TYPICAL LEFT (OR RIGHT) TURN LANE

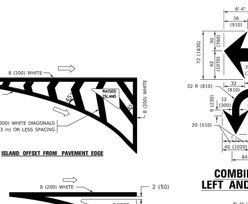
TYPICAL TURN LANE MARKING



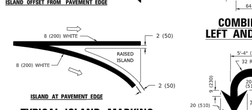
DETAIL "A" **DETAIL "B"**

TYPICAL CROSSWALK MARKING

✳ MARKINGS SHALL BE INSTALLED PARALLEL TO THE CENTERLINE OF THE ROAD WHICH IT CROSSES

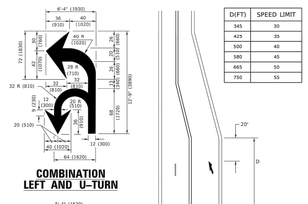


ISLAND OFFSET FROM PAVEMENT EDGE

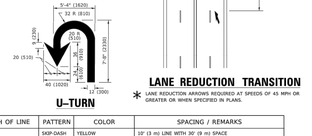


ISLAND AT PAVEMENT EDGE

TYPICAL ISLAND MARKING



COMBINATION LEFT AND U–TURN



U–TURN

D(FT)	SPEED LIMIT
345	30
425	35
500	40
580	45
665	50
750	55

LANE REDUCTION TRANSITION

✳ LANE REDUCTION ARROWS REQUIRED AT SPEEDS OF 45 MPH OR GREATER OR WHEN SPECIFIED IN PLANS.

TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP-DASH	YELLOW	10' (3 m) LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 @ 4 (100)	SOLID	YELLOW	11 (280) C-C
NO PASSING ZONE LINES: 2 @ 4 (100) FOR BOTH DIRECTIONS	4 (100) 2 @ 4 (100)	SOLID SOLID	YELLOW YELLOW	5½ (140) C-C FROM SKIP-DASH CENTERLINE 11 (280) C-C OMIT SKIP-DASH CENTERLINE BETWEEN
LANE LINES	4 (100) 5 (125) ON FREEWAYS	SKIP-DASH SKIP-DASH	WHITE WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE
DOTTED LINES EXTENSIONS OF CENTER, LANE OR TURN LANE MARKINGS	SAME AS LINE BEING EXTENDED	SKIP-DASH	SAME AS LINE BEING EXTENDED	2' (600) LINE WITH 6' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTLINE MEDIANS IN YELLOW
TURN LANE MARKINGS	6 (150) LINE; FULL SIZE LETTERS & SYMBOLS (8' (2.4m))	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2 @ 4 (100) EACH DIRECTION 8' (2.4m) LEFT ARROW	SKIP-DASH AND SOLID IN PAIRS	YELLOW WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH, 16 (140) C-C BETWEEN SOLID LINE AND SKIP-DASH LINE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) (TRANSVERSE & DIAGONAL CROSSTOWN) & LONGITUDINAL BARS (SCHOOL)	2 @ 6 (150) 12 (300) @ 45° 12 (300) @ 90°	SOLID SOLID SOLID	WHITE WHITE WHITE	NOT LESS THAN 6' (1.8 m) APART 2' (600) WIDE 2' (600) APART SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	24 (600)	SOLID	WHITE	PLACE 4' (12 m) IN ADVANCE OF AND PARALLEL TO CROSSWALK, IF PRESENT. OTHERWISE, PLACE PERPENDICULAR TO APPROACHING POINT. PARALLEL TO CROSSWALK CENTERLINE, WHERE POSSIBLE
PAINTED MEDIANS	2 @ 4 (100) WITH 12 (300) DIAGONALS @ 45° NO DIAGONALS USED FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW-TWO WAY TRAFFIC WHITE-ONE WAY TRAFFIC	11 (280) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
GORE MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: 15' (4.5 m) C-C (LESS THAN 30MPH (50 km/h)) 20' (6 m) C-C 30MPH (50 km/h) TO 45MPH (70 km/h) 30' (9 m) C-C (OVER 45MPH (70 km/h))
RAILROAD CROSSING	24 (600) TRANSVERSE 8 (200) WITH 1.8 m) LETTERS; 16 (400) LINE FOR "X"	SOLID	WHITE	SEE STATE STANDARD 780001 "RR" 12 SQ. FT. "X"=54.0 SQ. FT. (5.0 m ²) EACH "X"=54.0 SQ. FT. (5.0 m ²)
SHOULDER DIAGONALS (REQUIRED FOR SHOULDERS ≥ 8')	12 (300) @ 45°	SOLID	WHITE - RIGHT YELLOW - LEFT	50' (15 m) C-C (LESS THAN 30MPH (50 km/h)) 75' (25 m) C-C (30 MPH (50 km/h) TO 45MPH (70 km/h)) 150' (45 m) C-C (OVER 45MPH (70 km/h))
U TURN ARROW	SEE DETAIL	SOLID	WHITE	16.3 SF
2 ARROW COMBINATION LEFT AND U TURN	SEE DETAIL	SOLID	WHITE	30.4 SF

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STATE STANDARD 780001.

All dimensions are in inches (millimeters) unless otherwise shown.

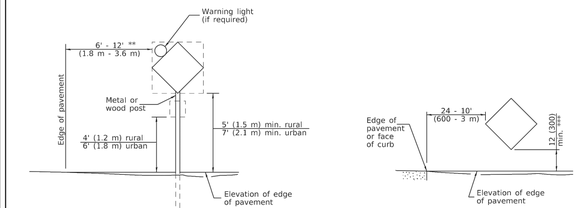
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	DRAWN -	REVISED - C. JUCIUS 07-01-13			
PLOT SCALE = 50.0000 ' / in.	CHECKED -	REVISED - C. JUCIUS 12-21-15			
PLOT DATE = 3/4/2019	DATE - 03-19-90	REVISED - C. JUCIUS 04-12-16			

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

DISTRICT ONE
TYPICAL PAVEMENT MARKINGS

SCALE: NONE | SHEET 3 OF 2 SHEETS | STA. | TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	TC-13			
	ILLINOIS FED. AID PROJECT	CONTRACT NO.		

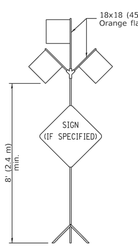


POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



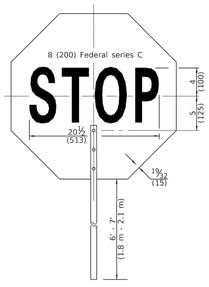
HIGH LEVEL WARNING DEVICE



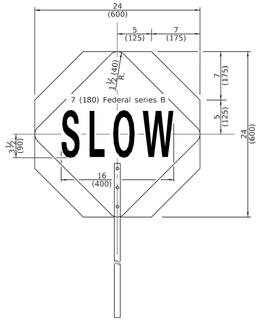
W12-I103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.



FRONT SIDE



REVERSE SIDE

FLAGGER TRAFFIC CONTROL SIGN

ROAD CONSTRUCTION NEXT X MILES	G20-I104(0)-6036
END CONSTRUCTION	G20-I105(0)-6024

This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING

WORK ZONE	W21-II5(0)-3618
SPEED LIMIT XX PHOTO ENFORCED	R2-1-3648 R10-I108p-3618 ****
$XXX FINE MINIMUM	R2-I106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.

END WORK ZONE SPEED LIMIT	G20-I103-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-I108p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

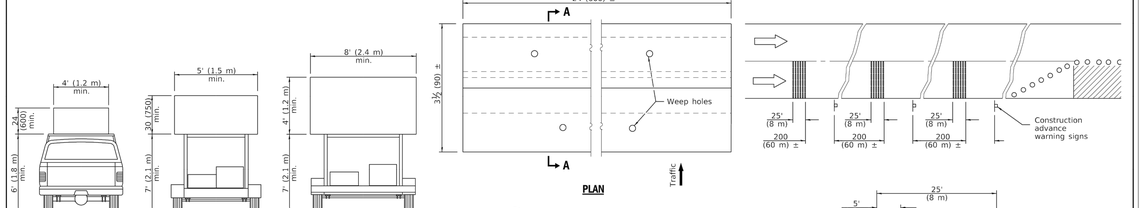
STANDARD 701901-08

Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

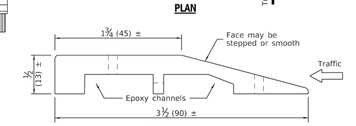
BSM(D) 1-1-19



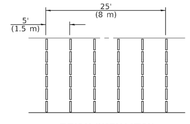
PLAN

TYPE A ROOF MOUNTED **TYPE B ROOF OR TRAILER MOUNTED** **TYPE C TRAILER MOUNTED**

ARROW BOARDS

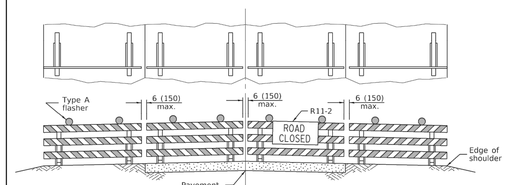


SECTION A-A



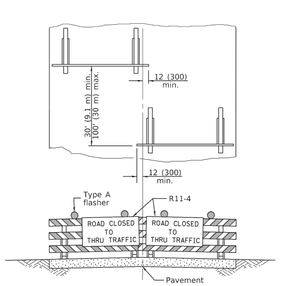
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the sign may be mounted on an NCHRP 350 temporary sign support directly in front of the barricade.



ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the signs may be mounted on NCHRP 350 temporary sign supports directly in front of the barricade.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

BSM(D) 1-1-19

DATE	REVISIONS
2-2-2021	ISSUED FOR PERMIT
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED
9-22-2022	REVISED PER MWRD COMMENTS
10-17-2022	REVISED PER MWRD COMMENTS
10-26-2022	REVISED PER MWRD COMMENTS
11-2-2022	REVISED PER MWRD COMMENTS
11-9-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF

ISSUE	PROJECT MANAGER:	ENGINEER:	ENGINEER:	TECHNICIAN:
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3		A. VEER P.E.		
4				
5			W. HEPBURN	
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8				
9				
10				

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bbono@bonoconsulting.com

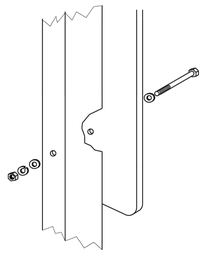
IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION LANDWEHR RD., NORTHBROOK, ILLINOIS

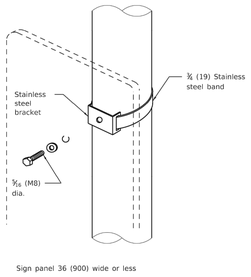
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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
23 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

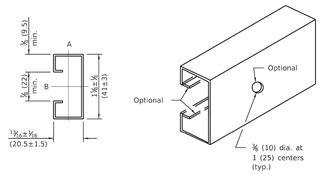


Sign panel 36 (900) wide or less

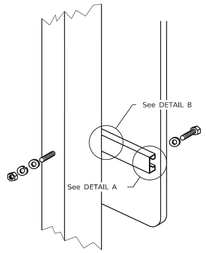


Sign panel 36 (900) wide or less

Section modulus (minimum)	Axis A	Axis B
Steel	0.050 in.³ (819 mm³)	0.105 in.³ (1720 mm³)
Aluminum	0.150 in.³ (2458 mm³)	0.315 in.³ (5162 mm³)

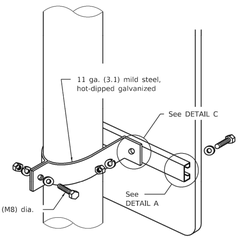


SUPPORTING CHANNEL DETAILS



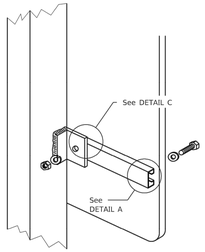
Sign panel over 36 (900) wide

WOOD OR TELESCOPING STEEL POSTS

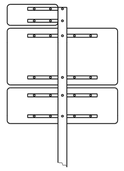


Sign panel over 36 (900) wide

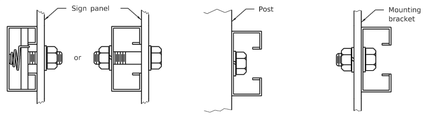
LIGHT OR SIGNAL STANDARDS



BREAKAWAY STEEL TUBING POSTS
(All sign panel sizes)



ROUTE MARKER ASSEMBLY



DETAIL A

DETAIL B

DETAIL C

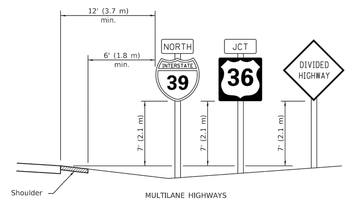
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2009
ENGINEER OF OPERATIONS
APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT
BSDRD 1-1-07

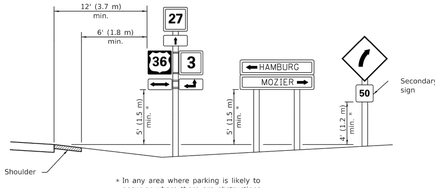
DATE	REVISIONS
1-1-09	Switched units to English (metric).
1-1-97	Renum. Standard 2319-6.

SIGN PANEL MOUNTING DETAILS

STANDARD 720001-01

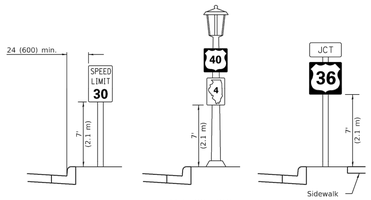


MULTILANE HIGHWAYS



* In any area where parking is likely to occur or where there are obstructions to view or where signs are located over sidewalks, the height shall be at least 7' (2.1 m).

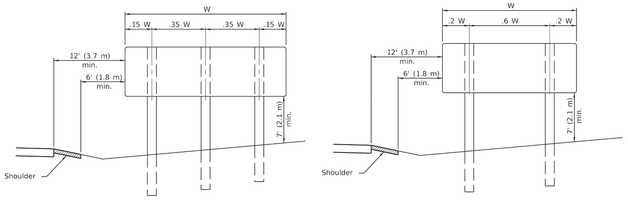
TWO LANE RURAL HIGHWAYS



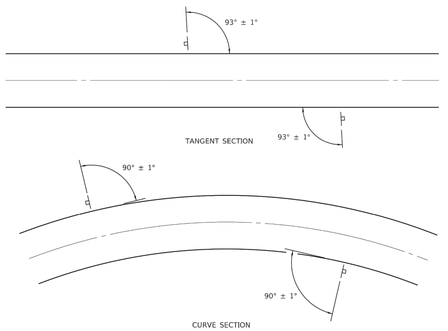
URBAN LOCATIONS

TYPICAL INSTALLATIONS

Signs in any area shall be erected to a uniform height above the edge of the pavement.



POST SPACING FOR NON-FREEWAY SIGN PANELS



GROUND MOUNT SIGN POSITIONING

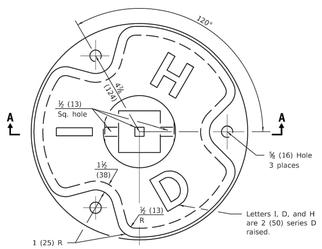
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2014
ENGINEER OF OPERATIONS
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
BSDRD 1-1-07

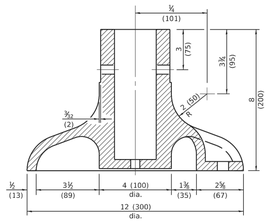
DATE	REVISIONS
1-1-14	Added shoulders and slopes. Changed sign distances from roadway and shoulder.
1-1-12	Rev. sign elev. for multilane hwy's. Revised sign elev. and dist. to curb for rural loc.

SIGN PANEL ERECTION DETAILS

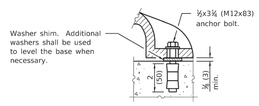
STANDARD 720006-04



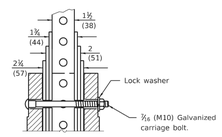
PLAN



SECTION A-A



ANCHOR BOLT DETAIL



POST ASSEMBLY DETAIL

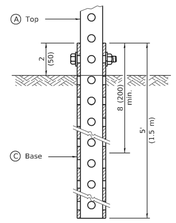
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2009
ENGINEER OF OPERATIONS
APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT
BSDRD 1-1-07

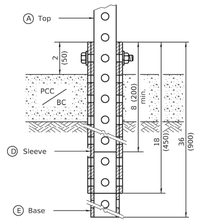
DATE	REVISIONS
1-1-09	Switched units to English (metric).
1-1-07	New Standard. Used to be part of Standard 720006.

BASE FOR TELESCOPING STEEL SIGN SUPPORT

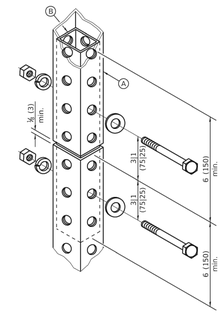
STANDARD 731001-01



GROUND MOUNT DETAIL



PAVEMENT MOUNT DETAIL



SPLICE DETAIL

A	2 x 2 x var. (51 x 51 var.)
B	1⅜ x 1¾ x 12 (44 x 44 x 300)
C	2½ x 2½ x 60 (57 x 57 x 1500)
D	2½ x 2½ x 18 (64 x 64 x 450)
E	2¼ x 2¼ x 36) (57 x 57 x 900)

GENERAL NOTES

All bolts ⅜ (M10) hex head zinc or cadmium plated.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-09	Switched units to English (metric).
1-1-07	New Standard. Used to be part of Standard 720006.

TELESCOPING STEEL SIGN SUPPORT

STANDARD 728001-01

DATE	REVISIONS
2-2-2021	ISSUED FOR PERMIT
11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED
9-22-2022	REVISED PER MWRD COMMENTS
10-17-2022	REVISED PER MWRD COMMENTS
10-26-2022	REVISED PER MWRD COMMENTS
11-1-2022	REVISED PER MWRD COMMENTS
11-2-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF

ISSUE		
1	PROJECT MANAGER:	B. BONO P.E.
2	ENGINEER:	A. VEER P.E.
3	ENGINEER:	W. HERBURN
4	TECHNICIAN:	
5		
6		
7		
8		
9		
10		

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IDOT DETAILS

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE: 0
SCALE: NTS

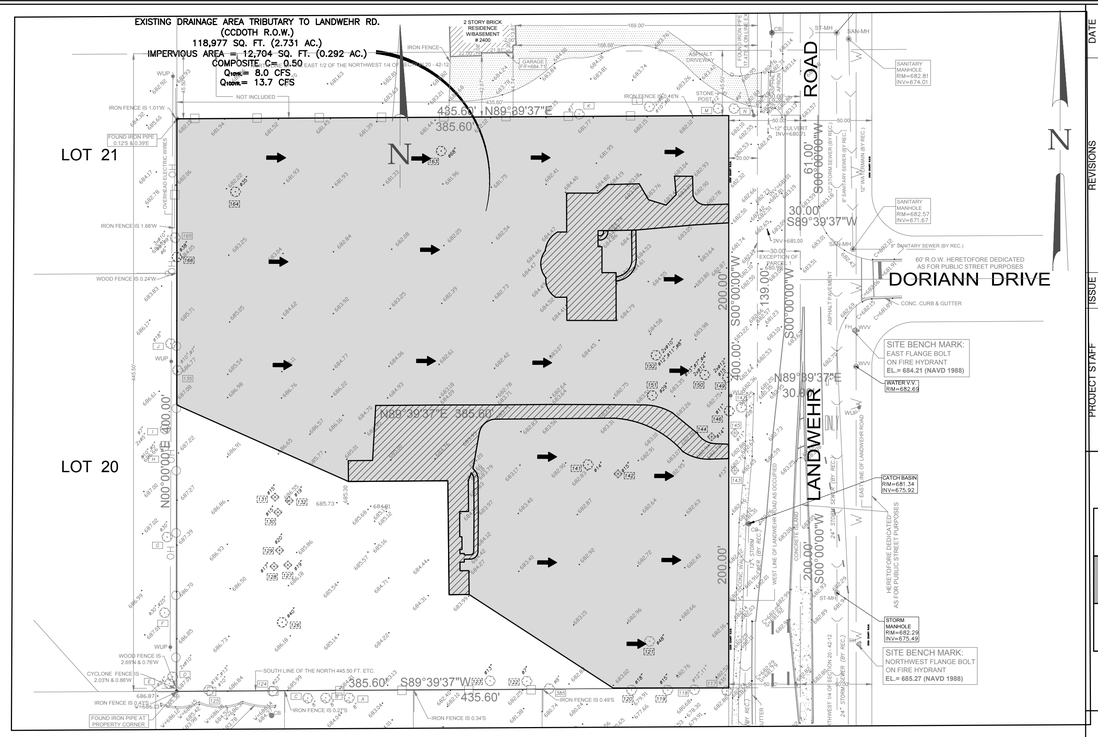
SHEET NUMBER
24 OF 27

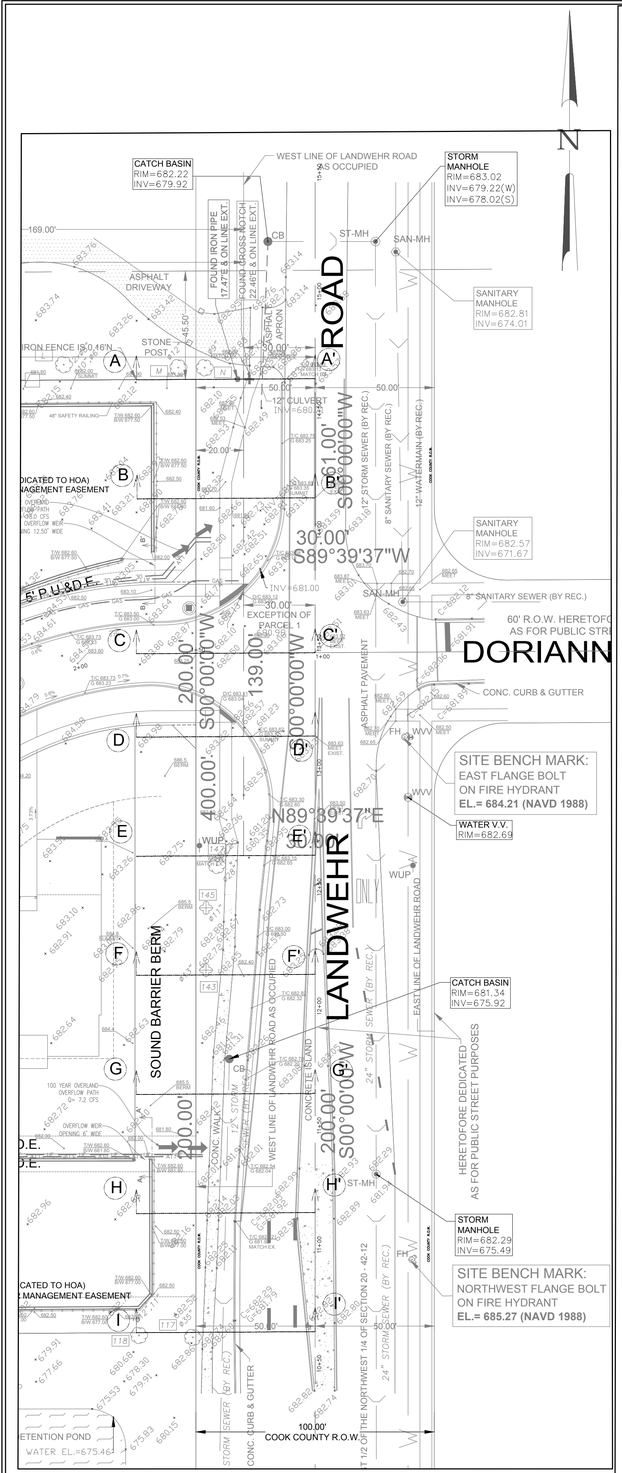
Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

EXISTING CONDITIONS
SCALE 1" = 50'

STORMWATER DETENTION CALCULATIONS
NORTHEAST ILLINOIS
(Illinois State Water Survey Bulletin #70 Rainfall Data)

Outflow Rate (Based on existing conditions)					
Tributary Drainage Area			**Diverted Drainage Area**		
Area =	2.731	acres	Area =		acres
c =	0.5		c =		
RAINFALL INTENSITY (i)			**TIME OF CONCENTRATION (Tc)**		**EXISTING DISCHARGE (Qo)**		
i(10) =	5.88	in/hr	10 minutes	Q10 =	8.0	cfs
i(50) =	8.52	in/hr		Q50 =	11.6	cfs
i(100)=	10.02	in/hr		Q100=	13.7	cfs


EXISTING DRAINAGE AREA TRIBUTARY TO LANDWEHR RD.
(CCDOTH R.O.W.)
118,977 SQ. FT. (2.731 AC.)
IMPERVIOUS AREA = 12,704 SQ. FT. (0.292 AC.)
COMPOSITE C= 0.50
Q100%= 8.0 CFS
Q100%= 13.7 CFS
LOT 21
LOT 20
N89°39'37"E 485.60'
385.60'
S89°39'37"W 435.60'
N00°00'00"E 400.00'
S00°00'00"W 200.00'
S00°00'00"W 139.00'
S00°00'00"W 61.00'
30.00'
N89°39'37"E 385.60'
DORIANN DRIVE
LANDWEHR ROAD
60' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES
CONC. CURB & GUTTER
SITE BENCH MARK:
EAST FLANGE BOLT
ON FIRE HYDRANT
EL.= 684.21 (NAVD 1988)
SITE BENCH MARK:
NORTHWEST FLANGE BOLT
ON FIRE HYDRANT
EL.= 685.27 (NAVD 1988)
SANITARY MANHOLE RIM=682.81 INV=674.01
SANITARY MANHOLE RIM=682.57 INV=671.67
CATCH BASIN RIM=681.34 INV=675.92
STORM MANHOLE RIM=682.29 INV=675.49
WATER V.V. RIM=682.68
SOUTH LINE OF THE NORTH 445.50 FT. ETC.
NORTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 - 42-12
EXCEPTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 - 42-12
FOUND IRON PIPE AT PROPERTY CORNER
IRON FENCE IS 0.27'S
IRON FENCE IS 0.34'S
IRON FENCE IS 0.49'S
WOOD FENCE IS 0.24'W
WOOD FENCE IS 2.69'N & 0.76'W
CYCLONE FENCE IS 2.02'N & 0.88'W
IRON FENCE IS 1.01'W
IRON FENCE IS 1.68'W
IRON FENCE IS 0.42'E
IRON FENCE IS 0.20'E
IRON FENCE IS 0.46'E
IRON FENCE IS 0.42'W
IRON FENCE IS 0.12'W
IRON FENCE IS 0.20'W
IRON FENCE IS 0.46'W
IRON FENCE IS 0.42'E
IRON FENCE IS 0.12



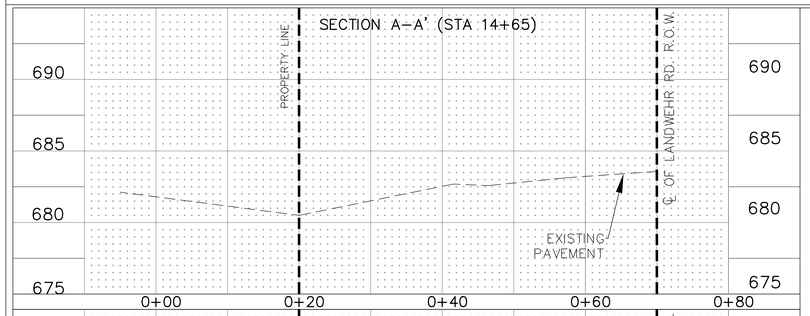
2420-50 LANDWEHR RD., NORTHBROOK, IL

LEGEND:

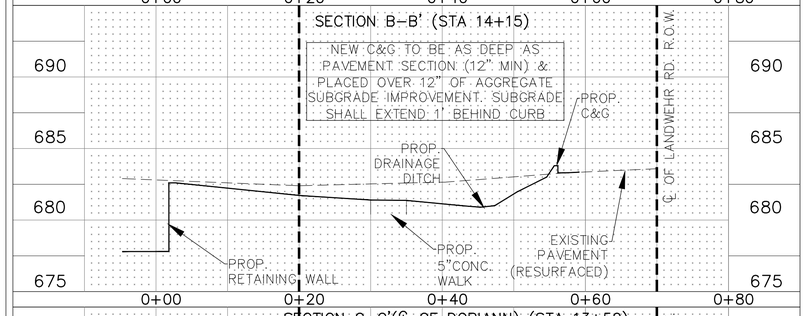
PROPOSED ——————
EXISTING – – – – – –

SCALE:
HORIZONTAL: 1" = 10'
VERTICAL : 1" = 5'

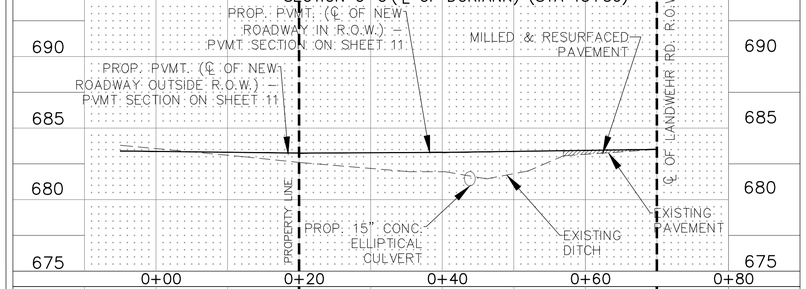
SECTION A–A' (STA 14+65)



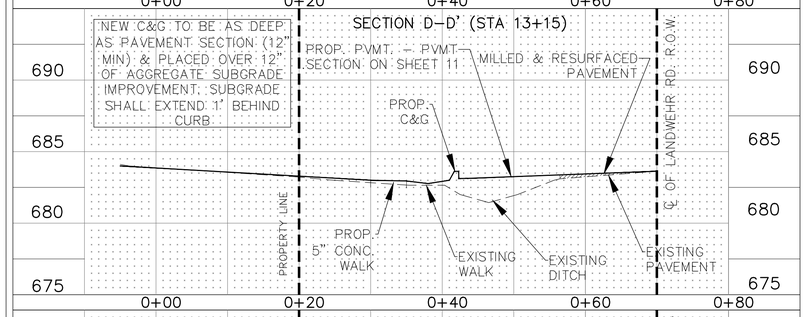
SECTION B–B' (STA 14+15)



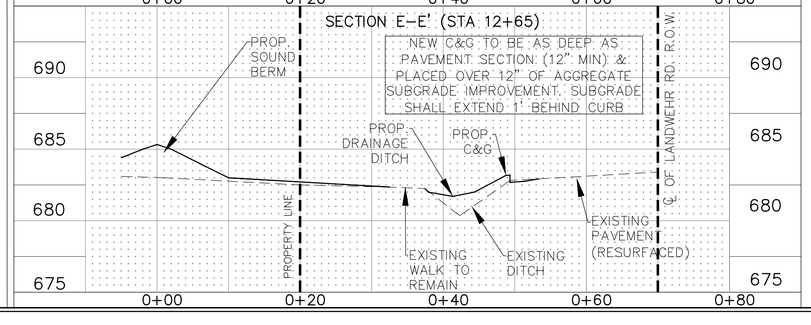
SECTION C–C'(℄ OF DORIANN) (STA 13+50)



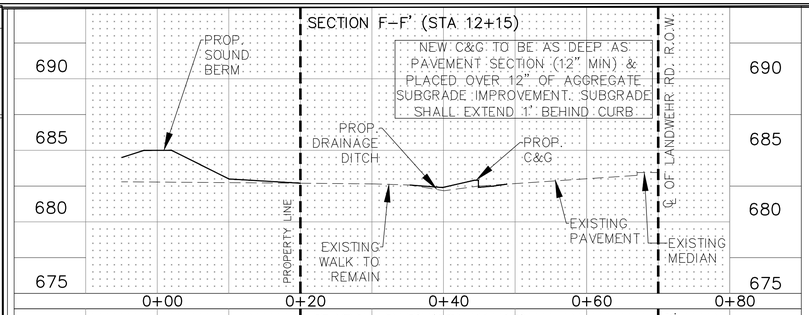
SECTION D–D' (STA 13+15)



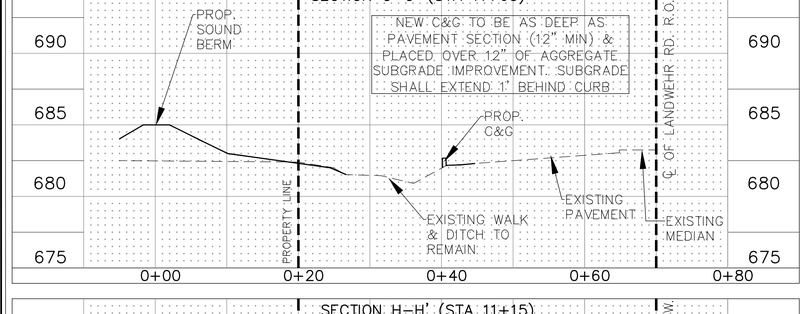
SECTION E–E' (STA 12+65)



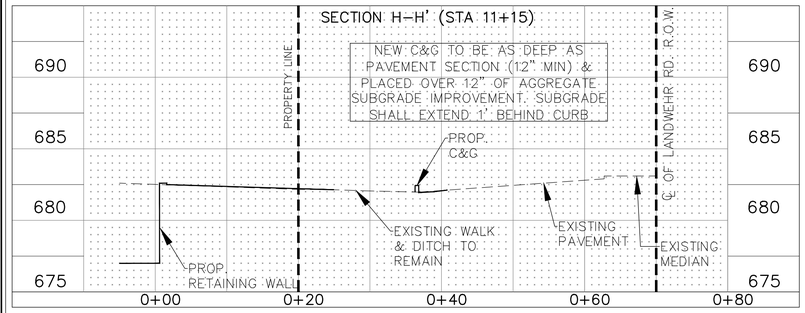
SECTION F–F' (STA 12+15)



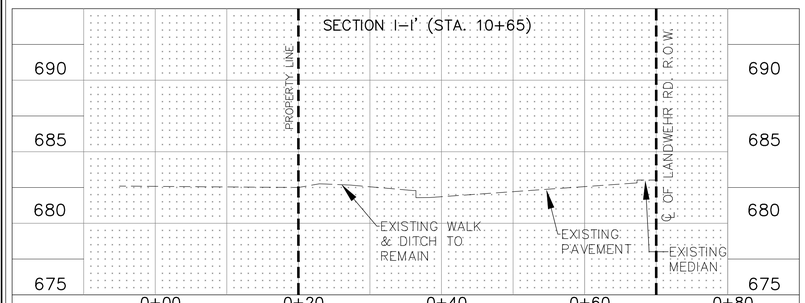
SECTION G–G' (STA 11+65)

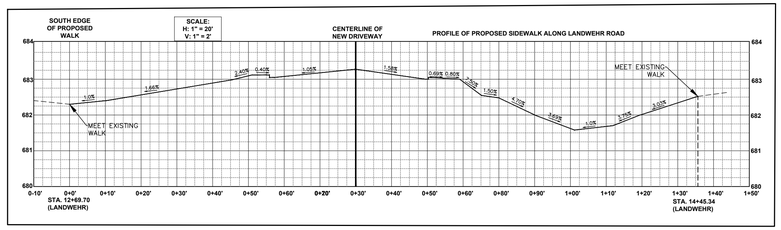


SECTION H–H' (STA 11+15)



SECTION I–I' (STA. 10+65)





DATE	ISSUE	REVISIONS
2-2-2021	1	ISSUED FOR PERMIT
11-9-2021	2	REVISED PER VILLAGE & CCHD COMMENTS
1-14-2022	3	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	4	REVISED PER VILLAGE & CCHD COMMENTS
4-5-2022	5	REVISED PER CCHD COMMENTS, LOTS 4&5 WEST SETBACKS REVISED
9-22-2022	6	REVISED PER MWRD COMMENTS
10-17-2022	7	REVISED PER MWRD COMMENTS
10-26-2022	8	REVISED PER MWRD COMMENTS
11-7-2022	9	REVISED PER CCHD COMMENTS
11-9-2022	10	REVISED PER MWRD COMMENTS

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. VEER P.E.
ENGINEER:	W. HEPBURN
TECHNICIAN:	

BCI
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bbono@bonoconsulting.com

CCHD CROSS-SECTIONS

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
50 0 50
SCALE: 1"=50'-0

SHEET NUMBER
26 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

15' PUBLIC UTILITIES AND DRAINAGE EASEMENT

5' PUBLIC UTILITIES AND DRAINAGE EASEMENTS ON BOTH SIDES OF P.L.

5' PUBLIC UTILITIES AND DRAINAGE EASEMENT

PLAN-1A

PLAN-2B

PLAN-3

PLAN-2A

PLAN-1A

3 CAR

2 CAR

2 CAR

2 CAR

3 CAR

2 CAR

BOT. OF POND: 677.50
BOT. OF SOIL MEDIA:676.00
(3" MULCH+15" SOIL MEDIA)
SEE SECTION ON SHEET 9

681.00 HWL
678.50 NWL

678.5

681.00 HWL
678.00 NWL

BOT. OF POND: 677.00
BOT. OF SOIL MEDIA:675.50
(3" MULCH+15" SOIL MEDIA)
SEE SECTION ON SHEET 9

678

7.5' PUBLIC UTILITIES AND DRAINAGE EASEMENTS ON BOTH SIDES OF P.L.

5' PUBLIC UTILITIES AND DRAINAGE EASEMENTS ON BOTH SIDES OF P.L.

15' PUBLIC UTILITIES AND DRAINAGE EASEMENT

RIM=683.81
INV=674.01

12" STORM SEWER (BY REC.)

8" SANITARY SEWER (BY REC.)

12" WATERMAIN (BY REC.)

COOK COUNTY R.O.W.

SANITARY MANHOLE
RIM=682.57
INV=671.67

8" SANITARY SEWER (BY REC.)

24" STORM SEWER (BY REC.)

12" STORM SEWER (BY REC.)

WUP

B.BOX

AFD

N

GENERAL NOTES:

1. **POWER LINES COMING TO THE SUBDIVISION NEED TO BE BURIED UNDER LANDWEHR RD.**

PROJECT STAFF		ISSUE	REVISIONS	DATE
			ISSUED FOR PERMIT	2-2-2021
PROJECT MANAGER:	B. BONO P.E.	2	REVISED PER VILLAGE & CCWD COMMENTS	11-8-2021
ENGINEER:	A. VEER P.E.	3	REVISED PER VILLAGE & CCWD COMMENTS	1-14-2022
ENGINEER:	W. HEPBURN	4	REVISED PER VILLAGE & CCWD COMMENTS	4-5-2022
TECHNICIAN:		5	REVISED PER (CCHD) COMMENTS, LOTS 4&5 WEST SETBACKS REVISED	4-5-2022
		6	REVISED PER MWRD COMMENTS	9-22-2022
		7	REVISED PER MWRD COMMENTS	10-17-2022
		8	REVISED PER MWRD COMMENTS	10-26-2022
		9	REVISED PER MWRD COMMENTS	11-7-2022
		10	REVISED PER MWRD COMMENTS	11-9-2022

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bbono@bonoconsulting.com

UTILITIES & EASEMENT EXHIBIT

PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317

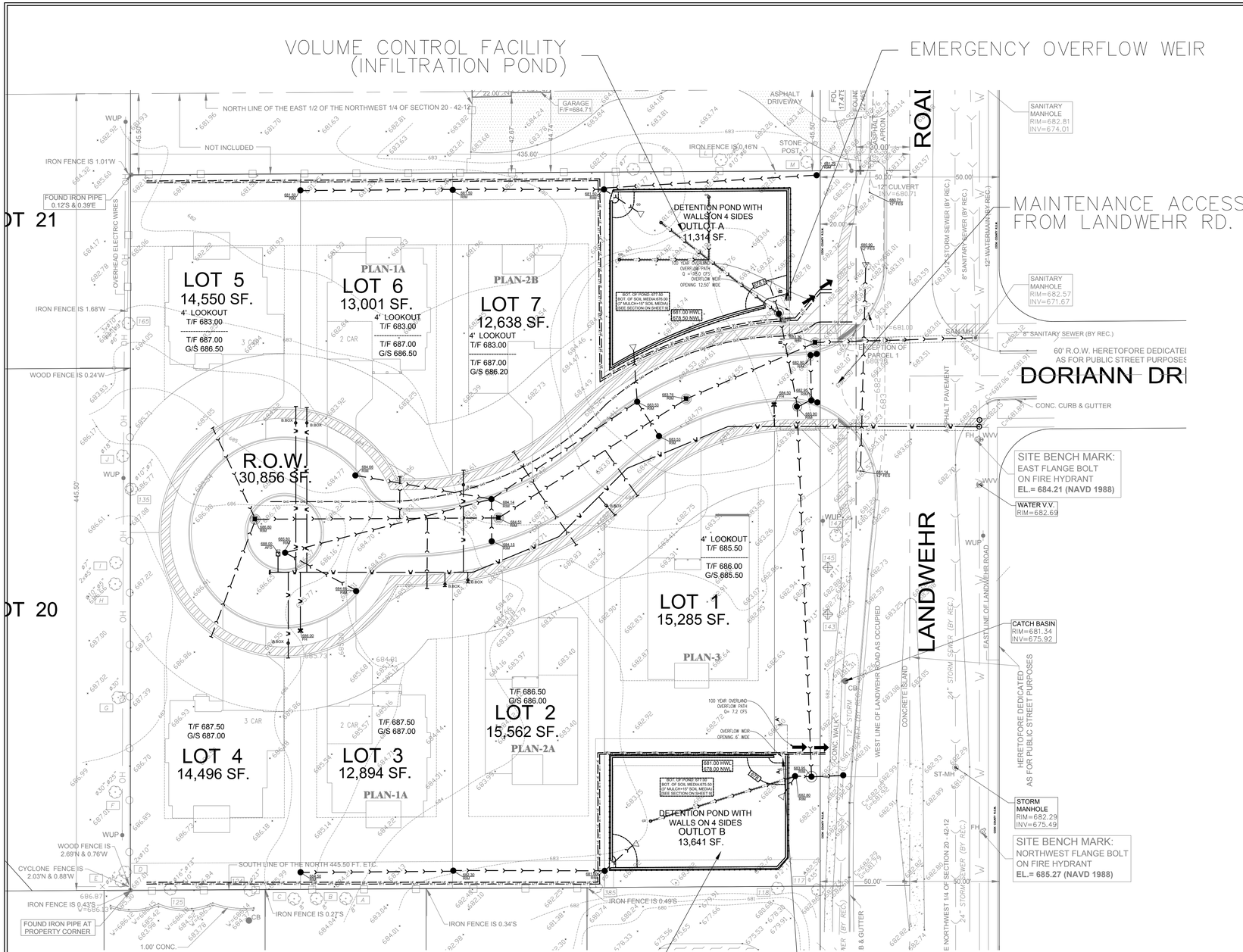
START DATE: AUG. 15, 2020

GRAPHIC SCALE
20 0 20

SCALE: 1"=20'-0

SHEET NUMBER
27 OF 27

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



LEGEND:

- Proposed Storm Sewer Line
- Proposed Sanitary Sewer
- Proposed Water Line
- Proposed Water Vault
- Proposed Sanitary Sewer Manhole
- Proposed Storm Manhole
- Proposed Catch Basin
- Surface Overflow Route

VOLUME CONTROL FACILITY
(INFILTRATION POND)

EMERGENCY OVERFLOW WEIR

PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBER: 04 - 20 - 100 - 006 - 0000

PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBER: 04 - 20 - 100 - 007 - 0000

TOTAL AREA = 170,070 SQUARE FEET OR 3.904 ACRES

O&M GENERAL PRACTICE NOTES

1. O&M PLAN PROCEDURES AND PRACTICES MUST BE REVIEWED AND ASSESSED ANNUALLY.
2. DRAINAGE STRUCTURES AND FLOW RESTRICTORS MUST BE INSPECTED AND CLEANED SEMI-ANNUALLY.
3. VOLUME CONTROL BMPS (INFILTRATION TRENCHES, PERMEABLE PAVEMENT ETC.) SHALL BE INSPECTED SEMI-ANNUALLY AND AFTER SIGNIFICANT RAINFALL EVENTS EXCEEDING 1.5 INCHES.
4. THE OWNER SHALL KEEP AN UPDATED LOG BOOK DOCUMENTING THE PERFORMANCE OF THE REQUIRED O&M ACTIVIES FOR PERPETUITY. LOG BOOKS MUST BE PRODUCED UPON REQUEST OF A CITY INSPECTOR.
5. VEGETATION SHALL BE MAINTAINED ON A REGULAR BASIS.
6. UNDERGROUND VAULTS/ MANIFOLD SYSTEMS MUST INCLUDE DESIGN MEASURES TO FACILITATE CLEANING AND MAINTENANCE. CONFINED SPACE SAFETY PROCEDURES MUST BE FOLLOWED.
7. EMPLOYEE TRAINING: SPECIFIC INDIVIDUALS SHOULD BE ASSIGNED RESPONSIBILITY FOR O&M OF ALL ONSITE BMPS. EMPLOYEE TRAINING SHOULD BE CONDUCTED SO THAT THESE INDIVIDUALS ARE AWARE OF PROPER INSPECTION AND O&M PROCEDURES. ALL PERSONNEL SHOULD BE FAMILIAR WITH THE COMPONENTS OF THE O&M PLAN AND THEIR PERSONAL LEVEL OF RESPONSIBILITY.

SANITARY SEWER MAINTENANCE PLAN

AS NEEDED
- AVOID DRAINING HEAVY GREASE IN TO THE DRAINS.

ONCE PER YEAR
- INSPECT AND CORRECT OR ROD SANITARY SEWERS FOR ANY CLOGS OR BREAKAGE, LEAKS OR ROOT PENETRATIONS.
- INSPECT AND CLEAN INSPECTION MANHOLE FOR ANY DEPOSITS OR CLOGGING.

ACTIVITY SCHEDULE (DETENTION BASINS)

AS NEEDED
• SEDIMENT SHOULD BE REMOVED FROM THE BASIN AS NEEDED (AT LEAST ONCE EVERY 5 TO 10 YEARS)

QUARTERLY
• INSPECT INLET PIPE(S) AND OUTLET CONTROL STRUCTURE FOR CLOGGING
• AFTER EVERY STORM GREATER THAN ONE INCH
• REMOVE TRASH AND DEBRIS
• REMOVE INVASIVE PLANTS
• GRASSED AREAS ALSO REQUIRE PERIODIC PRUDENT FERTILIZING, DETHATCHING AND SOIL CONDITIONING
• TREES, SHRUBS, AND OTHER VEGETATIVE COVER WILL REQUIRE PERIODIC MAINTENANCE SUCH AS FERTILIZING, PRUNING, AND PEST CONTROL
• MOW / TRIM DETENTION BASIN VEGETATION

ONCE PER YEAR
• INSPECT DETENTION BASIN, POTENTIAL PROBLEMS INCLUDE: SUBSIDENCE, EROSION, CRACKING OR TREE GROWTH ON THE EMBANKMENT; DAMAGE TO THE EMERGENCY SPILLWAY; SEDIMENT ACCUMULATION AROUND THE OUTLET; INADEQUACY OF THE INLET/OUTLET CHANNEL EROSION CONTROL MEASURES; CHANGES IN THE CONDITION OF THE PILOT CHANNEL; AND EROSION WITHIN THE BASIN AND BANKS.

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 20, TOWNSHIP 42N, RANGE 12E
PROPERTY ADDRESS: 2420-2450 LANDWEHR RD., NORTHBROOK, IL
PROPERTY INDEX NUMBER(S): 04-20-100-006-0000, 04-20-100-007-0000
TOTAL CONTIGUOUS OWNERSHIP: 3.541 ACRES
PROJECT AREA: 3.541 ACRES
CONSERVATION AREA/DEED RESTRICTED AREA: 0.00 ACRES

STORMWATER/FLOODPLAIN SUMMARY	REQUIRED (AC-FT)	PROVIDED (AC-FT)
VOLUME CONTROL	0.175	0.203
DETENTION VOLUME	N/A	N/A
COMPENSATORY STORAGE VOLUME (0-10 YEAR)	N/A	N/A
COMPENSATORY STORAGE VOLUME (10-100 YEAR)	N/A	N/A

ISSUE	DATE	REVISIONS
1	2-2-2021	ISSUED FOR PERMIT
2	11-9-2021	REVISED PER VILLAGE & CCHD COMMENTS
3	1-14-2022	REVISED PER VILLAGE & CCHD COMMENTS
4	4-5-2022	REVISED PER VILLAGE & CCHD COMMENTS
5	4-5-2022	REVISED PER CCHD COMMENTS; LOTS 4&5 WEST SETBACKS REVISED
6	9-22-2022	REVISED PER MWRD COMMENTS
7	10-17-2022	REVISED PER MWRD COMMENTS
8	10-26-2022	REVISED PER MWRD COMMENTS
9	11-7-2022	REVISED PER MWRD COMMENTS
10	11-9-2022	REVISED PER MWRD COMMENTS

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. WEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
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bbono@bonoconsulting.com

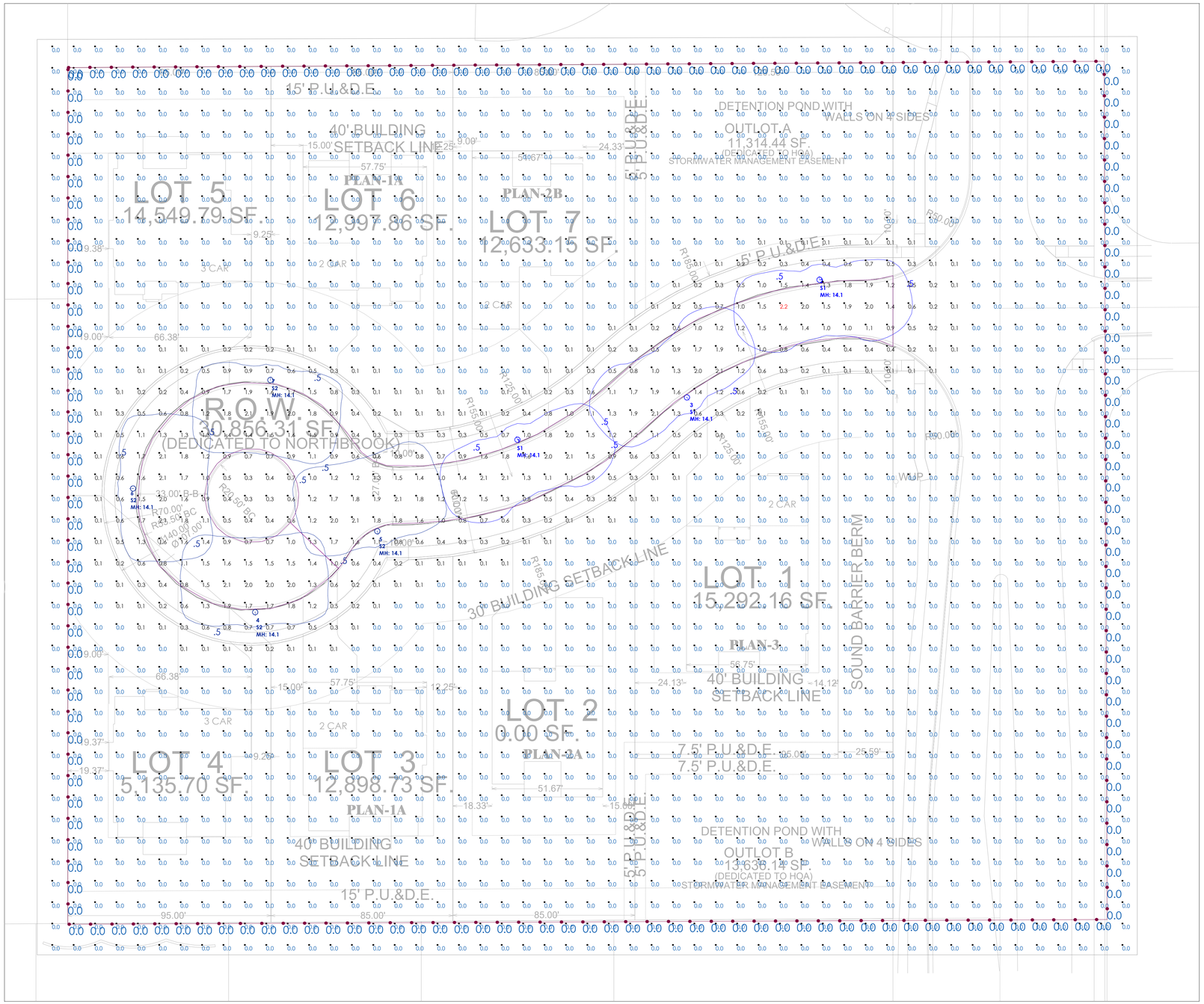
WMO WATERSHED MANAGEMENT ORDINANCE
OPERATION & MAINTENANCE EXHIBIT
PROPOSED NORTHGATE ESTATES SUBDIVISION
LANDWEHR RD., NORTHBROOK, ILLINOIS

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PROJECT NUMBER: 20317
START DATE: AUG. 15, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

EXHIBIT
R

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



Luminaire Location Summary

LumNo	Label	Mtg Ht	Orient	Tilt
1	CMP-VLED-III-64LED-350mA-WW(3000K)-HS	14.1	291.552	0
2	CMP-VLED-III-64LED-350mA-WW(3000K)-HS	14.1	276.924	0
3	CMP-VLED-III-64LED-350mA-WW(3000K)-HS	14.1	124.449	0
4	CMP-VLED-IV-64LED-350mA-WW(3000K)-HS	14.1	91.462	0
5	CMP-VLED-IV-64LED-350mA-WW(3000K)-HS	14.1	105.366	0
6	CMP-VLED-IV-64LED-350mA-WW(3000K)-HS	14.1	1.305	0
7	CMP-VLED-IV-64LED-350mA-WW(3000K)-HS	14.1	263.438	0

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Manufacturer	Description
	3	S1	SINGLE	69	69	5306	5306	0.900	SUN VALLEY LIGHTING	CMPN-VLED-III-64LED-350mA-WW(3000K)-X-PT-X-HS
	4	S2	SINGLE	69	69	5170	5170	0.900	SUN VALLEY LIGHTING	CMPN-VLED-IV-64LED-350mA-WW(3000K)-X-PT-X-HS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY LINES	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	READINGS @ GRADE
SITE_OVERALL_SITE	Illuminance	Fc	0.15	2.2	0.0	N.A.	N.A.	READINGS @ GRADE
STREET	Illuminance	Fc	1.48	2.2	0.6	2.47	3.67	READINGS @ GRADE

PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

lighting application drawings are being provided to the recipient of this disclaimer at the recipient's request. The recipient understands that the purpose of these drawings is to assist in C.A.D.-cost the additional digital data used to produce a lighting design layout. The recipient agrees that the lighting design layout will be used only for the recipient's own internal purposes and will not be distributed to any third party. The recipient agrees that PG-Enlighten will not be liable for any claims, losses, damages or expenses caused by or arising from the recipient's use of these drawings. The recipient agrees to indemnify PG-Enlighten and hold it harmless from any and all claims, losses, damages or expenses arising from the recipient's use of these drawings. The recipient understands that the actual light levels obtained by the lighting system may not match those shown on these drawings. Actual light levels will be affected by factors such as voltage variations, dirt accumulation, lamp burn-in, lamp lumen depreciation, and the reflectance characteristics of surfaces in the area. Many factors affect the actual light levels obtained. The recipient understands that PG-Enlighten has used its professional judgment in applying these factors, but that actual light levels may be greater or less than the light levels shown on these drawings. The recipient understands that PG-Enlighten does not warrant that actual light levels will match those shown on these drawings. The recipient agrees that PG-Enlighten will not be liable for any claims, losses, damages or expenses arising from differences between actual light levels and those shown on these drawings. The recipient understands that PG-Enlighten has used its professional judgment in selecting luminaires based on specified light levels for exterior applications. PG-Enlighten has not performed any analysis to determine whether the luminaires selected will comply with dark sky ordinances. The recipient understands that the actual light levels obtained may vary from actual measurements for certain luminaires selected by PG-Enlighten. The recipient agrees that PG-Enlighten will not be liable for any claims, losses, damages or expenses arising from differences between actual light levels and those shown on these drawings. The recipient of these lighting application drawings are being provided to the recipient of this disclaimer at the recipient's request. The recipient understands that the purpose of these drawings is to assist in C.A.D.-cost the additional digital data used to produce a lighting design layout. The recipient agrees that the lighting design layout will be used only for the recipient's own internal purposes and will not be distributed to any third party. 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enlighten

#	Date	Comments

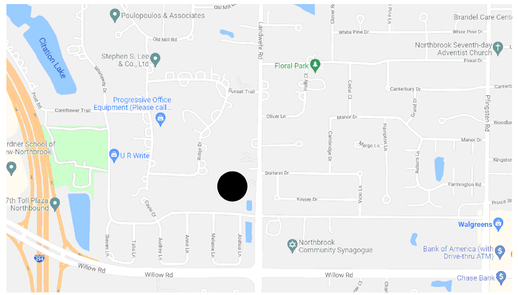
Revisions

Drawn By: Joeli Collins
Drawn By: joeli.collins@pg-enlighten.com
Date:5/23/2022
Scale: 1" = 25'

Project Name:
PROPOSED NORTHGATE ESTATES SUBDIVISION

Location:
2420-2450 LANDWEHR RD, NORTHBROOK, IL

Attachment: 2420-2450 Landwehr - Engineering Plans (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



01 PROJECT LOCATION
NOT TO SCAQLE

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2015 NFPA LIFE SAFETY CODE

ALL CODES W/ VILLAGE OF NORTHBROOK AMENDMENTS

ZONING INFORMATION

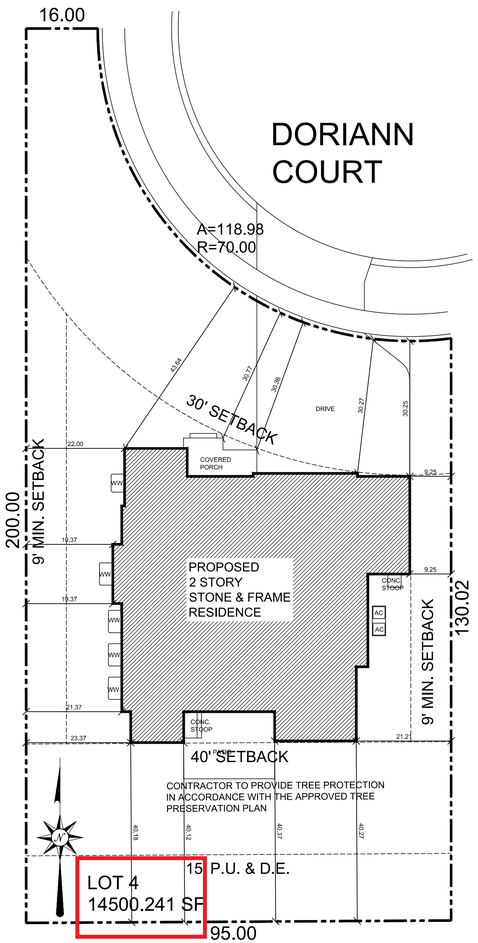
LOT AREA	= 14500.24
BUILDING SETBACKS (REQUIRED):	
FRONT	= 30.00
SIDE	= 9.00
COMBINED SIDES	= 21.25
REAR	= 40.00
MAXIMUM BUILDING HEIGHT (REQUIRED):	
LOWEST GRADE TO T/ROOF	= 35.00

FLOOR AREA RATIO CALCULATIONS

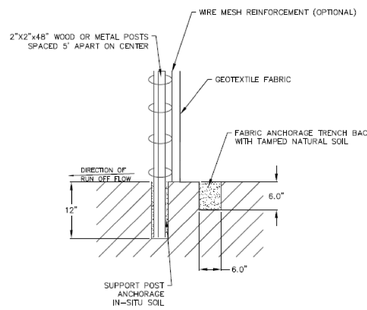
LOT AREA	= 14500.24
MAX. ALLOWABLE FAR	= 5800.10 (40.00%)
FIRST FLOOR	= 3408.37
SECOND FLOOR (14'+ CEILING)	= 1135.70
TOTAL	= 4544.07 (31.34%)

IMPERVIOUS SURFACE CALCULATIONS

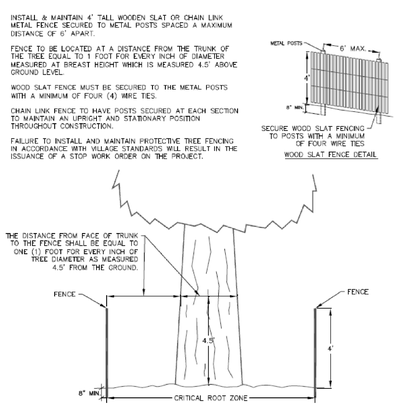
SEE CIVIL ENGINEERING PLANS BY BONO CONSULTING



02 SITE PLAN
SCALE: 1/16"=1'-0"



04 SILT FENCE DETAIL
NOT TO SCALE



03 TREE PROTECTION DETAIL
NOT TO SCALE

SITE NOTES

1. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON SITE STOCKPILING OF EXCAVATED MATERIAL WILL BE ALLOWED.
2. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL & SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH. THE RESTORATION WILL BE COMPLETED WITHIN FIVE DAYS OF THE DISTURBANCE.
3. THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS THE GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN A 6 FOOT HIGH CONSTRUCTION FENCE DURING NON WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATION UNTIL FOUNDATION IS BACKFILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 6 FOOT HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
4. WHEN REQUIRED BY THE ILLINOIS STATE PLUMBING CODE, THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN AN APPROVED PORTABLE TOILET FOR THE CONSTRUCTION SITE. THE LOCATION OF THE PORTABLE TOILET MUST BE A MIN. OF 6 FEET FROM ALL PROPERTY LINES.
5. CONSTRUCTION DEBRIS & REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT AND SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH UNITS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
6. ARABIC NUMERALS, AT LEAST THREE (3) INCHES IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.
7. CLEANOUTS ARE REQUIRED FOR ALL UTILITY SERVICE LINES WHERE THE LENGTH EXCEEDS 100 FEET OR A CHANGE OF DIRECTION OCCURS.
8. ALL DOWNSPOUTS SHALL SPLASH ON GRADE TO THE FRONT OR REAR OF THE RESIDENCE ONLY AND SHALL NOT EXTEND MORE THAN 5 FEET BEYOND THE STRUCTURE
9. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE'S STANDARDS AND SPECIFICATIONS FOR PUBLIC & PRIVATE IMPROVEMENTS
10. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE & ILLINOIS STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION
11. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, ARCHITECT & OWNER, THEIR EMPLOYEES & AGENTS FROM ALL PROJECT CONSTRUCTION & TESTING RELATED LIABILITY.
12. THE CONTRACTOR SHALL REQUEST UTILITY LOCATES FROM ALL UTILITY COMPANIES BEFORE PROCEEDING & SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF. (JULIE: 800-892-0123)
13. CONTRACTOR TO COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE
14. THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK
15. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT
16. ALL DISTURBED VILLAGE STREETS TO BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS – 2" BIT. SURFACE COURSE AND 8" BAM; CONCRETE PAVEMENTS – 7"PCC CLASS SI W/ #6 BARS DOWELED @30"O.C. INTO THE EXISTING ADJACENT PAVEMENT
17. ALL DISTURBED PUBLIC SIDEWALKS ARE TO BE REPLACED WITH 5" PCC CLASS SI OVER A 3"CA-6 BASE WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF WORK IN SAID AREAS, WEATHER PERMITTING.
18. SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
19. CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK
20. ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION
21. THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSONS NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN. PUBLIC IMPROVEMENTS INSPECTOR.
22. THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE VILLAGE STANDARD DETAIL
23. RESIDENTIAL MATERIAL REQUIREMENTS FOR DRIVEWAYS: DRIVEWAYS MEETING THESE REQUIREMENTS SHALL BE PROVIDED AT ALL LOCATIONS APPROVED BY THE VILLAGE ENGINEER WHERE VEHICULAR TRAFFIC IS INTENDED TO LEAVE THE ROADWAY AND MOVE ONTO PRIVATE PROPERTY. DRIVEWAYS FOR RESIDENTIAL BUILDINGS MUST BE CONSTRUCTED OF 1) A MINIMUM FLEXIBLE PAVEMENT OF 2" BITUMINOUS CONCRETE SURFACE, CLASS1 OVER 6" AGGREGATE BASE COURSE (CRUSHED) TYPE B. 2) RIGID PAVEMENT: 4" CONCRETE OVER 4" AGGREGATE BASE W/ WIRE MESH OR 3) RIGID PAVEMENT: 6" CONCRETE OVER 4" AGGREGATE BASE COURSE W/OUT WIRE MESH. IN APRON ONLY – USE 6" CONCRETE OVER 4" AGGREGATE W/OUT WIRE MESH
24. THE GRADE OF PITCH OF DRIVEWAYS SHALL BE POSITIVE (1% MIN.) AND DRAINED AWAY FROM THE RESIDENCE.
25. CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS SI OVER A THREE INCH (3") AGGREGATE CA-6 BASE.
26. A SPOT SURVEY, PREPARED BY A REGISTERED LAND SURVEYOR, MUST BE SUBMITTED BEFORE ANY FRAMING BEGINS FOR ALL NEW SINGLE FAMILY RESIDENCES AND RESIDENCES WHERE A ZONING VARIANCE HAS BEEN GRANTED.

GENERAL NOTES

1. CONTRACTOR SHALL PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT SHALL BE HE RESPONSIBILITY OF OWNER AND SHALL NULLIFY AND VOID ANY ARCHITECTURAL CONDITION.
2. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF EXISTING CONSTRUCTION IN THE FIELD. PLANS OF NEW AND EXISTING CONSTRUCTION SHALL NOT BE SCALED. DUE TO THE NATURE OF CONSTRUCTION, THE WRITTEN DIMENSIONS DEPICTED MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO MAKE ALL FINAL MEASUREMENTS AND FIELD ADJUSTMENTS PRIOR TO ORDERING MATERIALS AND COORDINATING LABOR.
3. DUE TO THE NATURE OF CONSTRUCTION, THESE DRAWINGS MAY NOT DEPICT EVERY PIECE OF MATERIAL AND ALL LABOR REQUIRED FOR CONSTRUCTION. THE GENERAL CONTRACTOR IS TO PROVIDE AN ALLOWANCE OR CONTINGENCY FUND TO COVER SUCH UNFORESEEN CONDITIONS OR PLAN MISINTERPRETATIONS. BY PROCEEDING WITH CONSTRUCTION, THE GENERAL CONTRACTOR/BUILDER,SUB-CONTRACTOR AGREE AND ARE SATISFIED WITH THESE PLANS AS BEING ADEQUATE TO CONSTRUCT THE PROJECT AS INTENDED.
4. THE CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT AND OWNER IF DISCREPANCIES EXIST.
5. BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE BUILDING SITE AND SATISFIED HIMSELF/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THEIR PART OF THE WORK, OR THAT IN ANY MANNER AFFECT THE WORK UNDER CONTRACT.
6. ALL FEDERAL AND ILLINOIS HEALTH AND SAFETY ACTS SHALL BE INCORPORATED INTO THE GENERAL SPECIFICATIONS. ANY CONTRACTOR OR EMPLOYEE THEREOF REFUSING TO COMPLY WITH THE SAFETY STANDARDS SET FORTH IN THE ACTS SHALL BE DISMISSED FROM THE JOB SITE. ANY FINES LEVIED BY THE STATE OR FEDERAL OSHA OFFICERS SHALL BE PAID BY THE SUBCONTRACTOR.
7. FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLY IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
9. EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE ACTION AND SUPERVISION OF HIS/HER EMPLOYEE, AS WELLS AS THE QUALITY AND SAFETY OF LADDERS, SCAFFOLDS, AND ANY CONSTRUCTION TOOLS OR STRUCTURES USED OR ERECTED A THE JOB SITE. ALL EMPLOYEES ARE TO HAVE MEDICAL/WORKER'S COMPENSATION AND LIABILITY COVERAGE UNDER THE INSURANCE POLICIES OF THEIR EMPLOYERS.
10. THE PROPERTY OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS UNDERSTAND AND AGREE THAT THE ARCHITECT IS NOT TO PROVIDE ANY SITE SUPERVISION OR SITE VISITATION. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS ARE SOLELY RESPONSIBLE FOR SITE CONDITIONS, CONSTRUCTION PROCEDURES, AND SCHEDULING AND MATERIAL INSTALLATION AT THIS JOB.
11. EACH SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND PROPERTY OWNER OF ANY PERCEIVED HAZARD TO LIFE, HEALTH OR PROPERTY (OR ANY POTENTIALLY DANGEROUS SITUATION), WHICH MAY DEVELOP DURING THE COURSE OF CONSTRUCTION. WORK SHALL BE HALTED UNTIL SUCH HAZARDS ARE ELIMINATED.
12. ALL MATERIALS AND PRODUCTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR COMPARABLE EXISTING CONDITIONS. CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE EXISTING CONDITIONS AND THE MATERIALS AND INSTALLATION METHODS AND PRECAUTIONS BEFORE COMMENCING WORK.
13. GENERAL CONTRACTOR SHALL PROTECT ADJACENT AREAS AND PROPERTIES NOT IN CONTRACT.
14. EACH CONTRACTOR OR SUBCONTRACTOR IN SIGNING THEIR CONTRACT GUARANTEES THEIR WORK FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL LEAVE THE WORK IN PERFECT ORDER UPON COMPLETION. NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OR SUB-CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW.
15. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO CONSTRUCTION.
16. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH OWNER THE INSTALLATION REQUIREMENTS OF ALL FURNISHED ITEMS.

SOLAR READY ROOF ZONE NOTICE:

SEE SOLAR READY ROOF PLAN ON SHEET A-6. ALL TRADES TO PERFORM WORK SO THAT SOLAR READY ZONES ARE FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF MOUNTED EQUIPMENT.

DRAWING INDEX

A1 TITLE SHEET
A2 NOTES
A3 FOUNDATION PLAN
TYPICAL RADON VENT DETAIL
A4 FINISHED BASEMENT PLAN
A5 FIRST FLOOR PLAN
A6 SECOND FLOOR PLAN
ROOF PLAN
A7 NORTH (FRONT) ELEVATION
WEST (RIGHT SIDE) ELEVATION
A8 SOUTH (REAR) ELEVATION
EAST (LEFT SIDE) ELEVATION
A9 FIRST FLOOR FRAMING PLAN
A10 SECOND FLOOR FRAMING PLAN
PORTAL FRAMING DETAIL
A11 CEILING FRAMING PLAN
A12 ROOF FRAMING PLAN
A13 TYPICAL WALL SECTION
GARAGE SECTION
CRAWLSPACE SECTION
WINDOW WELL SECTION
STONE BASE SECTION
A14 BASEMENT ELECTRIC PLAN
A15 FIRST FLOOR ELECTRIC PLAN
A16 SECOND FLOOR ELECTRIC PLAN
A17 ROOF VENT PLAN
LIGHT & VENTILATION SCHEDULE
WATER SERVICE CALCULATIONS
SUPPLY RISER DIAGRAM
WASTE & VENT DIAGRAM

2018 IECC PRESCRIPTIVE INSULATION & GLAZING REQUIREMENTS

CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	R-49
WOOD FRAME WALL R-VALUE:	R-20
FLOOR R-VALUE:	R-30
BASEMENT WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
SLAB R-VALUE & DEPTH:	R-10, 2'-0"
CRAWL SPACE WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
FURNACE AFUE:	78 (MIN)
AC SEER:	13 (MIN)

FRAMING NOTES & MATERIAL SPECIFICATIONS

1. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
2. SPLIT DOUBLE JOISTS TO ACCOMMODATE PLUMBING, HVAC, ETC.
2. PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS.
4. ALL STRUCTURAL HEADERS TO BE (2) 2X12'S W/ ½"PLYWOOD U.N.O.
5. PROVIDE STEEL JOIST HANGERS AS REQUIRED. INSTALL & NAIL HANGERS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL BEARING POINTS TO BE (3) 2X4'S U.N.O. BEARING DIRECTLY TO FOUNDATION,STEEL, OR OTHER APPROVED HEADER.
7. PROVIDE BRIDGING FOR 2X FLOOR JOISTS @ 8'-0" O.C.
8. PROVIDE BRIDGING FOR 2X CEILING JOISTS @ 10'-0" O.C.
9. PROVIDE BRIDGING FOR 2X RAFTERS IN VAULTED CEILINGS @ 10'-0"O.C.
10. PROVIDE COLLAR TIES FOR RAFTERS @ 32" O.C.
11. ALL HIPS, VALLEY'S AND RIDGES TO BE 2X12'S U.N.O.
12. INSTALL FABRICATED WOOD PRODUCTS PER MANUFACTURER'S SPECIFICATIONS.
13. ALL WOOD IN CONTACT W/ CONCRETE TO BE TREATED.
14. PROVIDE DOUBLE JOISTS UNDER MASTER BATH TUB & SHOWER.
15. PROVIDE DOUBLE JOISTS UNDER KITCHEN COUNTERS & ISLANDS.
16. ALL FRAMING LUMBER TO BE SPF#2 (OR BETTER). Fb=1289psi.
17. DESIGN LOADS:
FLOOR JOISTS –
40 PSF LIVE LOAD, 20 PSF DEAD LOAD
CEILING JOISTS: 20 PSF LIVE LOAD
RAFTERS: 30 PSF LIVE LOAD, 15 PSF DEAD LOAD
GROUND SNOW LOAD: 30 PSF
18. RIDGE BOARDS SHALL BE LARGER THAN THE CUT END OF THE COMMON RAFTERS BEING SERVED.
19. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 'c=3,000 PSI
20. ALL REINFORCEMENT STEEL SHALL BE ASTM GRADE 60 Fy=60KSI
21. ALL STRUCTURAL STEEL SHALL BE A36 Fy=36 KSI
22. ALL MASONRY GROUTING SHALL HAVE AN ULTIMATE STRENGTH OF F'm=2500 PSI.
23. ALL LVL'S SHALL HAVE A E(MIN)=1,900,000 PSI AND Fb(MIN)=2600 PSI
24. ALL PORCH WOOD TO BE TREATED.

STEEL LINTEL SPECIFICATIONS:
1) FOR EACH 4" THICKNESS OF WALL AND OPENING:
*LESS THAN 4'-0" USE (1) 3½" X 3½" X 5/16" ANGLE
*4'-0" TO LESS THAN 6'-0" USE (1) 4" X 3½" X 5/16" ANGLE
*6'-0" TO LESS THAN 7'-6" USE (1) 5" X 3½" X 5/16" ANGLE
*7'-6" TO LESS THAN 9'-4" USE (1) 6" X 3½" X 5/16" ANGLE
*9'-4" AND OVER PER PLAN
2) LINTELS IN PARS SHALL BE BOLTED TOGETHER W/ ¾"ø BOLTS @ 16" O.C.
3) BEARING SHALL BE 6" MINIMUM, BUT NOT LESS THAN 1" FOR EACH FOOT OF SPAN.

DATE:
10.19.21
01.24.22
05.17.22
09.30.22

SHEET NO. A-1 OF 17 SHEETS

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 4
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

LICENSED ARCHITECT
CLIFFORD TOWN
001-012279
STATE OF ILLINOIS
EXP. 11-22

9/30/22

Attachment: 2420-2450 Landwehr - Arch Plans Lot 4 & 5 (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



01 NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



02 WEST (RIGHT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SIZES:
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

DOOR SIZES:
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

SHEET NO. A-7 OF 17 SHEETS

DATE:
10.19.21
01.21.22
05.17.22
09.30.22

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 4
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
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01 SOUTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"



02 EAST (LEFT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SIZES:
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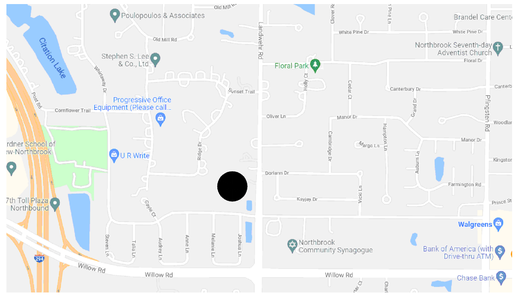
SHEET NO. A-8 OF 17 SHEETS

DATE:
10.19.21
01.21.22
05.17.22
09.30.22

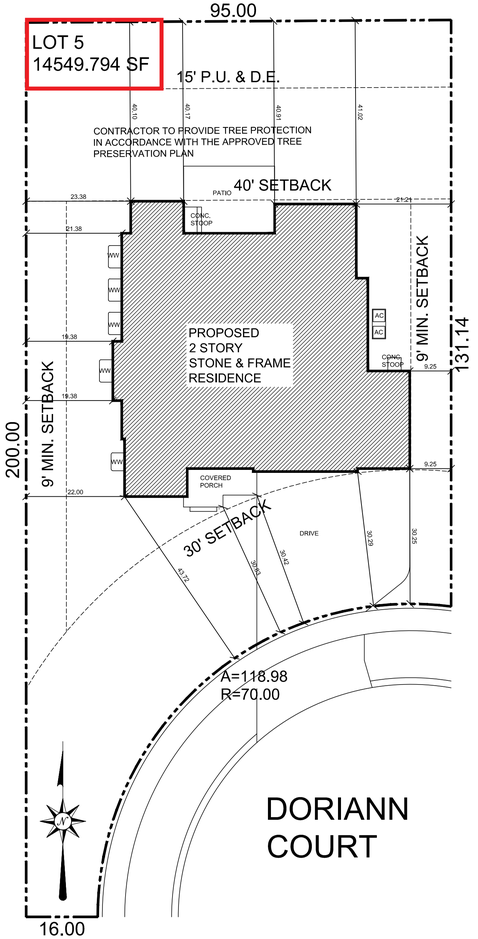
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01 PROJECT LOCATION
NOT TO SCAQLE



02 SITE PLAN
SCALE: 1/16"=1'-0"

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2015 NFPA LIFE SAFETY CODE

ALL CODES W/ VILLAGE OF NORTHBROOK AMENDMENTS

ZONING INFORMATION

LOT AREA	= 14549.79
BUILDING SETBACKS (REQUIRED):	
FRONT	= 30.00
SIDE	= 9.00
COMBINED SIDES	= 21.25
REAR	= 40.00
MAXIMUM BUILDING HEIGHT (REQUIRED):	
LOWEST GRADE TO T/ROOF	= 35.00

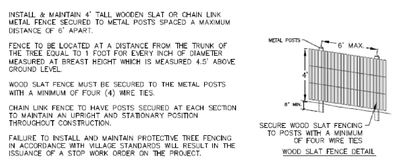
FLOOR AREA RATIO CALCULATIONS

LOT AREA	= 14549.79
MAX. ALLOWABLE FAR	= 5819.92 (40.00%)
FIRST FLOOR	= 2411.33
SECOND FLOOR (14'+ CEILING)	= 1135.70
TOTAL	= 4547.03 (31.25%)

IMPERVIOUS SURFACE CALCULATIONS

SEE CIVIL ENGINEERING PLANS BY BONO CONSULTING

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13. CONTRACTOR TO COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE
14. THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK
15. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT
16. ALL DISTURBED VILLAGE STREETS TO BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS – 2" BIT. SURFACE COURSE AND 8" BAM; CONCRETE PAVEMENTS – 7"PCC CLASS SI W/ #6 BARS DOWELED @30"O.C. INTO THE EXISTING ADJACENT PAVEMENT
17. ALL DISTURBED PUBLIC SIDEWALKS ARE TO BE REPLACED WITH 5" PCC CLASS SI OVER A 3"CA-6 BASE WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF WORK IN SAID AREAS, WEATHER PERMITTING.
18. SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
19. CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK
20. ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION
21. THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSONS NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN. PUBLIC IMPROVEMENTS INSPECTOR.
22. THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE VILLAGE STANDARD DETAIL
23. RESIDENTIAL MATERIAL REQUIREMENTS FOR DRIVEWAYS: DRIVEWAYS MEETING THESE REQUIREMENTS SHALL BE PROVIDED AT ALL LOCATIONS APPROVED BY THE VILLAGE ENGINEER WHERE VEHICULAR TRAFFIC IS INTENDED TO LEAVE THE ROADWAY AND MOVE ONTO PRIVATE PROPERTY. DRIVEWAYS FOR RESIDENTIAL BUILDINGS MUST BE CONSTRUCTED OF 1) A MINIMUM FLEXIBLE PAVEMENT OF 2" BITUMINOUS CONCRETE SURFACE, CLASS1 OVER 6" AGGREGATE BASE COURSE (CRUSHED) TYPE B. 2) RIGID PAVEMENT: 4" CONCRETE OVER 4" AGGREGATE BASE W/ WIRE MESH OR 3) RIGID PAVEMENT: 6" CONCRETE OVER 4" AGGREGATE BASE COURSE W/OUT WIRE MESH. IN APRON ONLY – USE 6" CONCRETE OVER 4" AGGREGATE W/OUT WIRE MESH
24. THE GRADE OF PITCH OF DRIVEWAYS SHALL BE POSITIVE (1% MIN.) AND DRAINED AWAY FROM THE RESIDENCE.
25. CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS SI OVER A THREE INCH (3") AGGREGATE CA-6 BASE.
26. A SPOT SURVEY, PREPARED BY A REGISTERED LAND SURVEYOR, MUST BE SUBMITTED BEFORE ANY FRAMING BEGINS FOR ALL NEW SINGLE FAMILY RESIDENCES AND RESIDENCES WHERE A ZONING VARIANCE HAS BEEN GRANTED.

GENERAL NOTES

1. CONTRACTOR SHALL PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT SHALL BE HE RESPONSIBILITY OF OWNER AND SHALL NULLIFY AND VOID ANY ARCHITECTURAL CONDITION.
2. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF EXISTING CONSTRUCTION IN THE FIELD. PLANS OF NEW AND EXISTING CONSTRUCTION SHALL NOT BE SCALED. DUE TO THE NATURE OF CONSTRUCTION, THE WRITTEN DIMENSIONS DEPICTED MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO MAKE ALL FINAL MEASUREMENTS AND FIELD ADJUSTMENTS PRIOR TO ORDERING MATERIALS AND COORDINATING LABOR.
3. DUE TO THE NATURE OF CONSTRUCTION, THESE DRAWINGS MAY NOT DEPICT EVERY PIECE OF MATERIAL AND ALL LABOR REQUIRED FOR CONSTRUCTION. THE GENERAL CONTRACTOR IS TO PROVIDE AN ALLOWANCE OR CONTINGENCY FUND TO COVER SUCH UNFORESEEN CONDITIONS OR PLAN MISINTERPRETATIONS. BY PROCEEDING WITH CONSTRUCTION, THE GENERAL CONTRACTOR/BUILDER,SUB-CONTRACTOR AGREE AND ARE SATISFIED WITH THESE PLANS AS BEING ADEQUATE TO CONSTRUCT THE PROJECT AS INTENDED.
4. THE CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT AND OWNER IF DISCREPANCIES EXIST.
5. BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE BUILDING SITE AND SATISFIED HIMSELF/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THEIR PART OF THE WORK, OR THAT IN ANY MANNER AFFECT THE WORK UNDER CONTRACT.
6. ALL FEDERAL AND ILLINOIS HEALTH AND SAFETY ACTS SHALL BE INCORPORATED INTO THE GENERAL SPECIFICATIONS. ANY CONTRACTOR OR EMPLOYEE THEREOF REFUSING TO COMPLY WITH THE SAFETY STANDARDS SET FORTH IN THE ACTS SHALL BE DISMISSED FROM THE JOB SITE. ANY FINES LEVIED BY THE STATE OR FEDERAL OSHA OFFICERS SHALL BE PAID BY THE SUBCONTRACTOR.
7. FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLY IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
9. EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE ACTION AND SUPERVISION OF HIS/HER EMPLOYEE, AS WELLS AS THE QUALITY AND SAFETY OF LADDERS, SCAFFOLDS, AND ANY CONSTRUCTION TOOLS OR STRUCTURES USED OR ERECTED A THE JOB SITE. ALL EMPLOYEES ARE TO HAVE MEDICAL/WORKER'S COMPENSATION AND LIABILITY COVERAGE UNDER THE INSURANCE POLICIES OF THEIR EMPLOYERS.
10. THE PROPERTY OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS UNDERSTAND AND AGREE THAT THE ARCHITECT IS NOT TO PROVIDE ANY SITE SUPERVISION OR SITE VISITATION. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS ARE SOLELY RESPONSIBLE FOR SITE CONDITIONS, CONSTRUCTION PROCEDURES, AND SCHEDULING AND MATERIAL INSTALLATION AT THIS JOB.
11. EACH SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND PROPERTY OWNER OF ANY PERCEIVED HAZARD TO LIFE, HEALTH OR PROPERTY (OR ANY POTENTIALLY DANGEROUS SITUATION), WHICH MAY DEVELOP DURING THE COURSE OF CONSTRUCTION. WORK SHALL BE HALTED UNTIL SUCH HAZARDS ARE ELIMINATED.
12. ALL MATERIALS AND PRODUCTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR COMPARABLE EXISTING CONDITIONS. CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE EXISTING CONDITIONS AND THE MATERIALS AND INSTALLATION METHODS AND PRECAUTIONS BEFORE COMMENCING WORK.
13. GENERAL CONTRACTOR SHALL PROTECT ADJACENT AREAS AND PROPERTIES NOT IN CONTRACT.
14. EACH CONTRACTOR OR SUBCONTRACTOR IN SIGNING THEIR CONTRACT GUARANTEES THEIR WORK FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL LEAVE THE WORK IN PERFECT ORDER UPON COMPLETION. NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OR SUB-CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW.
15. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO CONSTRUCTION.
16. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH OWNER THE INSTALLATION REQUIREMENTS OF ALL FURNISHED ITEMS.

SOLAR READY ROOF ZONE NOTICE:

SEE SOLAR READY ROOF PLAN ON SHEET A-6. ALL TRADES TO PERFORM WORK SO THAT SOLAR READY ZONES ARE FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF MOUNTED EQUIPMENT.

DRAWING INDEX

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TYPICAL RADON VENT DETAIL
A4 FINISHED BASEMENT PLAN
A5 FIRST FLOOR PLAN
A6 SECOND FLOOR PLAN
ROOF PLAN
A7 NORTH (FRONT) ELEVATION
WEST (RIGHT SIDE) ELEVATION
A8 SOUTH (REAR) ELEVATION
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A9 FIRST FLOOR FRAMING PLAN
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A13 TYPICAL WALL SECTION
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A14 BASEMENT ELECTRIC PLAN
A15 FIRST FLOOR ELECTRIC PLAN
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WATER SERVICE CALCULATIONS
SUPPLY RISER DIAGRAM
WASTE & VENT DIAGRAM

2018 IECC PRESCRIPTIVE INSULATION & GLAZING REQUIREMENTS

CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	R-49
WOOD FRAME WALL R-VALUE:	R-20
FLOOR R-VALUE:	R-30
BASEMENT WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
SLAB R-VALUE & DEPTH:	R-10, 2'-0"
CRAWL SPACE WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
FURNACE AFUE:	78 (MIN)
AC SEER:	13 (MIN)

FRAMING NOTES & MATERIAL SPECIFICATIONS

1. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
2. SPLIT DOUBLE JOISTS TO ACCOMMODATE PLUMBING, HVAC, ETC.
2. PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS.
4. ALL STRUCTURAL HEADERS TO BE (2) 2X12'S W/ ½"PLYWOOD U.N.O.
5. PROVIDE STEEL JOIST HANGERS AS REQUIRED. INSTALL & NAIL HANGERS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL BEARING POINTS TO BE (3) 2X4'S U.N.O. BEARING DIRECTLY TO FOUNDATION,STEEL, OR OTHER APPROVED HEADER.
7. PROVIDE BRIDGING FOR 2X FLOOR JOISTS @ 8'-0" O.C.
8. PROVIDE BRIDGING FOR 2X CEILING JOISTS @ 10'-0" O.C.
9. PROVIDE BRIDGING FOR 2X RAFTERS IN VAULTED CEILINGS @ 10'-0"O.C.
10. PROVIDE COLLAR TIES FOR RAFTERS @ 32" O.C.
11. ALL HIPS, VALLEY'S AND RIDGES TO BE 2X12'S U.N.O.
12. INSTALL FABRICATED WOOD PRODUCTS PER MANUFACTURER'S SPECIFICATIONS.
13. ALL WOOD IN CONTACT W/ CONCRETE TO BE TREATED.
14. PROVIDE DOUBLE JOISTS UNDER MASTER BATH TUB & SHOWER.
15. PROVIDE DOUBLE JOISTS UNDER KITCHEN COUNTERS & ISLANDS.
16. ALL FRAMING LUMBER TO BE SPF#2 (OR BETTER). Fb=1289psi.
17. DESIGN LOADS:
FLOOR JOISTS –
40 PSF LIVE LOAD, 20 PSF DEAD LOAD
CEILING JOISTS: 20 PSF LIVE LOAD
RAFTERS: 30 PSF LIVE LOAD, 15 PSF DEAD LOAD
GROUND SNOW LOAD: 30 PSF
18. RIDGE BOARDS SHALL BE LARGER THAN THE CUT END OF THE COMMON RAFTER'S BEING SERVED.
19. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 'c=3,000 PSI
20. ALL REINFORCEMENT STEEL SHALL BE ASTM GRADE 60 Fy=60KSI
21. ALL STRUCTURAL STEEL SHALL BE A36 Fy=36 KSI
22. ALL MASONRY GROUTING SHALL HAVE AN ULTIMATE STRENGTH OF F'm=2500 PSI.
23. ALL LVL'S SHALL HAVE A E(MIN)=1,900,000 PSI AND Fb(MIN)=2600 PSI
24. ALL PORCH WOOD TO BE TREATED.

STEEL LINTEL SPECIFICATIONS:
1) FOR EACH 4" THICKNESS OF WALL AND OPENING:
*LESS THAN 4'-0" USE (1) 3½" X 3½" X 5/16" ANGLE
*4'-0" TO LESS THAN 6'-0" USE (1) 4" X 3½" X 5/16" ANGLE
*6'-0" TO LESS THAN 7'-6" USE (1) 5" X 3½" X 5/16" ANGLE
*7'-6" TO LESS THAN 9'-4" USE (1) 6" X 3½" X 5/16" ANGLE
*9'-4" AND OVER PER PLAN
2) LINTELS IN PARS SHALL BE BOLTED TOGETHER W/ ¾"ø BOLTS @ 16" O.C.
3) BEARING SHALL BE 6" MINIMUM, BUT NOT LESS THAN 1" FOR EACH FOOT OF SPAN.

CLIFFORD TOWN 001-012279 LICENSED ARCHITECT STATE OF ILLINOIS
EXP. 11-22
9/30/22

DATE:	SHEET NO.
10.19.21	A-1
01.24.22	OF 17 SHEETS
05.17.22	
09.30.22	

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 5
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

Attachment: 2420-2450 Landwehr - Arch Plans Lot 4 & 5 (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



01 SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



02 EAST (RIGHT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SIZES:
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

DOOR SIZES:
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

SHEET NO. A-7 OF 17 SHEETS

DATE:
10.19.21
01.21.22
05.17.22
09.30.22

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 5
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

Attachment: 2420-2450 Landwehr - Arch Plans Lot 4 & 5 (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)



01 NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SIZES:
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

DOOR SIZES:
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.



02 WEST (LEFT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

SHEET NO. A-8 OF 17 SHEETS

DATE:
10.19.21
01.21.22
05.17.22
09.30.22

AMAZING HOMES DEVELOPERS
NORTHGATE ESTATES LOT 5
NORTHBROOK, ILLINOIS 60062

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

Attachment: 2420-2450 Landwehr - Arch Plans Lot 4 & 5 (6570 : A Resolution Approving a Subdivision Agreement for 7-Lot Subdivision by Amazing Homes)

Resolution (ID # 6571)

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

A Resolution Approving a Final Plat of Subdivision (2420 - 2450 Landwehr Road – Docket No. PCD-22-10)

is hereby adopted, as follows:

Section 1. RECITALS.

Amazing Homes Developers LLC is the owner and proposed developer (***"Applicant"***) of the property commonly known as 2420-2450 Landwehr Road (***"Property"***). The Applicant has submitted an application to develop the Property as a seven-lot single family residential subdivision (***"Development"***).

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, the Zoning Code and the Village of Northbrook Subdivision and Development Code (1991), as amended (***"Subdivision Code"***).

After being duly noticed and a public hearing conducted by the Northbrook Plan Commission, the President and the Board of Trustees adopted: (i) Ordinance No. 22-30 rezoning the Property from the R-1 to the R-4 Single Family Residential District; and (ii) Resolution No. 22-63 granting a subdivision variation to reduce the required lot depth requirement for Lot 7 from 125 feet to 118.11 feet and approving a tentative plat of subdivision for the Property.

On February 21, 2023, the Plan Commission held a public meeting to consider Developer's request for approval of a final plat of subdivision for the Property. On the same date, the Plan Commission recommended approval of the Final Plat of Subdivision in Resolution No. 2023-PC-02 (***"Requested Relief"***).

The President and Board of Trustees have determined that it is in the best interest of the Village and its residents to grant the Applicant's Requested Relief.

Section 2. APPROVAL, EXECUTION AND RECORDATION OF FINAL PLAT.

A. Approval of Final Plat. The "Final Plat of Subdivision for Northgate Estates Subdivision," prepared by United Survey Service, LLC, consisting of two sheets, with a latest revision date of November 27, 2022, shall be, and is hereby, approved. All revisions to the Final Plat that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning Services subsequent to the date of adoption of this Resolution shall be incorporated into, and made a part of, the Final Plat with no further action required by the Corporate Authorities.

B. Authorization. The Village President and Village Clerk are, subject to the satisfaction of the Effective Date conditions set forth in Section 3 below, hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat, following execution by the Applicant and any

other party with an interest in the Property and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.

C. Recordation. The Village Manager is hereby authorized and directed to record the Final Plat with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 3. EFFECTIVE DATE.

This Resolution shall be in full force and effect only upon the occurrence of all of the following events:

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

B. The effective date of the Resolution Approving the Subdivision and Development Agreement for Seven-Lot Single Family Residential Subdivision (2420 - 2450 Landwehr Road) (Docket No. PCD-22-10) relating to the Property.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

MAIL PLAT TO :

VILLAGE OF NORTHBROOK
1225 CEDAR LANE
NORTHBROOK, IL 60611

SEND TAX BILL TO :
AMAZING HOMES
DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

NORTHGATE ESTATES SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420** AND **2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBERS:
04 - 20 - 100 - 006 - 0000
04 - 20 - 100 - 007 - 0000

AREA = 170,070 SQUARE FEET OR 3.904 ACRES

OWNER'S CERTIFICATE:

AMAZING HOMES DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED THIS_____DAY OF_____, A.D.20__.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME: _____,TITLE:_____
NAME: _____, TITLE:_____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE: _____ AND TITLE: _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID TITLE: _____ DID ALSO THAN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, A.D. 20__.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

BY:_____
VILLAGE ENGINEER

CONSENT OF MORTGAGEE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

_____, WHICH IS THE HOLDER OF A MORTGAGE DATED AS OF _____, 200___, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS ON _____, 200___ AS DOCUMENT NO. _____ ENCUMBERING THE PROPERTY DESCRIBED ON THIS PLAT OF SUBDIVISION, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION AND AGREES THAT ITS LIEN SHALL BE SUBJECT TO THE PROVISIONS OF THIS PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED ON _____, 200_.
ATTEST: _____, A _____

BY: _____

BY:_____ _____

ITS: _____

ITS:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 200_, BY _____, THE _____VICE PRESIDENT, AND _____, THE _____ SECRETARY, OF _____, A _____, WHICH INDIVIDUALS ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF THE CORPORATION FOR AND ON BEHALF OF SAID CORPORATION, AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 200_.

_____
SIGNATURE OF NOTARY
SEAL
MY COMMISSION EXPIRES: _____

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____DAY OF _____, _____

_____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS_____ DAY _____,A.D. 20__.

BY:_____
CHAIRMAN OF THE PLAN COMMISSION

SCHOOL DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE TITLE OWNER OF THE LAND DESCRIBED IN THE **NORTHGATE ESTATES SUBDIVISION** AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE **NORTHGATE ESTATES SUBDIVISION** LIES IN THE FOLLOWING SCHOOL DISTRICTS:

HIGH SCHOOL DISTRICT # 225
GRADE SCHOOL DISTRICT # 31

DATED AT_____, ILLINOIS,

THIS____DAY OF_____,A.D. 20___.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT,OWNERS OF THE TRACT OF LAND COMMONLY KNOWN AS THE **NORTHGATE ESTATES SUBDIVISION**, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, 20__.

NOTARY PUBLIC:_____

COMMISSION EXPIRES:_____

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____ COLLECTOR FOR THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON DRAWN.

DATED THIS_____ DAY OF_____, A.D. 20__.

BY:_____
VILLAGE COLLECTOR

BOARD OF TRUSTEES CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

BY:_____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST:_____
VILLAGE CLERK

DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____DAY OF _____,A.D. 20__.

BY:_____

TITLE:_____

ADDRESS: 50 LAKEVIEW PARKWAY #121, VERNON HILLS, IL. 60061

ENGINEER:_____

PUBLIC UTILITIES & DRAINAGE EASEMENT (P.U.& D.E.)

PERMANENT AND PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "P.U. & D.E." ON THIS SUBDIVISION PLAT FOR THE FOLLOWING PURPOSES:
(1) PUBLIC UTILITIES. TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "P.U & D.E." AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED A P.U. & D.E. AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
(2) STORM WATER DRAINAGE. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE AREAS DESIGNATED "P.U. & D.E." ON THIS PLAT OF SUBDIVISION AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXIST WITHIN A P.U. & D.E. THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITH A P.U. & D.E. ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK. EACH OWNER OF A LOT WITH A P.U. & D.E. LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE "EASEMENT FOR STORM WATER DRAINAGE," AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH A P.U. & D.E. IS LOCATED SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE P.U. & D.E. AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA:

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" INCLUDING OUTLOTS A AND B SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE NORTHGATE HOMEOWNERS' ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION 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 ASSOCIATION 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 ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE STORM WATER DETENTION AREA 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 ASSOCIATION 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 ASSOCIATION 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 STORM WATER DETENTION AREA AND LOTS 1-7 IN THIS SUBDIVISION AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

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

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

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE 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.

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 245.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PARCEL OF LAND EXTENDING NORTH 139 FEET FROM THE SOUTH LINE WITH A DEPTH OF 30 FEET ALONG THE EAST LINE), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 200 FEET OF THE NORTH 445.50 FEET OF THE EAST 435.60 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS UNSHADED ZONE -"X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, COMMUNITY NUMBER 170132, PANEL NUMBER 0226 J, MAP 17031C0226 J EFFECTIVE DATE AUGUST 19, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF SEPTEMBER, 2022 AT RIVER FOREST, ILLINOIS.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

PROJECT No.:	2020-25128-1
ISSUE DATE:	08/17/20
SCALE:	1"=30'
SHEET NUMBER	1 OF 2

PLAT PREPARED FOR:
AMAZING HOMES DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	02/09/21
2	REVISED	11/11/21
3	REVISED	01/19/22
4	REVISED	05/19/22
5	REVISED	09/27/22
6		

Attachment: 2420-2450 Landwehr - Final Plat of Subdivision (6571 : A Resolution Approving a Final Plat for 2420-2450 Landwehr)

NORTHGATE ESTATES

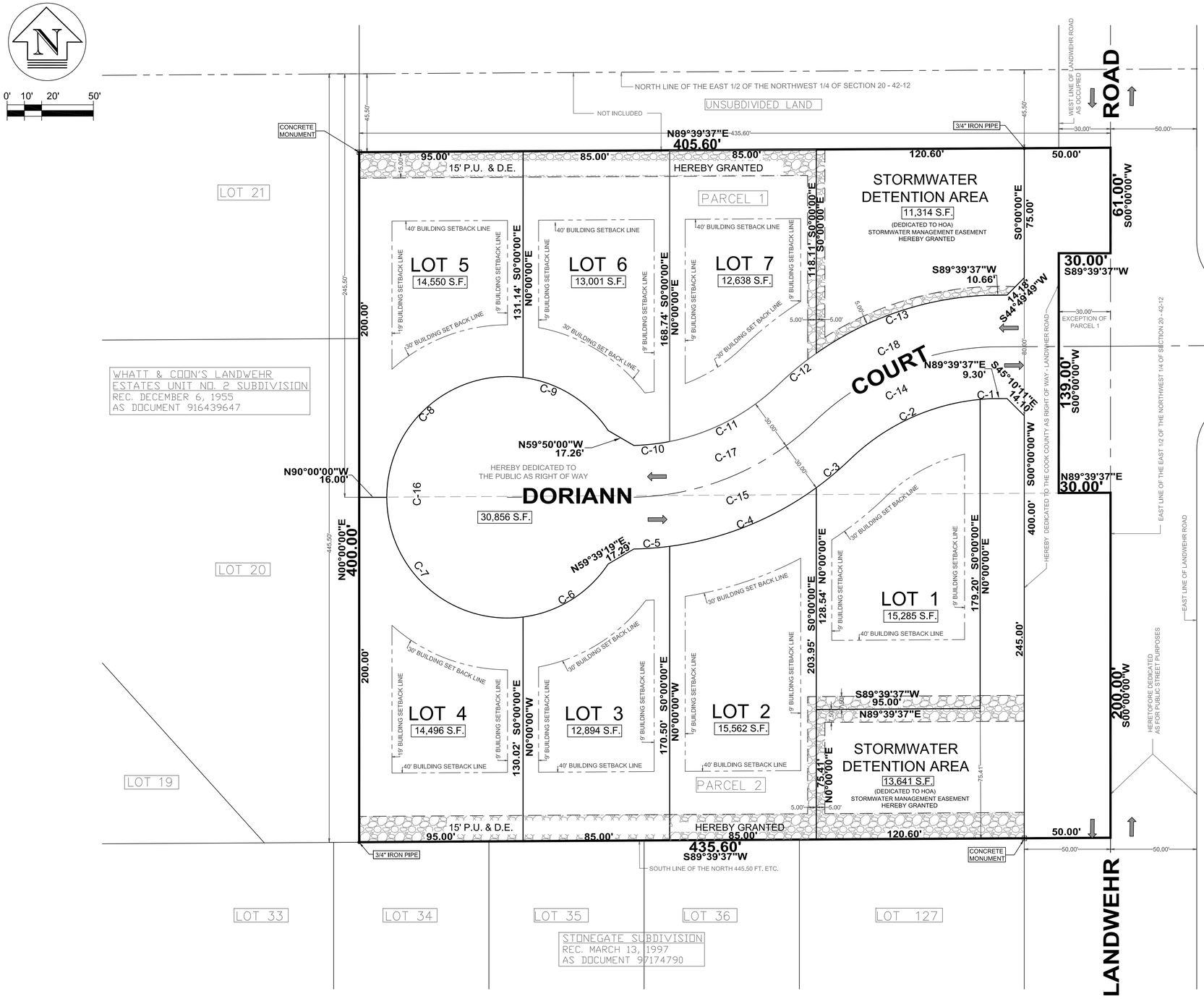
SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2420 AND 2450 LANDWEHR ROAD, NORTHBROOK, ILLINOIS 60062**

PERMANENT INDEX NUMBERS:
04 - 20 - 100 - 006 - 0000
04 - 20 - 100 - 007 - 0000

AREA = 170,070 SQUARE FEET OR 3.904 ACRES



NOTE:
- BASIS OF BEARINGS
THE (COORDINATES AND) BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATES

- EASEMENTS
NO EASEMENTS OF RECORD EXIST FOR THE SUBJECT PROPERTY.

- THERE ARE NOT OVERLAND WATERCOURSES AND DRAINAGE STRUCTURES ON PROPERTY OR WITHIN 25' OF IT.

CURVE DATA

C-1	**C-7**	**C-13**
ARC=6.31'	ARC=118.98'	ARC=106.96'
R=125.00'	R=70.00'	R=185.00'
CH=6.31'	CH=105.17'	CH=105.47'
N86°06'16"E	N48°41'34"E	S71°21'50"W
C-2	**C-8**	**C-14**
ARC=84.50'	ARC=118.98'	ARC=90.81'
R=125.00'	R=70.00'	RAD.=125.00'
CH=82.90'	CH=105.17'	CH.=88.83'
N65°17'31"E	S48°41'34"W	S66°44'19"W
C-3	**C-9**	**C-15**
ARC=25.75'	ARC=59.92	ARC=139.06'
R=185.00'	R=70.00'	RAD.=185.00'
CH=25.73'	CH=58.11'	CH.=135.81'
N49°54'51"E	N58°05'30"W	S67°27'38"W
C-4	**C-10**	**C-16**
ARC=92.49'	ARC=20.90'	ARC=357.80'
R=185.00'	R=125.00'	RAD.=70.00'
CH=91.53'	CH=20.88'	CH.=77.41'
N68°13'29"E	S83°43'19"W	N00°00'00"E
C-5	**C-11**	**C-17**
ARC=20.82'	ARC=72.01'	ARC=92.91'
R=185.00'	R=125.00'	RAD.=125.00'
CH=20.81'	CH=71.02'	CH.=90.78'
N85°46'15"E	S62°25'45"W	N67°13'09"E
C-6	**C-12**	**C-18**
ARC=59.92'	ARC=28.66'	ARC=135.61'
R=70.00'	R=185.00'	RAD.=185.00'
CH=58.11'	CH=28.63'	CH.=132.60'
N58°05'30"E	S50°21'50"W	N66°55'35"E

VILLAGE NOTES:
1. ALL DETENTION BASINS, STORM SEWER LINES, DRAINAGE STRUCTURES, DRAINAGE EASEMENTS, AND SOUND BARRIER BERMS LOCATED IN EASEMENTS ARE PRIVATE AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN.
2. EXCEPT WHERE IN THE PROPOSED VILLAGE R.O.W., THE STORM SEWER PIPES SHALL BE PRIVATE.
3. THERE ARE NO EXISTING OVERLAND WATERCOURSES AND DRAINAGE STRUCTURES ON HTE PROPERTY OR WITHIN 25 FEET OF THE PROPERTY.

LEGEND
- PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTIONAL'S

PROJECT No.:	2020-25128-1
ISSUE DATE:	08/17/20
SCALE:	1"=30'
SHEET NUMBER	2 OF 2

PLAT PREPARED FOR:
AMAZING HOMES DEVELOPERS LLC
50 LAKEVIEW PARKWAY #121
VERNON HILLS, IL. 60061

PLAT PREPARED BY:

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
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NO.	REVISIONS	DATE
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6		

Attachment: 2420-2450 Landwehr - Final Plat of Subdivision (6571 : A Resolution Approving a Final Plat for 2420-2450 Landwehr)

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: SWATI PANDEY, SENIOR PLANNER

DATE: APRIL 11, 2023

SUBJECT: AN ORDINANCE GRANTING A SPECIAL PERMIT FOR 4159-4165 DUNDEE ROAD – NOGGIN BUILDERS

On April 11, 2023, the Board of Trustees is scheduled to consider an ordinance approving a special permit to allow schools and educational services not elsewhere classified operated by Noggin Builders LLC (the "Applicant"), as potential lessee of 4159-4165 Dundee Road on the property commonly known as Sanders Court Shopping Center at 4125-4195 Dundee Road (the "Subject Property"), which is owned by WFC-Lincoln Sanders, LLC (the "Owner"). The Applicant intends to lease a 4,000 square foot tenant space to operate a children's educational facility specializing in science, technology, engineering, and mathematics.

The Plan Commission conducted a public hearing on the application during its regular meeting on March 7, 2023. Following testimony from the Applicant and there being no comments from the public, the Commission closed the public hearing and discussed the application. The Commission found the proposed plan to be acceptable and directed staff to prepare a resolution recommending approval of the application as presented during the March 7 public hearing with inclusion of a condition that the Applicant provide additional signage in the business windows indicating the drop-off and pick-up policy for the business, and that the Applicant enforce the policy.

On March 21, 2023, the Plan Commission adopted, by a vote of 6-0 (three members absent), the attached Resolution No. 23-PC-04 recommending approval of the special permit with the conditions noted below.

a) Drop-Off and Pick-Up Signage. The Applicant will install additional signage within the storefront window indicating the drop-off and pick-up policy submitted by the Applicant; and
b) Drop-Off and Pick-Up Enforcement. The Applicant will enforce the drop-off and pick-up policy at the facility.

The attached ordinance contains the above conditions, including a term which expires on December 31, 2033; which corresponds with the Applicant's initial lease period. The staff reports from both meetings and minutes from the March 7 public hearing are included for reference. The minutes from the March 21 meeting were not available at this time.

Consistent with the policies endorsed by the Board that a unanimous recommendation from the Plan Commission be placed on the Board of Trustees consent agenda, the proposed ordinance approving the special permit with the noted conditions has been placed on the consent agenda of the April 11, 2023 meeting.

Staff and the Applicant will be present at the meeting in the event there are any questions.

Ordinance (ID # 6638)

An Ordinance Granting a Special Permit for Educational Services Not Elsewhere Classified (4159-4165 Dundee Road – Noggin Builders) (Plan Commission Docket No. PCD-23-03)

Passed by the Board of Trustees, 4/11/2023
Printed and Published 4/12/2023

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

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

_____
Village Clerk

Ordinance (ID # 6638)

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

An Ordinance Granting a Special Permit for Educational Services Not Elsewhere Classified (4159-4165 Dundee Road – Noggin Builders) (Plan Commission Docket No. PCD-23-03)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Noggin Builders, LLC ("***Applicant***") is the potential lessee of 4159-4165 Dundee Road on the property commonly known as Sanders Court Shopping Center at 4125-4195 Dundee Road ("***Subject Property***"). The Subject Property is improved with a multi-tenant single story shopping center and is owned by WFC-Lincoln Sanders, LLC ("***Owner***") which has consented to the relief requested by the Applicant. The Applicant desires to operate a children's educational facility not elsewhere classified on the Subject Property, in the C-2 Neighborhood Commercial District.

Section 2. DESCRIPTION OF PROPERTY.

The Subject Property is commonly known as Sanders Court Shopping Center at 4125-4195 Dundee Road, which is legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance. The Property is located within the C-2 Neighborhood Commercial District.

Section 3. PUBLIC MEETINGS & HEARINGS.

A public hearing to consider the Applicant's request for a special permit was duly advertised on February 16, 2023 in the *Northbrook Herald* and was held at the Plan Commission's regular meeting on March 7, 2023. On March 21, 2023, the Plan Commission formally adopted Resolution No. 23-PC-04 recommending approval of the application.

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 children's educational service not elsewhere classified (Northbrook SIC 8299.01: Schools and Educational Services Not Elsewhere Classified) ("***Facility***") on the Subject Property is hereby granted to the Applicant in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook.

Section 5. SPECIAL PERMIT CONDITIONS.

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

A. Drop-Off and Pick-Up Signage. The Applicant will install additional signage within the storefront window indicating the drop-off and pick-up policy submitted by the Applicant and attached to this ordinance as ***Exhibit B***;

B. Drop-Off and Pick-Up Enforcement. The Applicant will enforce the drop-off and pick-up policy at the facility; and

C. Licensing. The Facility shall operate in compliance with all applicable requirements of the Village's Municipal Code.

Section 6. TERM OF SPECIAL PERMIT.

The term of the Special Permit granted in Section 4 for Schools and Educational Services Not Elsewhere Classified, shall be valid for ten years until December 31, 2033, however, upon the Applicant providing Village Staff with evidence of an executed lease renewal or extension beyond that date, the term of the Special Permit may be, at the discretion of the Director of Development and Planning Services, administratively extended for an additional period coterminous with the valid term of the lease, without further action of the Board of Trustees or the need for a public hearing.

Section 7. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permit granted in Section 4 of this Ordinance shall, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board of Trustees may not so revoke the special permit unless it shall first provide the Applicant with two 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 Subject Property shall be governed solely by the regulations of the C-2 Neighborhood Commercial District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant or its successor required by this Section is given.

Section 8. AMENDMENT TO SPECIAL PERMIT.

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

Section 9. 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 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 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 by the Applicant and the Owner with the Village Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in the form of ***Exhibit C***, attached to and made a part of this Ordinance by this reference; and

iv. recordation of this Ordinance, together with such exhibits as the Village Clerk shall deem appropriate for recordation, with the Cook County Clerk's Office. The Applicant shall bear the full cost of such recordation.

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 10.A.iii of this Ordinance within 90 days after the date of passage of this Ordinance by the President and Board of Trustees, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

Attachment: 4159-4165 Dundee - Ordinance Exhibits A-C (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee Road – Noggin

EXHIBIT A

Legal Description of Property

THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7 AFORESAID 1152.0 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 267.79 FEET TO A POINT 452.59 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7 AFORESAID THENCE SOUTH 0 DEGREES, 20 MINUTES, 00 SECONDS WEST 679.30 FEET; THENCE NORTH 88 DEGREES, 20 MINUTES, 00 SECOND EAST 177.0 FEET TO A LINE 674.14 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 7 AFORESAID (SAID 674.14 FEET BEING MEASURED ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7 AFORESAID); THENCE NORTH 90 DEGREES EAST ALONG SAID PARALLEL LINE 715.51 FEET TO THE WESTERLY LINE OF SANDERS ROAD; THENCE NORTH 7 DEGREES, 19 MINUTES, 12 SECONDS WEST ALONG SAID WESTERLY LINE 546.59 FEET TO A LINE 2 CHAINS SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7 AFORESAID; THENCE NORTH 90 DEGREES WEST ALONG SAID PARALLEL LINE 366.54 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7 AFORESAID; THENCE NORTH 0 DEGREES, 08 MINUTES, 40 SECONDS EAST ALONG SAID WEST LINE 82.0 FEET TO A POINT IN THE SOUTH LINE OF DUNDEE ROAD AS DESCRIBED IN CONDEMNATION CASE 69 L 18272; THENCE NORTH 90 DEGREES WEST ALONG SAID SOUTH LINE 184.77 FEET TO A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7 AFORESAID AND DRAWN THROUGH THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 50.0 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART CONDEMNED FOR NORTHERN ILLINOIS TOLL HIGHWAY AS PER SUPERIOR COURT OF COOK COUNTY ILLINOIS CASE #55 S 11399) ALSO (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, 2 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTH WEST QUARTER OF SAID SECTION 7; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, 2.31 CHAINS; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 7 TO THE WESTERLY LINE OF SANDERS (FORMERLY KNOWN AS WAUKEGAN ROAD); THENCE NORTHERLY ALONG THE WESTERLY LINE OF SANDERS ROAD TO A POINT ON THE WESTERLY LINE OF SAID ROAD WHICH IS 2 CHAINS SOUTH OF THE NORTH LINE OF SAID SECTION 7; THENCE WEST ALONG A LINE 2 CHAINS SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS).
P.I.N.: 04-07-100-020-0000

Commonly known as 4125-4195 Dundee Road, Northbrook, Illinois

EXHIBIT B

Drop-Off and Pick-Up Policy

Attachment: 4159-4165 Dundee - Ordinance Exhibits A-C (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee Road – Noggin

Attachment C: Noggin Builders Drop-Off and Pick-up Procedures

Children up to the age of 8 years old are required to be escorted into and out of the facility by an adult. Children under the age of 8 years old account for 70-75% of Noggin Builders customers. There is ample parking at the shopping center.

Children over the age of 8 years old may be dropped off or picked up at the curb and enter / exit the building alone. During drop-off / pick-up times when children of this age are scheduled for programs, a Noggin Builders staff member will supervise drop-off / pick-up at all times.

The drop-off / pick-time is a 15-minute window to allow for staggering of cars. Drop-off does not cause a back up of cars because children exit the vehicle and the car promptly moves on in the traffic flow. During pick-up times, cars may line up prior to the end of class to wait for their child. Due to carpooling and staggered pick-up windows, a typical pick-up queue may include 4-6 cars. Based on scheduled class times, pick up times during the school year are 4:30pm-4:45pm, 5:15pm-5:30pm, and 7:45pm-8:00pm. Based on scheduled camp times, pick up times during the summer are 11:45am-12:00pm and 3:45pm-4:00pm.

Please see Attachment D for diagram.

Supervision: Exterior drop-off and pick-ups will be supervised by Noggin Builders staff.

Communication: Drop-off and Pick-up Procedures will be communicated to parents via website, registration confirmations, and signage within the center.

Attachment: 4159-4165 Dundee - Ordinance Exhibits A-C (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee Road – Noggin

Attachment D: Drop-off / Pick-up Traffic Flow

Drop-off and pick-up will occur along the curb, in front of Noggin Builders' units. Vehicles will travel south / southeast, as indicated by the orange line, to reach the drop-off / pick-up location. A typical pick-up queue may include 4-6 cars.

Children will enter / exit their vehicle on the curb side and walk, as indicated by the orange dotted line, to enter / exit Noggin Builders at the point indicated with a pink star.

Supervision: Exterior drop-off and pick-ups will be supervised by Noggin Builders staff.

Communication: Drop-off and Pick-up procedures will be communicated to parents via website, registration confirmations, and signage within the center.



Attachment: 4159-4165 Dundee - Ordinance Exhibits A-C (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee Road – Noggin

Attachment: 4159-4165 Dundee - Ordinance Exhibits A-C (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee Road – Noggin

EXHIBIT C

Unconditional Agreement and Consent of Applicant and Owner

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

WHEREAS, Noggin Builders LLC ("***Applicant***") is potential lessee of 4159-4165 Dundee Road on the property commonly known as Sanders Court Shopping Center at 4125-4195 Dundee Road ("***Subject Property***"); and

WHEREAS, WFC-Lincoln Sanders, LLC ("***Owner***") is the owner of the Subject Property; and

WHEREAS, the Applicant desires to operate a children's educational facility on the Subject Property; and

WHEREAS, the Subject Property is located within the within the C-2 Neighborhood Commercial District, in which educational facilities not elsewhere classified (above 2,500 square feet) are allowed only as a special permit use; and

WHEREAS, the Applicant has applied for a special permit to allow the operation of a children's educational facility on the Subject Property and the Owner has consented to the application; and

WHEREAS, Ordinance No. 23-__, adopted by the President and Board of Trustees of the Village of Northbrook on _____, 2023 ("***Ordinance***"), grants approval of such special permit, subject to certain conditions, for the benefit of Applicant; and

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

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

1. Applicant shall, and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. 23-__, adopted by the Village Board of Trustees on _____, 2023.

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

3. Applicant acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to Applicant required by Section 7 of the Ordinance is given.

Attachment: 4159-4165 Dundee - Ordinance Exhibits A-C (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee Road – Noggin

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

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

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

ATTEST:

NOGGIN BUILDERS, LLC, an Illinois limited liability company

By:_____
Its:_____

SUBSCRIBED and **SWORN** to
before me this _____ day of
_____, 2023.

_____
Notary Public

ATTEST:

WFC LINCOLN SANDERS, LLC, a Delaware limited liability company

By: Westwood Financial Corporation, a Delaware Corporation

Its: Manager
By:_____
(signature)
By:_____
(print)

SUBSCRIBED and **SWORN** to
before me this _____ day of
_____, 2023.

_____
Notary Public

{00131667.1}

APPROVED

RESOLUTION NO. 23-PC-04
VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-23-03
(4159-4165 DUNDEE ROAD – NOGGIN BUILDERS)

WHEREAS, an application has been filed by Noggin Builders, LLC (the "Applicant") as potential lessee of 4159-4165 Dundee Road on the property commonly known as Sanders Court Shopping Center at 4125-4195 Dundee Road (the "Subject Property") which is owned by WFC-Lincoln Sanders, LLC (the "Owner"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-23-03) with the Village of Northbrook requesting:

A. Approval of a special permit to allow Schools and Educational Services, Not Elsewhere Classified (SIC No. 8299.01) on the Subject Property located in an C-2 Neighborhood Commercial District; and
B. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for community retail uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on February 16, 2023 in the *Northbrook Herald* and a public hearing was held at the Plan Commission's regular meetings on March 7, 2023; 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 January 24, 2023, 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. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-23-03 the proposed application is in general compliance with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

B. Special Permit. With respect to Docket No. PCD-23-03A, the Plan Commission does hereby find that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed schools and educational services not elsewhere classified (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 C-2 Neighborhood Commercial 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-23-03B, the Plan Commission does hereby find that no other relief is necessary.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-23-03 based on the findings established herein, subject to the following conditions:

A. Special Permit. A special permit to allow Schools and Educational Services Not Elsewhere Classified (SIC No. 8299.01) shall be issued to the Applicant.

B. Conditions. The relief recommended above shall be conditioned upon the satisfaction of the following recommended conditions:

1. Drop-Off and Pick-Up Signage. The Applicant will install additional signage within the storefront window indicating the drop-off and pick-up policy submitted by the Applicant and attached to this resolution as ***Exhibit A***; and
2. Drop-Off and Pick-Up Enforcement. The Applicant will enforce the drop-off and pick-up policy at the facility.

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Resolution No. 23-PC-04
Docket No. PCD-23-03 – 4159-4165 Dundee – Noggin Builders

ADOPTED THIS 21st day of March 2023.

AYES: (6) DeBartolo, Melnick, Morgen, Schwager, Walden, Elisco

NAYS: (0)

ABSENT: (3) Sandler, Halperin, Torf

ABSTAIN: (0)

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

ATTEST:
_/s/ Michaela Kohlstedt_____
Michaela Kohlstedt, Director
Development and Planning Services

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Resolution No. 23-PC-04
Docket No. PCD-23-03 – 4159-4165 Dundee – Noggin Builders

EXHIBIT A

Drop-Off and Pick-Up Policy

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Attachment C: Noggin Builders Drop-Off and Pick-up Procedures

Children up to the age of 8 years old are required to be escorted into and out of the facility by an adult. Children under the age of 8 years old account for 70-75% of Noggin Builders customers. There is ample parking at the shopping center.

Children over the age of 8 years old may be dropped off or picked up at the curb and enter / exit the building alone. During drop-off / pick-up times when children of this age are scheduled for programs, a Noggin Builders staff member will supervise drop-off / pick-up at all times.

The drop-off / pick-time is a 15-minute window to allow for staggering of cars. Drop-off does not cause a back up of cars because children exit the vehicle and the car promptly moves on in the traffic flow. During pick-up times, cars may line up prior to the end of class to wait for their child. Due to carpooling and staggered pick-up windows, a typical pick-up queue may include 4-6 cars. Based on scheduled class times, pick up times during the school year are 4:30pm-4:45pm, 5:15pm-5:30pm, and 7:45pm-8:00pm. Based on scheduled camp times, pick up times during the summer are 11:45am-12:00pm and 3:45pm-4:00pm.

Please see Attachment D for diagram.

Supervision: Exterior drop-off and pick-ups will be supervised by Noggin Builders staff.

Communication: Drop-off and Pick-up Procedures will be communicated to parents via website, registration confirmations, and signage within the center.

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Attachment D: Drop-off / Pick-up Traffic Flow

Drop-off and pick-up will occur along the curb, in front of Noggin Builders' units. Vehicles will travel south / southeast, as indicated by the orange line, to reach the drop-off / pick-up location. A typical pick-up queue may include 4-6 cars.

Children will enter / exit their vehicle on the curb side and walk, as indicated by the orange dotted line, to enter / exit Noggin Builders at the point indicated with a pink star.

Supervision: Exterior drop-off and pick-ups will be supervised by Noggin Builders staff.

Communication: Drop-off and Pick-up procedures will be communicated to parents via website, registration confirmations, and signage within the center.



Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Plan Commission

Plan Commission

~ Minutes ~

1225 Cedar Lane
Northbrook, IL 60062
www.northbrook.il.us

Debbie Ford
(847) 664-4013

Tuesday, March 7, 2023 7:30 PM Sandra "Sandy" Frum Board Room

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Steven Elisco	Chairperson	Present	
Jeff Sandler	Commissioner	Absent	
Jeremy Melnick	Commissioner	Present	
Mark DeBartolo	Commissioner	Present	
Allen Morgen	Commissioner	Present	
Amy Torf	Commissioner	Present	
Eric Schwager	Commissioner	Absent	
Ken Walden	Commissioner	Present	
Keri Halperin	Commissioner	Absent	
Swati Pandey	Planner	Absent	
Michaela Kohlstedt	Director	Present	
Stewart Weiss	Village Attorney	Present	

5. REVIEW OF NEW APPLICATIONS

A. **DOCKET NO. PCD-23-03: 4159-4165 DUNDEE ROAD - NOGGIN BUILDERS (First Public Hearing). An application filed by Noggin Builders, LLC as potential lessee of a portion of the property (4159-4165 Dundee Road) commonly known as Sanders Court Shopping Center at 4125-4195 Dundee Road, which is owned by WFC Lincoln Sanders, LLC for the purposes of: A) Approval of a special permit to allow Schools and Educational Services, Not Elsewhere Classified (SIC No. 8299.01); and B) Approval of any other such variations, waivers, and zoning relief as may be necessary.**

Commissioner Torf recused herself.

Village Attorney Stewart Weiss cited the ethics guidelines.

Michaela Kohlstedt, Director discussed an application submitted by Noggin Builders, LLC, for the property located at 4125-4195 Dundee Road. On January 10, 2023, the application underwent preliminary review by the Board of Trustees. The Board found the proposed plan to be appropriate, however, they expressed concern regarding the drop-off/pick-up plan. The applicant provided a detailed written narrative regarding drop-off/pick-up operations. The Comprehensive Plan's Future Land Use designation is Community Retail Uses, and the property is zoned C2 Neighborhood Commercial.

The property is approximately 475,758 square feet; and the applicant will be leasing 4,015 square feet. She provided a brief overview of the following: site plan, operations, drop-off/pick-up plan,

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

parking, and programs. She noted the requested relief/primary issues the Plan Commission should consider.

Chairman Elisco asked if the 2,500 conditional use was added due to parking concerns. Ms. Kohlstedt responded yes.

Applicant Amy Torf stated she received positive feedback from a recent community meeting.

Commissioner DeBartolo asked if the applicant plans on posting signage for drop-off/pick-up operations. Ms. Torf responded they will utilize the same methods (email, social media, welcome meetings, and window posters) that have successfully worked at their existing locations. Furthermore, she will ask the landlord if they can post signage outside.

Commissioner DeBartolo made a motion to close the public hearing; seconded by Commissioner Morgen. On roll call vote, all were in favor. (5 Yes Votes, 0 No Votes)

Commissioner Melnick favors the special permit request.

Commissioner DeBartolo favors the special permit request. He expressed concern regarding drop-off/pick-up operations.

Commissioner Morgen favors the special permit request.

Commissioner Walden favors the special permit request.

Chairman Elisco stated the Village has not received any complaints regarding the organization's operations. He believes the third location will be a great success in the community. Furthermore, he favors approving the special permit request.

Commissioner Morgen made a motion for staff to draft a resolution for Docket No. PCD-23-03, 4159-4165 Dundee - Noggin Builders, subject to additional signage for parking and drop-off/pick-up, and enforcing drop-off/pick-up; seconded by Commissioner Melnick. On roll call vote, all were in favor. (5 Yes Votes, 0 No Votes)

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES DEPARTMENT

TO: PLAN COMMISSION

FROM: SWATI PANDEY, SENIOR PLANNER

DATE: MARCH 7, 2023

SUBJECT: PCD-23-03: 4125-4195 DUNDEE ROAD – NOGGIN BUILDERS

INTRODUCTION

On March 7, 2023 the Plan Commission will conduct a public hearing on an application filed by Noggin Builders, LLC (the "Applicant") as potential lessee of a portion of the property (4159-4165 Dundee Road) commonly known as Sanders Court Shopping Center at 4125-4195 Dundee Road (the "Subject Property"), which is owned by WFC-Lincoln Sanders, LLC (the "Owner"), the Applicant requires the following relief:

A. Approval of a special permit to allow Schools and Educational Services, Not Elsewhere Classified (SIC No. 8299.01) on the Subject Property located in an C-2 Neighborhood Commercial District; and

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

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 February 16, 2023, edition of the *Northbrook Herald*. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property:

- is approximately 475,758 square feet in size (excludes the northeast outlots with office building and Culvers restaurant) and is zoned C2 Neighborhood Commercial District;
- is located on the southwest side of the intersection of Dundee Road and Sanders Road;
- contains a single-story multi-tenant commercial retail shopping center known as Sanders Court with approximately 127,684 square-feet of tenant space;
- the surrounding properties zoning and land uses are depicted on the attached Application Summary;
- the Comprehensive Plan's Future Land Use designation is Community Retail Uses;
- is not located within the 100-year flood plain;
- is not located in proximity to any areas identified in the Master Stormwater Management Plan;
- The Master Bicycle and Pedestrian Plan does not designate for any new bicycle or pedestrian

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

infrastructure on Dundee or Sanders Road surrounding the Subject Property.

BACKGROUND INFORMATION

The Applicant is currently located at 3000 Dundee Road, which received a Special Permit for the identical use on April 26, 2016 (attached Ordinance 2016-24). It currently provides classes to 300 children per week. Noggin Builders has served the community since 2013, beginning at 3073 Dundee in a 1,700 SF space (no special permit required due to small size).

On January 10, 2023 the application underwent preliminary review by the Board of Trustees (the minutes are attached for reference). The Board found the proposed plan to be appropriate, but the Trustees expressed a concern with the need for a drop-off and pick-up plan for the children attending the facility. There were no other concerns raised by the Board during preliminary review.

The material submitted by the Applicant for this application is consistent with what was presented at the preliminary review. The Applicant has provided a detailed written narrative regarding drop-off/pick-up hours, operations, procedures, and policy. The Applicant has stated that children under the age of 8 will be escorted in and out of the facility by an adult, while children over 8 years in age could be dropped-off/picked up at the curb. The cars will be staggered by 15 minutes around drop-off/pick-up times. A drop-off/pick-up plan showing the flow of traffic is attached.

PROPOSED PLAN

The Applicant is proposing to relocate from its existing Northbrook location to occupy approximately 4,015 square feet within three-tenant spaces at the south west corner of the shopping center, in units B114, B115 and B116 (known as 4159-4165 Dundee Road). The proposed use called Noggin Builders, would provide STEM classes and camps for children between 4 and 14 years old. The attached narrative and attachments from the Applicant provides a detailed description of the proposed use for the Subject Property, of which the following is an excerpt:

- The Applicant is proposing the hours of operation during the school year Monday through Friday between 9AM to 8PM, noting peak hours occurring between 4PM to 6PM. The hours of operation during summer break is proposed to be Monday through Friday between 9AM to 4PM. The facility would have 3 full-time employees and 6 part-time employees.
- The Applicant has attached a floorplan of its existing location at 3000 Dundee as well as the proposed facility at Sanders Court. The floor plans shows four classrooms, open project area, storage area, and staff space. There will be a building permit required with architectural drawings to make any building alterations.
- There is an outdoor activity space proposed for the use. Per the attached exterior space plan, there is a door that leads to the proposed outdoor space that would be utilized for STEM activities including for example, growing plants, observing the sky and experiments using sunlight and wind. During the summer, it would also serve as an eating area. The details of the fence type has not been determined by the Applicant yet.

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

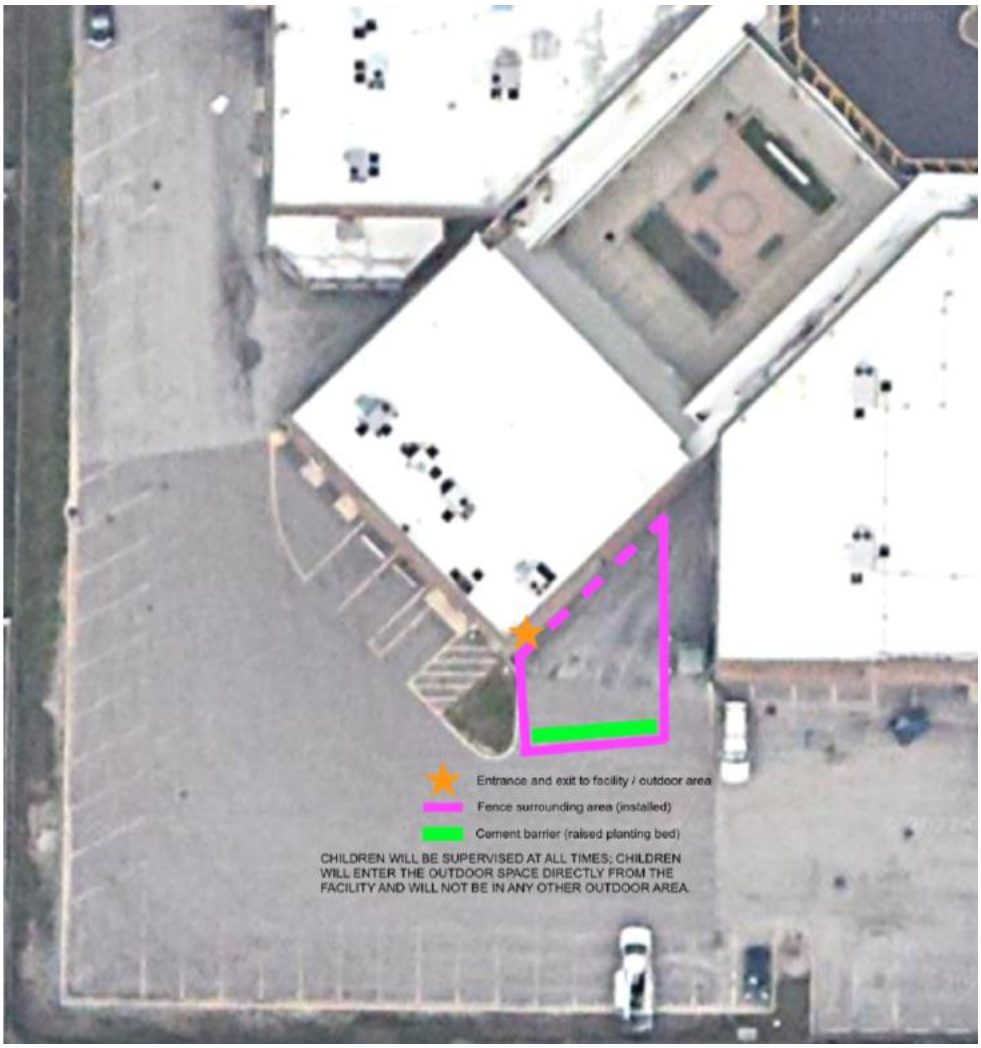


Figure 1: Outdoor Activity Area with Fence

- The Applicant has attached a description of the drop-off and pick-up procedure along with a diagram. In short, children 8 years and under are required to be escorted in and out of the facility by an adult. Children over 8 years old, representing about 25% to 30% of the students, may be dropped off or picked up at the curb. There is a 15 minute window for drop-off and pick-up to allow for staggering of cars. Per the Applicant, drop-offs do not cause back up of cars since children can exit the vehicles promptly. A typical pick-up queue may include approximately 4 to 6 cars.
    - Pick-up times during the school year are between: 4:30-4:45PM, 5:15-5:30PM and 7:45-8:00PM.
    - Pick-up times during the summer camps are between: 11:45AM-12:00PM and 3:45-4:00PM.

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee



Figure 2: Drop-off/Pick-up Circulation Plan

- The parking requirement for vocational and correspondence schools is 1 per 200 square feet. Thus, with a tenant space of 4,015 square feet, the required parking would be 20 parking spaces.
    - Per Ordinance 2022-20 amending the required number of parking spaces for shopping centers, Sanders Court is required to have 550 parking spaces. Sanders Court has 577 parking spaces available for a wide array of tenants and thus, the shopping center has more available parking spaces than the proposed use requires. Parking will be in compliance for the proposed use.
- The Applicant has not provided any signage information, however, if a wall sign is proposed, it will be in compliance with the requirements of the Zoning Code through a sign permit.

REQUESTED SPECIAL PERMIT

Since the tenant space will be in excess of 2,500 square feet, the Applicant is seeking special permit approval to allow for the operation of the children's science educational facility. The Plan Commission and Board of Trustees must consider the general standards for special permits 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?

Of the special permit standards, items 1, 2, and 5 are particularly relevant to this application. The

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Applicant has included a statement of justification with their application materials addressing the above items. This information is attached to this report with the additional material submitted by the Applicant for review.

Circulation and Drop-Off/Pick-Up Plan. One of the items to consider when reviewing an application for a special permit for a children's educational facility is the on-site circulation, and specifically the drop-off and pick-up of children that would be utilizing the facility. The Applicant has stated in the attached material that children ages eight and under must be escorted into the facility by an adult (which constitutes 70%-75% of capacity); the children 8 and older could be dropped-off at the curb. The policy will also be communicated to parents/guardians through various means such as website, registration, signage, etc. The drop-off will occur at the curb and the children will walk straight directly towards the unit entrance, as shown in the circulation plan. A staff member would supervise these drop-off/pick-ups during programming times.

To date the Village has not received any complaints regarding any drop-off or pick-up activity for the business at 3000 Dundee Road.

Lastly, it should be noted that the Applicant has an initial lease term of ten years, which would expire in 2033. The Plan Commission will want to consider whether or a not a term is necessary for the special permit, and if so, should the term coincide with the initial lease.

STAFF REVIEW

The application underwent review by Village staff members from various departments such as Development and Planning Services, Police, Fire, and the Village Attorney. All reviewing departments have approved the application with no comments. Considering there was no site work proposed, engineering and tree preservation did not review and since the scope of the project was limited to use change, sustainability did not have any comment as well.

SUMMARY

In reviewing this request, we suggest the Plan Commission consider the following policy questions:

1. Is it appropriate to grant special permit approval to allow a children's education facility with gross floor area in excess of 2,500 square feet on the Subject Property? In particular, has the Applicant adequately addressed drop-off and pick-up of children?

2. If so, should any operational limitations be placed on the facility (i.e. hours of operation, drop-off and pick-up allowance, special permit term etc.)?

3. If so, are there any concerns for the proposed exterior space in the rear of the tenant space/shopping center, that would be completely enclosed by a fence?

4. If so, are there any concerns for the proposed drop-off/pick-up procedure and plan?

The Applicant and staff will attend the March 7, 2023 Plan Commission meeting to answer any questions.

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

Attachment: 4159-4165 Dundee - PC Resolution, Minutes, Staff Reports (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

MEMORANDUM

To: Plan Commission
From Michaela Kohlstedt, Director of Development & Planning Services
Date: March 21, 2023
Subject: PCD-23-03: 4159-4165 Dundee Road – Noggin Builders Special Use Permit

INTRODUCTION

On March 21, 2023 the Plan Commission will consider a resolution recommending approval of an application filed by Noggin Builders, LLC (the "Applicant") as potential lessee of a portion of a tenant space at the property (4159-4165 Dundee Road) commonly known as Sanders Court Shopping Center at 4125-4195 Dundee Road (the "Subject Property"), which is owned by WFC-Lincoln Sanders, LLC (the "Owner"), the Applicant requires the following relief:

A. Approval of a special permit to allow Schools and Educational Services, Not Elsewhere Classified (SIC No. 8299.01) on the Subject Property located in an C-2 Neighborhood Commercial District; and

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

The Plan Commission conducted a public hearing on the application during its regular meeting on March 7. Following testimony from the Applicant and there being no comments from the public, the Commission closed the public hearing and discussed the application. The Commission found the proposed plan to be acceptable and directed staff to prepare a resolution recommending approval of the application as presented during the March 7 public hearing with inclusion of a condition that the Applicant provide additional signage in the business windows indicating the drop-off and pick-up policy for the business, and that Applicant enforce the policy.

The draft resolution is attached to this memo for review. If approved, this would be **Resolution No. 23-PC-04**.

Staff and the Applicant will be present at the March 21, 2023 meeting to answer any questions the Commission may have.

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 Noggin Builders, LLC

Company Noggin Builders

Address 3603 Bernay Dr.

City, State, Zip Northbrook, IL 60062

Phone No. 847-624-2450

Email amy@nogginbuilders,com

Primary Contact Person

Name Amy Torf

Company Noggin Builders

Address Same

City, State, Zip

Phone No.

Email

Consultants *(as applicable)*

Attorney

Name N/A

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name N/A

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name N/A

Company

Address

City, State, Zip

Phone No.

Email

Other

Name N/A

Company

Address

City, State, Zip

Phone No.

Email

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

Village of Northbrook
FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

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

Site Location/Address: 4125-4195 Dundee Rd.

Property Index Numbers: _____

Size of Property: _____ (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: _____

Current Zoning: C2 Neighborhood Commerical District

Current Use of the Property: Vacant retail

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 Gross floor area greater than 2,500 sqft.
- ☐ 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: WFC Lincoln Sanders LLC
Primary Contact: Paula Garcia
Address 5500 Greenville Avenue, #602
City, State, Zip Dallas, TX 75206
Phone No. 214-346-0030
Email pgarcia@westfin.com

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

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

❑ 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.

$ 250 Amount of Non-Refundable Fee

$ 1500 Amount of Escrow

$ 1750 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: Amy Torf **Date** 1/18/23
Print Name & Title: Amy Torf, President
Signatures of Property Owner(s): **Date** 01/18/23
Print Name & Title: Tim Chung, Attorney for Owner **Property Address:** 4125-4195 Dundee Rd., Nor
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

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: WPF Operating LLC, a Delaware limited liability company

Address: 10877 Wilshire Blvd #1105, LA, CA 90024

Ownership or Trust Interest: 100 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

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

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

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

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: Amy Torf

Address: 3603 Bernay Dr, Northbrook

Ownership or Trust Interest: 20 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: Stuart Katz

Address: c/o Noggin Builders, LLC

Ownership or Trust Interest: 80 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

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.

- **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: 8299.01 Schools and Educational Services, Not Elsewhere classified

- **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**.

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

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.

Noggin Builders, LLC

(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.

C2 Neighborhood Commerical District

(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.

Gross floor area greater than 2,500 sqft.

(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.

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

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

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

1120734042D

Doc#: 1120734042 Fee: $56.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 07/26/2011 01:56 PM Pg: 1 of 11

WHEN RECORDED, RETURN TO:

Larry Stern, Vice President-Finance
Westwood Financial Corp.
11440 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

First American Title Order # NCS 489450 JEL 1 of 5

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sandee LLC, an Illinois limited liability company ("**Grantor**") does hereby convey to WFC Lincoln Sanders LLC, a Delaware limited liability company, as to an undivided 60% interest as a tenant in common, and WFC Sanders LLC, a Delaware limited liability company, as to an undivided 40% interest as a tenant in common, the following real property situated in Cook County, Illinois, together with all rights and privileges appurtenant thereto:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT ONLY TO existing taxes, assessments, liens and those exceptions and encumbrances on Exhibit "B" attached hereto and made a part of this for all purposes.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor and no other, subject to the matters set forth above.

DATED this 26th day of July, 2011.

GRANTOR:

SANDEE LLC,
an Illinois Limited Liability Company

By: The Cloverleaf Group, Inc.,
an Illinois corporation
its Manager
by: Gabriel S. Piper, Pres.
Title: President

ACKNOWLEDGEMENTS APPEAR ON THE FOLLOWING PAGE

S Y
P N
S N
SC Y
INT TD

77438-0001/LEGAL21326764.4

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

STATE OF ILLINOIS)
)ss.
County of Cook)

The foregoing instrument was acknowledged before me this 26th day of July, 2011, by Michael S. Basofin, President, on behalf of Sandee LLC
the Cloverleaf Group

Notary Public

My Commission Expires:
11/9/14

OFFICIAL SEAL
LIZ VANDENHEUVEL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/09/14

STATE OF ILLINOIS
STATE TAX
JUL.26.11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000003517
REAL ESTATE TRANSFER TAX
2200.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUL.26.11
REVENUE STAMP
0000003361
REAL ESTATE TRANSFER TAX
1100.00
FP 103042

77438-0001/LEGAL21326764.4

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165

Exhibit A to Special Warranty Deed

Legal Description

PARCEL 1:

LOT 1 IN SANDERS COURT SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 8 RODS OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, AFORESAID, WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST QUARTER OF SECTION 7; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 8 RODS AFORESAID, 150.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID, 40.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH 8 RODS AFORESAID 118.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID, 29.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 8 RODS AFORESAID 268.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH ALONG SAID WEST LINE, 69.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 IN SANDERS COURT SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SANDERS COURT SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOT 2 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2 AFORESAID, 40.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 221.78 FEET TO A POINT IN THE WESTERLY LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE, 40.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID, 1152.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 267.79 FEET TO A POINT 452.59 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID; THENCE SOUTH 00 DEGREE, 20 MINUTES, 00 SECOND WEST, 679.30 FEET; THENCE NORTH 88 DEGREES, 20 MINUTES, 00 SECOND EAST, 177.00 FEET TO A LINE 674.14 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 7 AFORESAID, (SAID 674.14 FEET BEING MEASURED ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID); THENCE NORTH 90 DEGREES EAST ALONG SAID PARALLEL LINE 715.51 FEET TO THE WESTERLY LINE OF SANDERS ROAD; THENCE NORTH 07 DEGREES, 19 MINUTES, 12 SECONDS WEST ALONG SAID WESTERLY LINE 546.59 FEET TO A LINE 2 CHAINS SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID; THENCE NORTH 90 DEGREES WEST ALONG SAID PARALLEL LINE 366.54 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID; THENCE NORTH 00 DEGREE, 08 MINUTES, 40 SECONDS EAST ALONG SAID WEST LINE, 82.0 FEET TO THE POINT IN THE SOUTH LINE OF DUNDEE ROAD, AS DESCRIBED IN CONDEMNATION CASE NO. 69L18272; THENCE NORTH 90 DEGREES WEST ALONG SAID LINE 184.77 FEET TO A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID AND DRAWN THROUGH THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 50.0 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART CONDEMNED FOR NORTHERN ILLINOIS TOLL HIGHWAY, AS PER SUPERIOR COURT OF COOK COUNTY, ILLINOIS CASE NO. 56S11399), ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 2.31 CHAINS; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 7 TO THE WESTERLY LINE OF SANDERS (FORMERLY KNOWN AS WAUKEGAN ROAD); THENCE NORTHERLY ALONG THE WESTERLY LINE OF SANDERS ROAD TO A POINT ON THE WESTERLY LINE OF SAID ROAD, WHICH IS 2 CHAINS SOUTH OF THE NORTH LINE OF SAID SECTION 7; THENCE WEST ALONG A LINE 2 CHAINS SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

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DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 2 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 2.31 CHAINS; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 7 TO THE WESTERLY LINE OF SANDERS (FORMERLY KNOWN AS WAUKEGAN ROAD); THENCE NORTHERLY ALONG THE WESTERLY LINE OF SANDERS ROAD TO A POINT ON THE WESTERLY LINE OF SAID ROAD, WHICH IS 2 CHAINS SOUTH OF THE NORTH LINE OF SAID SECTION 7; THENCE WEST ALONG A LINE 2 CHAINS SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 8 RODS OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, AFORESAID, WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 8 RODS AFORESAID, 150.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID, 40.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH 8 RODS AFORESAID 118.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AFORESAID, 29.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 8 RODS AFORESAID 268.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH ALONG SAID WEST LINE, 69.00 FEET TO THE POINT OF BEGINNING), AND (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SANDERS COURT SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOT 2 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2 AFORESAID, 40.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 221.78 FEET TO A POINT IN THE WESTERLY LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE, 40.33 FEET TO THE POINT OF BEGINNING,) IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS OF PROPERTY: 4105-4195 Dundee Road, Northbrook, Illinois 60062

PROPERTY INDEX NUMBER: 04-07-100-016-0000; 04-07-100-017-0000; 04-07-100-018-0000; 04-07-100-019-0000; 04-07-100-020-0000

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Exhibit B to Special Warranty Deed

1. General real estate taxes for the year(s) 2010 final installment, 2011 and subsequent years.

   04-07-100-016 (Affects parcel 1)
   04-07-100-019 (Affects parcel 2)
   04-07-100-017 (Affects parcel 3)
   04-07-100-018 (Affects parcel 4)
   04-07-100-020 (Affects parcels 5 and 6)

2. Lease in favor of Dominick's Finer Foods, Inc. as disclosed by and the provisions contained in Memorandum of Amendment and Restatement of Lease recorded January 22, 1987 as document 87044383, and the terms and provisions contained therein.

3. Terms, provisions and conditions contained in Lease by and between Cole Taylor Bank, as Trustee under Trust Agreement dated May 16, 1974 and known as Trust No. 35947, Lessor, and Dominick's Finer Foods, Inc., Lessee, dated December 05, 2001 as disclosed by a memorandum recorded March 21, 2002 as document 0020320109, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

4. Unrecorded leases as disclosed by rent roll:

   Sanders Nails
   Carousel Hair Studio
   Jennifer Warren Insurance Agency, Inc.
   Mark Jacob, D.D.S.
   Tong's Hunan
   Fitness 19 IL 140, LLC
   George Nwia and Michel Younada
   Dr. Martin Marshack
   Joanne Jones, Inc.
   Sanders Court Vision
   Raul Maldonado
   Subway Real Estate Corp.
   Century 21
   MJ Crabbe Barberis DBA Curves
   Sally Beauty Company #421
   Dancesport Center #2, Inc.
   Weight Watchers North America
   Butterfield's Northbrook, LLC
   United Partners of Chicago
   USA Vein Clinics
   Goodwill
   May's Cleaners
   Midwest Gold Buyers

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Dominick's
Dominick's
A L'Amour

5. A 30 foot building line along those portions of the land, which abut Dundee Road or Sanders Road as created by Document Number 23803066.

(Affects Parcel 1 and Parcel 3)

Note: There shall be no direct access from Lot 1 to Dundee Road as disclosed by Subdivision of Sanders Court recorded January 27, 1977 as Document 23803066.

(Affects Parcel 1)

6. Violation of building line noted above, by about 5.00 feet as disclosed by Consent Agreement recorded September 2, 1977 as Document 24089871 by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated May 16, 1974 and known as Trust Number 35947.

(Affects Parcel 1 and Parcel 3)

7. Easement recorded May 14, 1974 as document 22716143 in favor of the Northern Illinois Gas Company, Commonwealth Edison Company and Illinois Bell Telephone Company, their respective successors and assigns granting an easement to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of ingress and egress to said equipment and the terms and conditions contained therein.

8. Right, title and interest of the Village of Northbrook under Easement Agreement for Sewer and Water Service recorded as Document Number 91370402, and the terms and provisions contained therein.

(Affects Parcel 3 and Parcel 4)

9. Grant to the Illinois Bell Telephone Company, its successors and assigns the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph consisting of such poles, wires, cables, anchors, guys, conduits, manholes and other fixtures recorded August 8, 1959 as Document 18241908.

(Affects Parcels 1, 2, 3, 4 and 6)

10. Grant of Easement recorded July 2, 1976 as Document 23544314 made by Harris Trust & Savings Bank, as Trustee under Trust Nos. 35924 and 35947, to the Village of Northbrook to construct, operate, maintain and renew underground sanitary sewer pipes, water mains and necessary appurtenances thereto upon, along, over and under property situated in Section 7, Township 42 North, Range 12 East of the third principal meridian as shown on Exhibit 'A' attached thereto.

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11. Easement recorded May 26, 1977 as document 23943597 in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company, their respective successors and assigns, for pole lines, conduits and incidental purposes, and the terms and provisions contained therein.

12. Grant of Easement recorded April 7, 1962 as Document 18129900 made by Chester Kurd and Nellie Kurd, his wife to North Shore Broadcasting Company, Inc., its successors and assigns, to install and maintain and use radio ground wires under land.

(Affects Parcel 5)

13. Restrictive Covenant for the prohibition of left turns from Sanders Road in the gasoline service station facility at 4105 Dundee Road, (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), dated December 28, 2001 and recorded February 26, 2002 as Document 0020226057.

(Affects Parcel 3 and Parcel 4)

14. Easement in, upon, under, over and along the West 15.00 feet of the West 30.00 feet of the South 3.00 feet of land to install and maintain all equipment for the purpose of serving land and other property with Telephone and Electric Service, together with right of access to said equipment, as created by Grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded August 14, 1961 as Document 18246283.

(Affects Parcel 5)

15. Rights of the Illinois Bell Telephone Company under and by virtue of Grant recorded August 9, 1961 as Document 18241906 made by Chester C. Kurd and Nellie Kurd, his wife of an easement to construct, reconstruct, operate and maintain lines of telephone equipment.

(Affects Parcel 5)

16. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in Warranty Deed from Illinois conference of the Evangelical Church to Charles Van Deursen recorded as Document 8913895 providing that land not be used for a soft drink parlor, amusement resort or for any immoral or illegal purpose.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

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17. Terms, provisions and Conditions of the Declaration of Protective Covenants and Easements made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated May 16, 1974 and known as Trust Number 35947, recorded March 24, 1987 as Document 87156632.

(Affects Parcel 3 and Parcel 4)

18. Declaration of restrictions contained in declaration recorded September 10, 1965 of 19583320 made by Wayne L. Smith and others to the Village of Northbrook upon the following parcel of land:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 42 North, Range 12 East of the Third Principal Meridian described as follows:

Beginning at a point on the West line of said Northeast 1/4 of the Northwest 1/4, 132 feet (2 chains deed) South of the Northwest corner thereof; thence East parallel with the North line of said Northeast 1/4 of the Northwest 1/4, 417.18 feet to the center line of Sanders Road (Waukegan Road), thence Southeasterly along said center line of 153.72 feet to a line 284.46 feet (Deed) South of and parallel with the North line of said Northeast 1/4 of the Northwest 1/4; thence West along said parallel line 437.09 feet to the West line of said Northeast 1/4, thence North along said West line 152.46 feet (Deed) to the point of beginning.

That neither they nor any of their heirs or assigns will ever erect, maintain or establish any building or Kennel for the breeding, training or boarding of dogs and cats.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

19. Easement Agreement for ingress and egress recorded October 19, 1988 as Document 88481832 affecting the land within dotted lines and marked "Easement", and the terms and provisions contained therein.

20. Ordinance No. 08-48, Granting a Special Permit for Outdoor Seating as an Accessory Use to a Restaurant (Butterfield's Pancakes - 4195 Dundee Road) (Plan Commission Docket No. 08-20) recorded November 24, 2008 as Document 0832945077 by the Village of Northbrook.

(Affects Parcel 5)

21. Terms and conditions contained in the Corrective Action Agreement dated August 15, 2007 and recorded September 19, 2007 as Document 0726210150.

(For further particulars, see record.)

22. Ordinance Number 01-26, granting a special permit and variations to allow for the construction and operation of a gas station facility at 4105 Dundee Road (Dominick's

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Finer Foods) (Plan Commission Docket No. 00-27), recorded February 13, 2002 as Document 0020179352 by the Village of Northbrook.

(Affects Parcel 3 and Parcel 4)

23. Ordinance Number 02-68, Granting a Special Permit for a Physical Fitness Facility at 4183 Dundee Road (Life Enrichment, Inc./Curves for Women) (Plan Commission Docket No. 02-18), recorded January 3, 2003 as Document 0030010191 by the Village of Northbrook.

(Affects Parcel 5)

24. Ordinance Number 04-49, granting a Special Permit for a Physical Fitness Facility at 4155 Dundee Road (Fitness 19 IL 140, LLC) (Plan Commission Docket No. 04-19), recorded November 12, 2004 as Document 0431719078 by the Village of Northbrook.

(Affects Parcel 5)

25. Ordinance No. 08-28, Granting a Special Permit for the Operation of a Dance Studio with a Gross Floor Area in excess of 2,500 square feet at 4187-89 Dundee Road (Sanders Court Shopping Center) (Dancesport Center Inc., d/b/a Fred Astaire Dance Studio) (Plan Commission Docket No. 08-11), recorded July 31, 2008 as Document 0821318095 by the Village of Northbrook.

(Affects Parcel 5)

26. Environmental disclosure document for transfer of real property recorded October 12, 1993 as document 93814543.

27. Environmental notice recorded October 24, 2002 as document 0021175559.

28. Environmental no further remediation letter recorded November 06, 2007 as document 0731018086.

29. Environmental no further remediation letter recorded August 03, 2009 as document 0921550062.

30. Rights of way for drainage tiles, ditches, feeders and laterals and other drainage easements, if any.

31. Rights of the public, the Municipality and the State of Illinois, in and to that part of the land, if any, taken or used for road purposes.

32. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Gremley & Biedermann on June 13, 2011, last revised _____, 2011, designated Job Number 2009-12241-001:

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a) Encroachment consisting of a building onto easement recorded in Document No. 18129900.

b) Encroachment consisting of a building onto easement recorded in Document No. 91370402.

33. Any law, ordinance, permit or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to: (a) the occupancy, use or enjoyment of the Property, (b) the character, dimensions or location of any improvement erected on the Property, (c) the subdivision of the Property, or (d) environmental protection, or the effect of any violation of these laws, ordinances, or governmental regulations.

34. Any governmental police power.

35. Rights of eminent domain.

36. All matters than an accurate survey of the Property or physical inspection of the Property would disclose.

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westwood FINANCIAL

November 7, 2022

Trip McDonough
Resource Commercial Advisors
5 Revere Drive, Northbrook, IL 60062
trip@resourcecommercial.net

RE: ***Non-Binding Letter of Intent – Noggin Builders***
Sanders Court
4125 Dundee Rd.
Northbrook, IL

Trip,

The following are the terms and conditions under which WFC Lincoln Sanders LLC ("Landlord") would consider entering into a lease with Noggin Builders ("Tenant") for a store located at the above-captioned location:

1. **Tenant Address:**

2. **Landlord Address:** WFC Lincoln Sanders LLC
A Delaware Limited Liability Company
c/o Westwood Financial
11440 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049
Phone (310) 820-5443 Fax (310) 820-2964

3. **Shopping Center:** Sanders Court ("Shopping Center").

4. **Premises:** Approximately 4,015 square feet, as outlined on the attached Exhibit "A." Tenant shall be permitted the exclusive use of an outdoor play area located toward the rear and southeast of the Premises at Tenant's sole cost and expense. Play area may contain, but will not be limited to, rubberized ground surface, tables or other furniture, fence and overhead cover. Tenant may create an additional exit from the building to the exterior space. Subject to prior LL approval.

5. **Lease Term:** The Lease Term shall expire **one hundred twenty (120)** months after the Rent Commencement Date, as defined below.

6. **Use of Premises:** Tenant shall use the Premises for a children's enrichment programming and any associated legal uses, such as, but not limited to, materials preparation and office work.

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Surrounding Address - Noggin Builders 2023

PIN	PHYSICALADDRESS	COMMUNITYNAME	STATE	ZIPCODE	OWNERNAME	OWNERADDRESS	OWNERCITY	OWNERSTATE	OWNERZIP
4.06301E+12	4200 DUNDEE RD	NORTHBROOK	IL	60062	JPMC ORE LERETA LLC	PO BOX 1919	WICHITA FALL	TX	76307
4.06302E+12	797 SANDERS RD	NORTHBROOK	IL	60062	None listed				
4.06302E+12	765 SANDERS RD	NORTHBROOK	IL	60062	None listed				
4.06309E+12	756 SAMSON WAY	NORTHBROOK	IL	60062	SUNG SIK LEE	756 SAMSON WAY	NORTHBROOK	IL	60062
4.06309E+12	764 SAMSON WAY	NORTHBROOK	IL	60062	SERGEY PESTEREV & EKAT	764 SAMSON WAY	NORTHBROOK	IL	60062
4.06309E+12	4257 HENRY WAY	NORTHBROOK	IL	60062	IRA LAUTER	4257 HENRY WAY	NORTHBROOK	IL	60062
4.06309E+12	4249 HENRY WAY	NORTHBROOK	IL	60062	YANGMING SUN	4249 HENRY WAY	NORTHBROOK	IL	60062
4.06309E+12	4241 HENRY WAY	NORTHBROOK	IL	60062	YUNG K MOON & JIN H MO	4241 HENRY WAY	NORTHBROOK	IL	60062
4.06309E+12	4233 HENRY WAY	NORTHBROOK	IL	60062	KAREN N ROTH	4233 HENRY WAY	NORTHBROOK	IL	60062
4.06309E+12	4225 HENRY WAY	NORTHBROOK	IL	60062	TSIRULNIKOV GALINA	4225 HENRY WAY	NORTHBROOK	IL	60062
4.06309E+12	742 SARAH LN	NORTHBROOK	IL	60062	ALLA AIZENBERG	742 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	750 SARAH LN	NORTHBROOK	IL	60062	SHIRIN MERCHANT TRUSTE	750 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	758 SARAH LN	NORTHBROOK	IL	60062	NEIL ROSENGARD	758 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	773 SARAH LN	NORTHBROOK	IL	60062	JASON & JULIE MEYERS	773 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	765 SARAH LN	NORTHBROOK	IL	60062	ALAN FINE	765 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	757 SARAH LN	NORTHBROOK	IL	60062	ZHAORUI ZHANG & ANQI L	757 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	749 SARAH LN	NORTHBROOK	IL	60062	SEUNG IL YOO	749 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	741 SARAH LN	NORTHBROOK	IL	60062	ADAM GELFELD	741 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	733 SARAH LN	NORTHBROOK	IL	60062	DEEPAK PANDEY	733 SARAH LN	NORTHBROOK	IL	60062
4.06309E+12	705 SARAH LN	NORTHBROOK	IL	60062	GERALD ROBBIN	705 SARAH LN	NORTHBROOK	IL	60062
4.071E+12	4117 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4109 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4113 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4111 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4119 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4115 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4105 DUNDEE RD	NORTHBROOK	IL	60062	CULVNB LLC	450 MCHENRY RD	BUFFALO GROVE	IL	60089
4.071E+12	4109 DUNDEE RD	NORTHBROOK	IL	60062	CULVNB LLC	450 MCHENRY RD	BUFFALO GROVE	IL	60089
4.071E+12	4109 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4143 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4195 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4189 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
4.071E+12	4167 DUNDEE RD	NORTHBROOK	IL	60062	WFC LINCOLN SANDERS LL	11440 SAN VICENTE #20(	LOS ANGELES	CA	90049
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4.07108E+12	4119 BRISTOL CT	NORTHBROOK	IL	60062	TIM STRANG	4119 BRISTOL CT	NORTHBROOK	IL	60062
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4.0711E+12	4128 BRISTOL CT	NORTHBROOK	IL	60062	ALLISON SHAFRAN	4128 BRISTOL CT	NORTHBROOK	IL	60062
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4.0711E+12	4136 YORKSHIRE LN	NORTHBROOK	IL	60062	N SASSALI & L ORRICO	4136 YORKSHIRE LN	NORTHBROOK	IL	60062
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4.0711E+12	856 PONY LN	NORTHBROOK	IL	60062	MOHAMMED SAIFUDDIN MIF	856 PONY LN	NORTHBROOK	IL	60062
4.0711E+12	848 PONY LN	NORTHBROOK	IL	60062	MARIO A PIERONI	848 PONY LN	NORTHBROOK	IL	60062
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4.0711E+12	809 PINTO LN	NORTHBROOK	IL	60062	QASWARA KADHIM & SHAH/	809 PINTO LN	NORTHBROOK	IL	60062
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4.0711E+12	845 PONY LN	NORTHBROOK	IL	60062	YA YUAN WANG TRUSTEE T	845 PONY LN	NORTHBROOK	IL	60062
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4.072E+12	4095 DUNDEE RD	NORTHBROOK	IL	60062	AMR PETROLEUM INC	424 PFINGSTEN RD	NORTHBROOK	IL	60062
4.072E+12	4091 DUNDEE RD	NORTHBROOK	IL	60062	GUELZOW LLC	PO BOX 249	NORTHBROOK	IL	60065
4.072E+12	806 DOWNING ST	NORTHBROOK	IL	60062	RANDY J KURTZ	806 DOWNING ST	NORTHBROOK	IL	60062
4.072E+12	808 DOWNING ST	NORTHBROOK	IL	60062	RICHARD ATLAS	808 DOWNING ST	NORTHBROOK	IL	60062
4.072E+12	812 DOWNING ST	NORTHBROOK	IL	60062	THE JORDAN SAMUEL POLL	812 DOWNING ST	NORTHBROOK	IL	60062
4.072E+12	816 DOWNING ST	NORTHBROOK	IL	60062	ANDREW D GORDON	816 DOWNING ST	NORTHBROOK	IL	60062
4.072E+12	820 DOWNING ST	NORTHBROOK	IL	60062	RAYMOND LEE	820 DOWNING ST	NORTHBROOK	IL	60062
4.072E+12	824 DOWNING ST	NORTHBROOK	IL	60062	SEAN BEEZARK	824 DOWNING ST	NORTHBROOK	IL	60062
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4.072E+12	4025 DANA CT	NORTHBROOK	IL	60062	RICK MOSS	4025 DANA CT	NORTHBROOK	IL	60062
4.072E+12	4033 DANA CT	NORTHBROOK	IL	60062	MARK POLIN	4033 DANA CT	NORTHBROOK	IL	60062
4.072E+12	855 SANDERS	NORTHBROOK	IL	60062	MARK KIPNIS CO ARMCO	900 LIVELY BLVD	ELK GROVE VILLAGE	IL	60007

Attachment: 4159-4165 Dundee - Applicant Submittal - Formal Application (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee Road – Noggin Builders)

Special Use Permit Application for Noggin Builders, LLC at 4163 & 4165 Dundee Rd. (Sanders Ct. Shopping Center B114, B115 & B116)

Noggin Builders is applying for a special use permit for occupancy in a space larger than 2,500 square feet, as indicated by Village Code 8299.01 for educational service not elsewhere classified in a C-2 district.

Noggin Builders is currently located at 3000 Dundee Rd. and seeks to move to Sanders Court Shopping Center. Sanders Court is a multi-tenant retail center zoned C-2. The landlord, Westwood Financial, will provide permission to seek special use permit, tenant information, and parking space information as needed.

Noggin Builders offers STEM (science, technology, engineering, and math) classes and camps for children ages 4-14 years. Noggin Builders has been operating in Northbrook since 2013 and explores with approximately 300 children per week. See www.NogginBuilders.com for detailed program information.

Hours of operation are:

School Year

Monday - Friday 9:00am-8:00pm, with peak hours between 4:00pm-6:00pm

Summer

Monday - Friday 9:00am-4:00pm

Staff:

3 full-time staff and 6 part-time staff

Design:

The proposed design of the space interior includes 4 classrooms, 3 existing bathrooms, an office, and storage areas, occupying approximately 4,015 square feet. We have included the layout of our current space (see Attachment A), which is similar in layout and size to the proposed space. A sketch of a possible layout for the proposed space has also been included (see Attachment A-1).

The proposed use will also include an exterior space adjacent to the building (see Attachment B). The exterior space will be completely enclosed by a fence and accessible via an interior door. The exterior space will be used for outdoor STEM explorations such as growing plants, observing the sky, and experiments using sunlight or wind. The exterior space will also serve as an eating area during summer camps.

Deliveries:

UPS / FedEx / Amazon type deliveries are received approximately once per week

Drop Off and Pick Up Procedures:

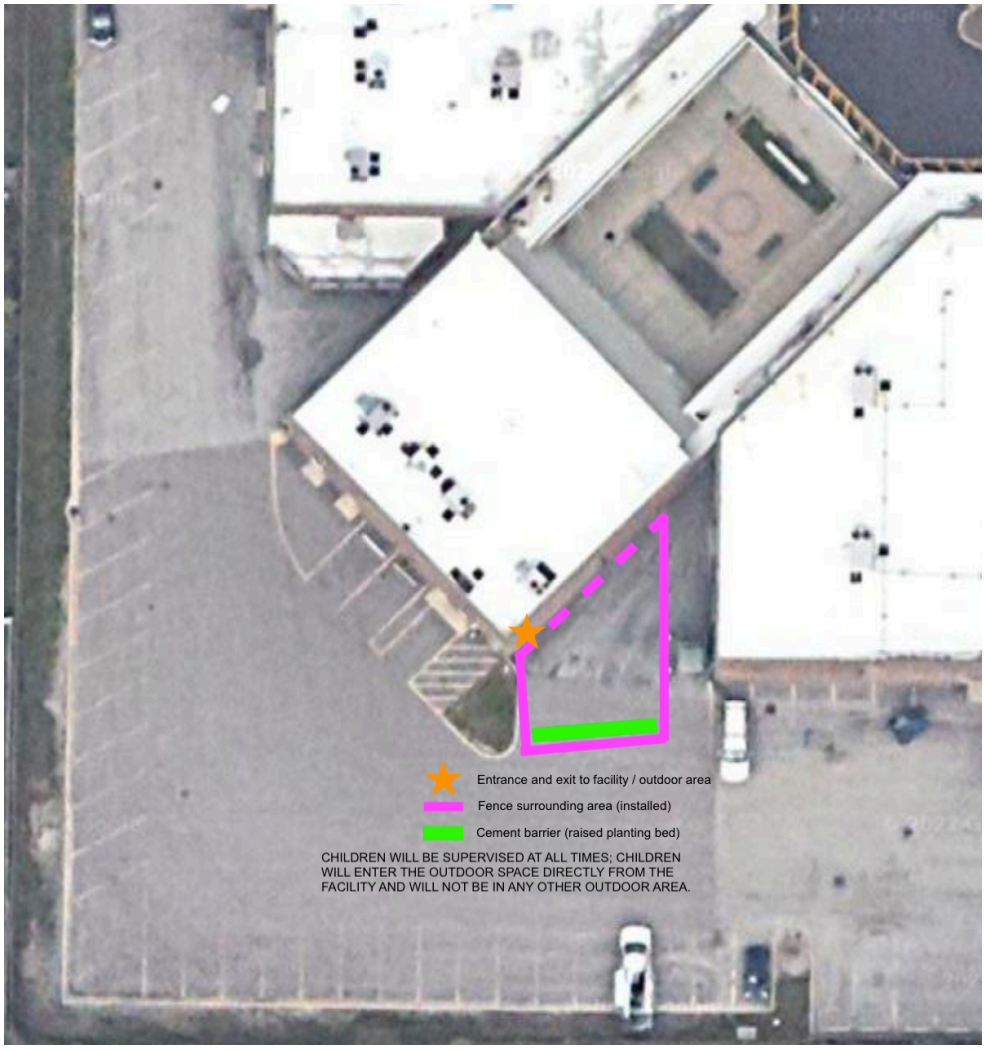
See Attachments C & D

Attachment: 4159-4165 Dundee - Applicant Submittal - Narrative&Plans (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Attachment: 4159-4165 Dundee - Applicant Submittal - Narrative&Plans (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Attachment B: Exterior Space

The proposed use includes usage of an exterior space adjacent to the building. The exterior space will be completely enclosed by a fence, as indicated by outline in pink. Non-emergency access will be via an interior door, indicated with orange star. The exterior space will be used for outdoor STEM explorations such as growing plants, observing the sky, and experiments using sunlight or wind. The exterior space will also serve as an eating area during summer camps.



Attachment C: Noggin Builders Drop-Off and Pick-up Procedures

Children up to the age of 8 years old are required to be escorted into and out of the facility by an adult. Children under the age of 8 years old account for 70-75% of Noggin Builders customers. There is ample parking at the shopping center.

Children over the age of 8 years old may be dropped off or picked up at the curb and enter / exit the building alone. During drop-off / pick-up times when children of this age are scheduled for programs, a Noggin Builders staff member will supervise drop-off / pick-up at all times.

The drop-off / pick-time is a 15-minute window to allow for staggering of cars. Drop-off does not cause a back up of cars because children exit the vehicle and the car promptly moves on in the traffic flow. During pick-up times, cars may line up prior to the end of class to wait for their child. Due to carpooling and staggered pick-up windows, a typical pick-up queue may include 4-6 cars. Based on scheduled class times, pick up times during the school year are 4:30pm-4:45pm, 5:15pm-5:30pm, and 7:45pm-8:00pm. Based on scheduled camp times, pick up times during the summer are 11:45am-12:00pm and 3:45pm-4:00pm.

Please see Attachment D for diagram.

Supervision: Exterior drop-off and pick-ups will be supervised by Noggin Builders staff.

Communication: Drop-off and Pick-up Procedures will be communicated to parents via website, registration confirmations, and signage within the center.

Attachment: 4159-4165 Dundee - Applicant Submittal - Narrative&Plans (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Attachment D: Drop-off / Pick-up Traffic Flow

Drop-off and pick-up will occur along the curb, in front of Noggin Builders' units. Vehicles will travel south / southeast, as indicated by the orange line, to reach the drop-off / pick-up location. A typical pick-up queue may include 4-6 cars.

Children will enter / exit their vehicle on the curb side and walk, as indicated by the orange dotted line, to enter / exit Noggin Builders at the point indicated with a pink star.

Supervision: Exterior drop-off and pick-ups will be supervised by Noggin Builders staff.

Communication: Drop-off and Pick-up procedures will be communicated to parents via website, registration confirmations, and signage within the center.



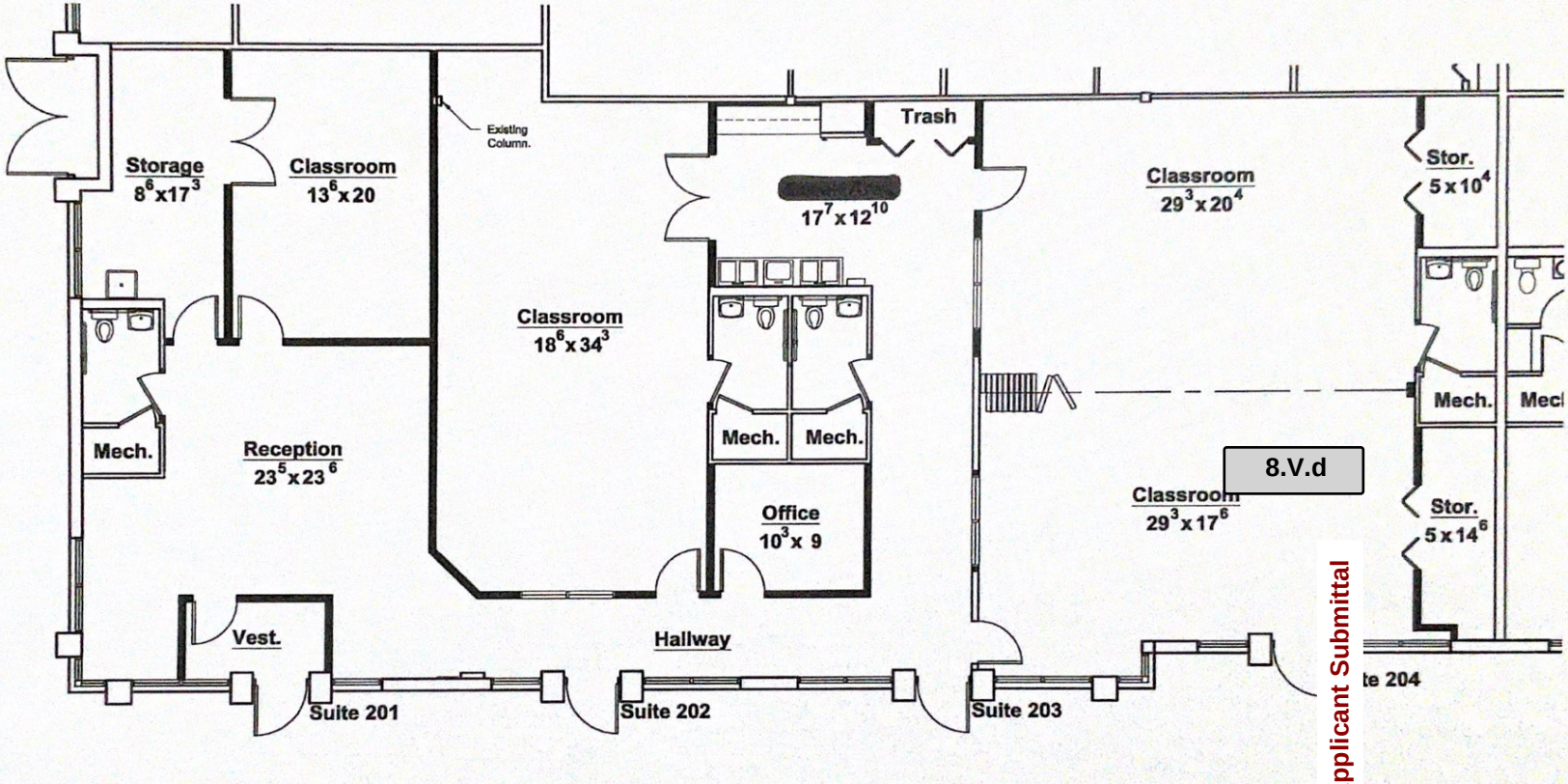
Attachment: 4159-4165 Dundee - Applicant Submittal - Narrative&Plans (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

Northbrook Code of Ethics Statement

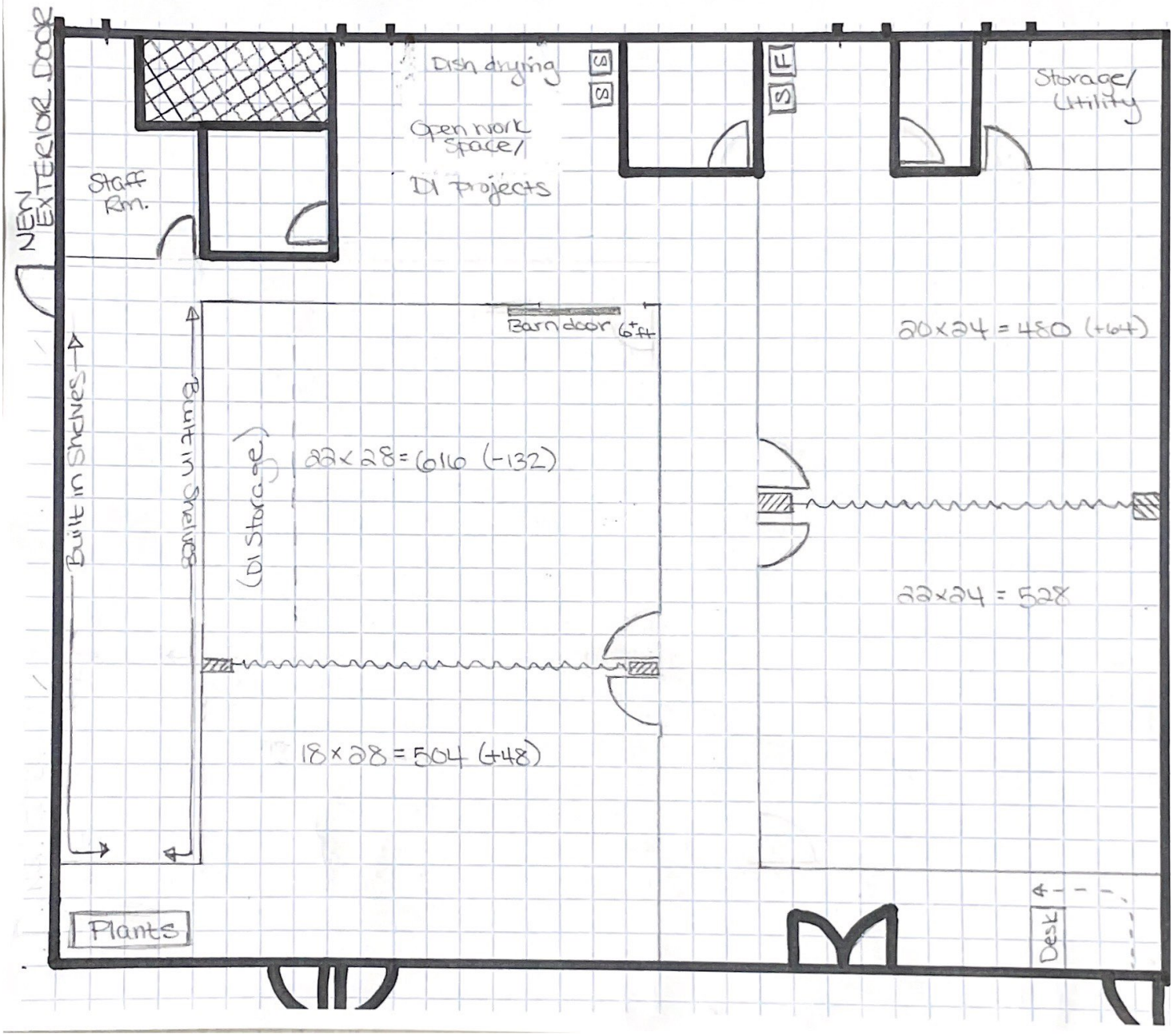
Amy Torf, owner of Noggin Builders, is a member of the Village of Northbrook Plan Commission. She will recuse herself from any proceedings regarding this petition.

Attachment: 4159-4165 Dundee - Applicant Submittal - Narrative&Plans (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee

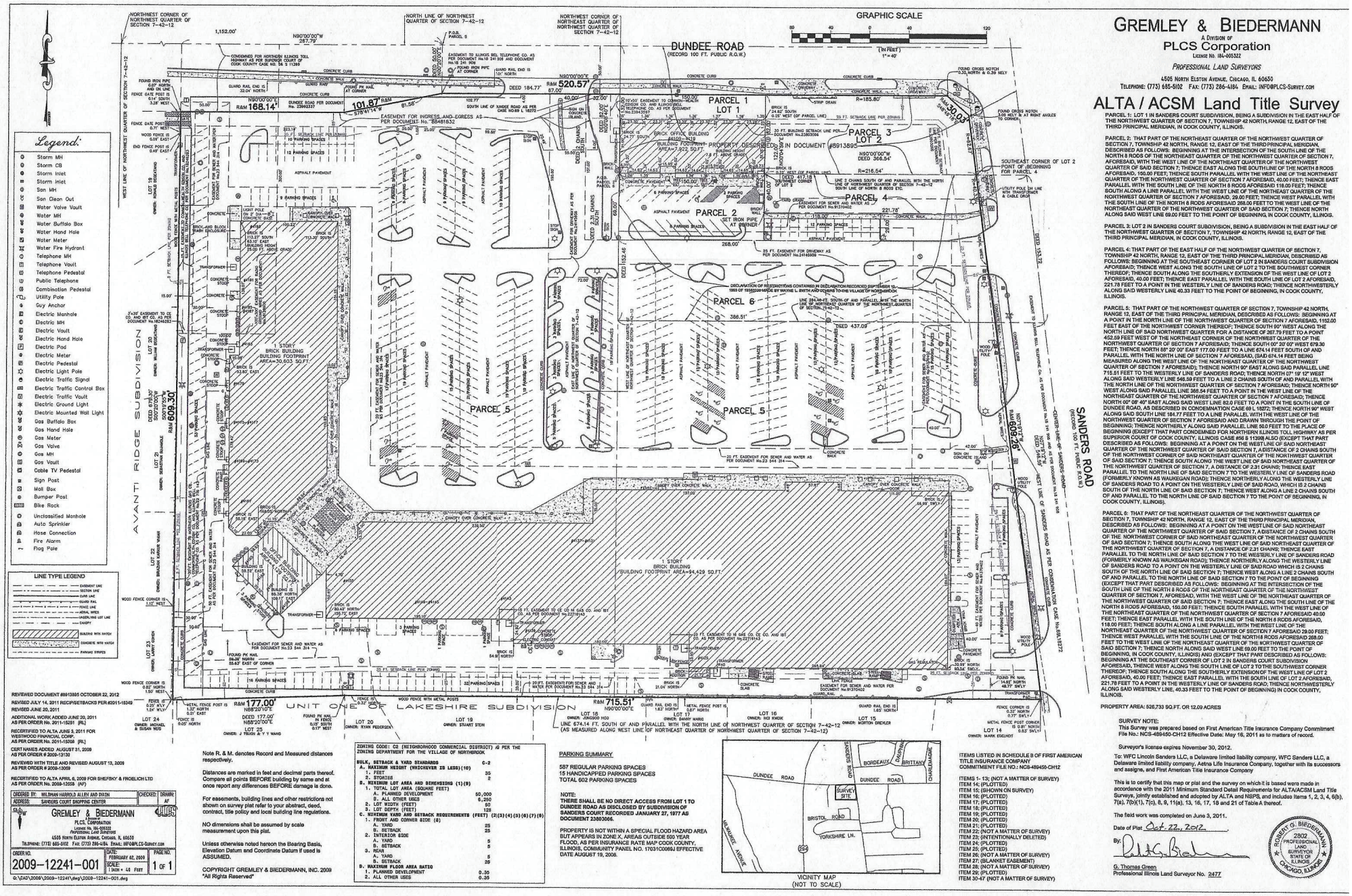
Floor Plan - 3000 Dundee Rd (current space)
For reference only; Floor plan for proposed space to be included with full application



Proposed Floor Plan - Sanders Court



Attachment: 4159-4165 Dundee - Applicant Submittal - Narrative&Plans (6638 : An Ordinance Granting a Special Permit for 4159-4165 Dundee


GRAPHIC SCALE
(IN FEET)
1" = 40'
DUNDEE ROAD
(RECORD 100 FT. PUBLIC R.O.W.)
SANDERS ROAD
(RECORD 100 FT. PUBLIC R.O.W.)
AVANTI RIDGE SUBDIVISION
UNIT ONE OF LAKESHIRE SUBDIVISION
PARCEL 1
LOT 1
PARCEL 2
PARCEL 3
LOT 2
PARCEL 4
PARCEL 5
PARCEL 6
PROPERTY DESCRIBED IN DOCUMENT #0913895
BRICK OFFICE BUILDING
BUILDING FOOTPRINT AREA=1,922 SQ.FT.
1 STORY BRICK BUILDING FOOTPRINT AREA=30,603 SQ.FT.
1 STORY BRICK BUILDING FOOTPRINT AREA=44,429 SQ.FT.
SET IRON PIPE AT CORNER
FOUND PK NAIL
FOUND CROSS NOTCH
SOUTHEAST CORNER OF LOT 2 POINT OF BEGINNING FOR PARCEL 4
NORTHWEST CORNER OF NORTHWEST QUARTER OF SECTION 7-42-12
NORTH LINE OF NORTHWEST QUARTER OF SECTION 7-42-12
NORTHWEST CORNER OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 7-42-12
WEST LINE OF NORTHWEST QUARTER OF SECTION 7-42-12
SOUTH LINE OF DUNDEE ROAD AS PER CASE NO.69 L 18272
EASEMENT FOR INGRESS AND EGRESS AS PER DOCUMENT No. 88481632
DECLARATION OF RESTRICTIONS CONTAINED IN DECLARATION RECORDED SEPTEMBER 19, 1969 OF 19563329 MADE BY WAYNE L. SMITH AND OTHERS TO THE VILLAGE OF NORTHBROOK
LINE 284.44 FT. SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7-42-12
LINE 5 CHAINS SOUTH OF AND PARALLEL WITH THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 7-42-12
SOUTH LINE OF NORTH 8 RODS ETC.
LINE 674.14 FT. SOUTH OF AND PARALLEL WITH THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 7-42-12 (AS MEASURED ALONG WEST LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 7-42-12)
DEED 184.77'
DEED 177.00'
DEED 101.87'
DEED 609.30'
DEED 715.51'
DEED 520.57'
DEED 168.14'
DEED 609.36'
DEED 417.18
DEED 366.54'
DEED 437.08'
DEED 152.46'
DEED 113.72'
DEED 330.00'
R=185.80'
R=216.54'
R=150.00'
R=30.00'
N90°00'00"W 287.79'
N90°00'00"E
N89°20'00"E
N89°20'10"E
S00°19'25"W
S00°39'35"E
S78°41'14"W
S46°40'26"E
S89°20'00"W
N00°39'35"W
N00°19'25"E
N89°20'00"W
N90°00'00"W
N90°00'00"E
S00°00'00"E
S89°20'00"W
S00°00'00"W
N00°00'00"W
S46°40'26"E
S89°20'00"W
N00°39'35"W
N00°19'25"E
N89°20

MEMORANDUM
VILLAGE OF NORTHBROOK
FIRE DEPARTMENT

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: JOEL EATON, DEPUTY CHIEF

DATE: APRIL 11, 2023

SUBJECT: AN ORDINANCE APPROVING AN AGREEMENT WITH SST EMERGENCY PRODUCTS FOR A REPLACEMENT FIRE ENGINE

The oldest fire engine in the Department's fleet (Unit #56 - VIN# 4P1CT02U14A004201), is a Pierce Sabre purchased in 2004. The current mileage on this vehicle is 100,600. Fire engines are on an approximately 20-year, 100,000 mile replacement schedule. The Fire Department generally employs a fire engine for ten years in front-line service and ten years in reserve service. Fire Department staff recommends this apparatus be removed from service, declared surplus property, and disposed of appropriately when the replacement apparatus is procured and placed in service.

The Village of Northbrook is a member of the Houston-Galveston Area Council (HGAC). The HGAC is a national consortium that administers contracts that have been awarded by virtue of a public competitive procurement process. Under HGAC Contract No. FS12-19, Fire Department staff selected the Seagrave Marauder II fire engine offered by SST Emergency Products of Clintonville, WI. The Fire Department has previously used Pierce fire apparatus exclusively. In recent years, Fire Department and Public Works staff have become unsatisfied with service related issues with Pierce. A committee of Fire Department staff along with the Fleet Maintenance Supervisor met with several fire apparatus vendors to select an apparatus brand that better serves our needs. Seagrave was founded in 1881 and is the oldest manufacturer of fire apparatus in the United States. The committee was impressed with the quality and craftsmanship of Seagrave fire apparatus, as well as their service department, customer reviews, value, and use of non-proprietary parts. The Seagrave Marauder II fire engine meets the Department's specifications and operational needs. Further, the Vendor is the nearest authorized dealer of Seagrave products. Fire Department staff has determined that HGAC's purchasing policies satisfy the Village's competitive bidding requirements. The Village has been consistently satisfied with the price of fire apparatus purchased through the HGAC. The Vendor submitted a bid of $949,653. A pre-payment discount of approximately 5.48% in the amount of $52,584, was discussed with the Finance Department and was determined not to be the best option.

Based upon these factors, Fire Department staff recommends the purchase of one Seagrave Marauder II fire engine from the Vendor in the not-to-exceed amount of $949,653. This purchase approval is approximately two years out due to supply chain issues and manufacturer backlogs. The Capital Improvement Plan for FY 2024/25 includes funds for procurement, possible change orders, and corresponding upgraded industry standard equipment and tools.

Staff will be present at the April 11, 2023 Village Board meeting to answer any questions that may arise.

Ordinance (ID # 6618)

An Ordinance Approving an Agreement with SST Emergency Products of Clintonville, WI for the Purchase of a Replacement Fire Engine

Passed by the Board of Trustees, 4/11/2023
Printed and Published 4/12/2023

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

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

_____
Village Clerk

Ordinance (ID # 6618)

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

An Ordinance Approving an Agreement with SST Emergency Products of Clintonville, WI for the Purchase of a Replacement Fire Engine

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

The oldest fire engine in the Department's fleet (Unit #56 - VIN# 4P1CT02U14A004201), is a Pierce Sabre fire engine purchased in 2004 ("***Unit #56***"). The current mileage on this vehicle is 100,600. Fire engines are on an approximately 20-year, 100,000 mile replacement schedule. The Fire Department generally employs a fire engine for ten years in front-line service and ten years in reserve service. Fire Department staff recommends Unit #56 be removed from service, declared surplus property, and disposed of appropriately when the replacement apparatus is procured and placed in service.

The Village of Northbrook ("***Village***") is a member of the Houston-Galveston Area Council ("***HGAC***"). The HGAC is a national consortium that administers contracts that have been awarded by virtue of a public competitive procurement process. Under HGAC Contract No. FS12-19, Fire Department staff selected the Seagrave Marauder II fire engine ("***Replacement Fire Apparatus***") offered by SST Emergency Products of Clintonville, WI ("***Vendor***"). The Replacement Fire Apparatus meets the Department's specifications and operational needs. Further, the Vendor is the nearest authorized dealer of Seagrave products. Fire Department staff has determined that HGAC's purchasing policies satisfy the Village's competitive bidding requirements. The Village has been consistently satisfied with the price of fire apparatus purchased through the HGAC.

Based on these factors, Fire Department staff recommends that the Village enter into an agreement for the procurement of the Replacement Fire Apparatus in the not-to-exceed amount of $949,653 from the Vendor ("***Agreement***"). This purchase approval is approximately two years out due to supply chain issues and manufacturer backlogs. The Village's Capital Improvement Plan for FY 2024/25 estimated funds for procurement, possible change orders, and corresponding upgraded industry standard equipment and tools. The Village Board intends to include and retain sufficient funds in the FY 2024/25 Budget in General Fund Account No. 11-3100-708-00 for the purchase of a replacement fire engine.

The President and the Board of Trustees have considered the disposal of Unit #56 and the purchase of the Replacement Fire Apparatus, and have determined that it is in the best interests of the Village and the Public to approve the Agreement.

Section 2. DISPOSAL OF SURPLUS EQUIPMENT.

Pursuant to the Home Rule powers of the Village, Unit #56 (VIN# 4P1CT02U14A004201), a 2004 Pierce Sabre fire engine, is no longer necessary or useful to the Village

and the best interests of the Village would be served by disposal of the same.

Section 3. MANNER OF DISPOSAL.

The Village Manager is hereby authorized and directed to appropriately dispose of Unit #56 (VIN # 4P1CT02U14A004201) once the Replacement Fire Apparatus is placed in service.

Section 4. APPROVAL OF EXPENDITURES.

The Village Manager is hereby authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the Replacement Fire Apparatus from the Vendor.

Section 5. AUTHORIZATION TO EXECUTE CHANGE ORDERS.

The Village Manager and Village Clerk are authorized and directed to execute one or more change orders for additional work consisting of unforeseen items of work related to, or arising from other work contemplated by, the scope of work in the Vendor's proposal in an amount not to exceed $20,000.00, subject to the Village Manager making the necessary determination that the work contemplated by the change order complies with Section 33E-9 of Article 33E of the Criminal Code of 1961 and placing a copy of such determinations in the project file.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

AUTHORIZED SEAGRAVE REPRESENTATIVE

SST EMERGENCY PRODUCTS LLC
SERVING ILLINOIS AND SOUTHERN WISCONSIN

Captain Mensching
Northbrook Fire Department
Northbrook, Illinois

02/26/2023

Dear Captain Mensching,

Please allow this to serve as a formal Bid Proposal for the sale of One (1) Seagrave Marauder II 1500 / 500 Pumper for the Village of Northbrook Fire Department. Please be advised that Northbrook as requested has been given a 60-day proposal expiration however as discussed if there is a price increase prior to either prepay or COD contract being signed we may have to add additional pricing.

PROPOSAL 1 – 100% PRE-PAY WITH INCLUSION OF PERFORMANCE BOND OBTAINED FROM OUTSIDE BONDING AGENCY - **$ 907,069.00.**

PROPOSAL 2 – COD UPON DELIVERY / CUSTOMER ACCEPTANCE - **$ 949,653.00.**

Sincerely,

Saint Charles, IL. 60174

PHONE 815-735-9064
FAX 630-584-3754
EMAIL jim@sstemergencyproducts.com
WEBSITE www.sstemergencyproducts.com

Attachment: Seagrave Final Quote and Timeline (6618 : An Ordinance Approving an Agreement with SST Emergency Products for a



SEAGRAVE FIRE APPARATUS, LLC

PREPAY PROGRAM

Date: 2/22/2023

Customer: Northbrook, IL **Model & (Quantitiy):** Pumper

Representative SST Emergency

Sales Person: Jim Vejvoda

Delivery 820 days from receipt of a complete order with signed approval drawing.

Advance Payment	**100%**
Amount of Contract	**$ 959,653**
Net Discount to Customer	***$ 52,584***
Prepay Amount to Seagrave	**$ 907,069**

Anything less than 100% Prepay the discount is given at final invoicing.
Prepay proposal does not include cost of Performance Bond, because it was already included in the quote.

105 East 12th Street - Clintonville, WI 54929-1518
PHONE: 715-823-2141 - FAX: 715-823-5769 Main Office/Purchasing
FAX: 715-823-5767 Parts and Service - www.seagrave.com

Attachment: Seagrave Final Quote and Timeline (6618 : An Ordinance Approving an Agreement with SST Emergency Products for a

MEMORANDUM
VILLAGE OF NORTHBROOK
VILLAGE MANAGER'S OFFICE

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: DEBBIE FORD, DIRECTOR OF ADMINISTRATIVE SERVICES

DATE: APRIL 11, 2023

SUBJECT: AN ORDINANCE ADOPTING & AUTHORIZING AMENDMENTS TO PROVIDE AUTHORITY FOR THE 23/24 AFO & PARKING REG

The Board of Trustees adopts the Annual Fee Ordinance to set forth the applicable fees and charges due for the various licenses, permits and services authorized by the Municipal Code, the Northbrook Zoning Code or other ordinances in which reference is made to in the "Annual Fee Ordinance (AFO)".

Attached for the Board's review and consideration is the draft 2023/2024 Annual Fee Ordinance and Parking Regulations which incorporates the changes approved by the Board of Trustees through amending ordinances, and changes requested by the Public Works, Development and Planning Services, and Fire Departments as outlined below.

Public Works Department:

The changes discussed below are intended to bring the Village's fees into alignment with the Village's actual cost for services and supplies.

Cemetery Fee (Section 2-192 (a)): The proposed fee increase for the purchase of cemetery plots is to ensure the long-term viability of the Cemetery Fund. A rate adjustment from $1,200 to $2,000 per cemetery plot ensures the costs of administrative services and maintenance at the Village's cemeteries are covered. The Cemetery Fund is operating at an average annual deficit of $12,696 over the past five Fiscal Years.

Municipal cemeteries are not common in the Chicago metropolitan area. This proposed rate increase keeps Northbrook cemeteries in-line with market peers and ensures the long-term viability of the Cemetery Fund while keeping rates below market value.

Memorial Garden Plot Fee (Section 2-192 (d)): The proposed fee increase for the purchase of memorial garden plots at St. Peter Cemetery would further stabilize the Cemetery Fund. A rate increase from $400 to $500 helps ensure maintenance costs at Village cemeteries are covered to meet expectations for landscaping and cemetery management.

Cemetery and Garden Plot Transaction Fee (Section 2-192 (d)): The proposed new $100 transaction fee for the transfer of plots, plot sales, burials and foundations again ensures the long-term viability of the Cemetery Fund while maintaining the Village's landscaping and cemetery

site management expectations.

Municipal Code Section	Description	Fees for FY 22/23	Proposed Changes for FY 23/24
Section 2-192(a) 1: Cemetery Costs	Fee to Purchase Cemetery Plot	$1,200.00	**$2,000.00**
Section 2-192(d):	Fee to Purchase Memorial Garden Plot at St. Peter Cemetery	$400.00	**$500.00**
Section 2-192(d):	Transaction Fee	New	**$100.00**

Metra Commuter Lot Fee (Section 24-138): The current parking fee at the Metra Commuter Lot is $1 per day. Village Staff recommend review of a potential rate increase at a future meeting with the Administration and Finance Committee of the Village Board. A rate increase is necessary to ensure the maintenance of the Metra parking lot and infrastructure surrounding it.

Development and Planning Services Department:

The Development & Planning Services Department proposes the below change.

Exhibit D	Fees for FY 22/23	Proposed Change for FY 23/24
For services performed outside the standard service provided by the department's personnel.		
Personnel Labor Charge	Labor charge shall be two times the average hourly salary by class of the personnel involved.	Labor charge shall be ~~two times~~ the average hourly salary by class of the personnel involved.

Invoicing at the average hourly salary is sufficient to cover the related expenses. Charging two-times the average hourly salary could become excessive and potentially cost prohibitive for applicants interested in doing business with the Village.

Fire Department:

Fire Protection Plan Review by Consultants (Section 6-9): Plan reviews submitted for fire systems are often reviewed by an outside consultant. For a decade, Northbrook has added a fee on top of the consultant's fee for processing the permit and two inspections per permit. The minimum fee has been $70.00 or 10% of the consultant's fee, whichever is greater. Currently, only about 20% of all plan review fees cause the fee charged to be greater than $70.00. The proposed amendment is to change the minimum fee to $100.00 to more closely cover the cost of processing the permit and the inspections at the current inspector rate (approximately $40/hour). Each inspection takes at least an hour, sometimes more.

Municipal Code Section	Description	Fees for FY 22/23	Proposed Changes for FY 23/24
Section 6-9: Fire	Fire Protection Plan	Plus $70.00 or	Plus **$100.00** or 10%

Protection Plan Review by Consultants	Review by Consultants: Consultants Fees for Fire Protection Plan Reviews will be Billed:	10% of fee (Whichever is greater)	of fee (Whichever is greater)

Attached:

Proposed Draft Annual Fee Ordinance and Parking Regulations for Fiscal Year 2023/2024 that includes Proposed Amendments to Exhibits D and H.

Village Staff will be in attendance to answer any questions.

Ordinance (ID # 6605)

An Ordinance Adopting and Authorizing Amendments to Provide Authority for the 2023/2024 Annual Fee Ordinance and Parking Regulations

Passed by the Board of Trustees, 4/11/2023
Printed and Published 4/12/2023

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

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

_____
Village Clerk

Ordinance (ID # 6605)

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 Adopting and Authorizing Amendments to Provide Authority for the 2023/2024 Annual Fee Ordinance and Parking Regulations

shall be, and is hereby, adopted as follows:

Section 1. AUTHORITY.

This Ordinance is adopted pursuant to and in accordance with Section 1-11 of the Northbrook Municipal Code.

Section 2. SHORT TITLE.

This Ordinance shall be known as the "***Annual Fee Ordinance and Parking Regulations***" while it is in full force and effect as provided herein.

Section 3. APPLICABILITY.

Each fee, charge, rate or regulatory measure set forth in this Ordinance, and the exhibits attached thereto, shall apply to the provisions of the corresponding section of the Northbrook Municipal Code, the Northbrook Zoning Code or other Ordinances in which reference is made to the "***Annual Fee Ordinance and Parking Regulations***." This Ordinance shall not apply to, or have any effect on, any fee, charge, rate, or regulatory measure or any other amount for which there is not express reference to the "***Annual Fee Ordinance***."

It is intended that the fees, charges, rates and regulatory measures set forth herein will be reviewed periodically by the President and Board of Trustees. Accordingly, some or all of the provisions of this Ordinance may be amended from time to time.

Section 4. EFFECTIVE DATE.

This Ordinance shall be effective ten days after its passage and approval in the manner provided by law.

Scheduled: 4/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

northbrook	VILLAGE OF NORTHBROOK	Annual Fee Ordinance & Parking Regulations		
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 5: Schedule of Fees, Charges & Rates	**Section 5 - Schedule of Fees, Charges and Rates**			
	Color Code for Correlating Departments In Annual Fee Ordinance			
Grey	PUBLIC WORKS			
Red	FIRE DEPARTMENT			
Blue	DEVELOPMENT & PLANNING			
Olive Green	FINANCE			
Orange Accent	Village Manager's Office			
Blue	POLICE DEPARTMENT			
Chapter 1 : General Provisions	**Chapter 1 - General Provisions**			
Section 1-11: Adoption of Annual Fee Ordinance	**Adoption of Annual Fee Ordinance**			
	Village Codes:			
Section 1-12(c) & 2-177: Payment of Fees	Payment of Fees - Insufficient Funds	$50.00		
Section 1-12(d): Payment of Fees	Payment of Fees - Delinquent Payments	$50.00		
Section 1-13(a): General Penalty	General Penalty	Not less than $25.00 and not more than $750.00		
Section 1-13(b): General Penalty	General Penalty - Maximum Fine	$750.00		
Section 1-13(d): General Penalty	General Penalty - Maximum Fine When Summons Served By Certified Mail	$200.00		
Chapter 2 : Administration	**Chapter 2 - Administration**			
Section 2-4(b): Access to Records	**Village Codes:**	**Price per unit**		
	Building Codes	$0.10 per page		
	Village Code Amendments	$0.10 per page		
	Village Codes: Municipal Copies	$0.10 per page		
	Zoning Code	$0.10 per page		
	Land Use/Comprehensive Plan	$0.10 per page		
Section 2-4(b): Access to Records	**Maps:**			
	Zoning - small (24 " x 36")	$12.00		
	Zoning - large (42 x 60)	$20.00		
	Base -large (36 x 48)	$15.00		
	Street (11 x 17)	$2.00		

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO & Parking Reg)

northbrook	VILLAGE OF NORTHBROOK			
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 2-4(b): Access to Records	**Miscellaneous:**			
	Village Budget	$0.10 per page		
	Standards & Specifications for Public and Private Improvements	$0.10 per page		
	Subdivision & Development Code 1991	$0.10 per page		
	Municipal Code Supplement	$0.10 per page		
	Xerox Copy of Architectural Plans (each sheet)	$3.00		
	Xerox Copies b/w (per page 8 1/2 x 11 and 8 1/2 x 14) First 50 pages	Free		
	Additional Pages	$.10 per side		
	Xerox Copies b/w (oversize page)	$0.50		
	Xerox copies - color (8 1/2 x 11)	$0.50		
	Xerox copies - color (oversize page)	$1.50		
	Microfilm copies (per page - 8 1/2 x 11)	$0.75		
	Microfilm copies (per oversized page)	$1.25		
	Certified document (per certification cost)	$1.00		
	All publications not specified herein	$0.10 per page		
	other media - diskettes	$0.25		
	DVD	$1.00		
	USB Flash Drive	$3.00		
	Electronic Records: PDF Format - For not more than 80 MB of data	$20.00		
	Electronic Records: PDF Format - For 80 MB to 160 MB of data	$40.00		
	Electronic Records: PDF Format - For more than 160 MB of data	$100.00		
	Additional Costs will be accessed for any item listed in section 2-4(b) that is required to be mailed.	Postage & Packaging Cost		
Section 2-4(b): Access to Records	**3rd Party Charges:** Charges for services or work by, or products or materials from third party, in responding to information/service requests, will be billed to and paid by the requester/petitioner at cost.			
Section 2-118 (19): For special services rendered by the Village in amounts that do not exceed the maximum amounts specified in the annual fee ordinance.	Labor, time and material charges per the department schedules, attached hereto as Exhibits A-D and made a part hereof.	**See Exhibits A,B,C,D**		
Section 2-118 (22):	50/50 Parkway Tree Program	Rate of Cost is set by Resolution by the Board of Trustees		

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO & Parking Reg)

northbrook	VILLAGE OF NORTHBROOK			
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 2-(176}: Handling of Revenues	**Form of payment shall include cash, check, credit and debit card, and wire transfer/electronic funds transfers (EFT).** The Village Manager may enter into agreements to accept credit cards and debit cards on terms that are not less advantageous than are commonly available to organizations accepting this form of payment.	No Fee/ Information Only		
Section 2-177 and 1-12:	The fee for a returned check	$50.00		
Section 2-192(a) 1: Cemetery Costs	Fee to Purchase Cemetery Plot	$1,200.00	**$2,000.00**	
Section 2-192(d):	Fee to Purchase Memorial Garden Plot at St. Peter Cemetery	$400.00	**$500.00**	
Section 2-192(d):	**Transaction Fee**	**NEW**	**$100.00**	
	Burial - Full Casket	Village's Current Contractual Costs as Approved by Resolution		
	Burial - Cremation	Village's Current Contractual Costs as Approved by Resolution		
	Head Stone Foundation - (No Apron per cubic foot)	Village's Current Contractual Costs as Approved by Resolution		
	Head Stone Foundation - (With 3" Apron, per cubic foot)	Village's Current Contractual Costs as Approved by Resolution		
	Head Stone Foundation Removal (Per Cubic Foot)	Village's Current Contractual Costs as Approved by Resolution		
	Setting of Bronze Plaque - (St. Peter Cemetery Only)	Village's Current Contractual Costs as Approved by Resolution		
Division 24: Section	**Administrative Hearing System**			
Section 2-767: Administrative costs and interest charges	Except as Otherwise Provided by law, Interest on Any Judgment Shall accrue at the Rate set for Interest upon Judgments pursuant to the Illinois Code of Civil Procedure (735 ILCS 5/2-1303)	**$50.00**		
Section 3-43 (a): Police Alarms Service Charges	**Police Alarms Service Charge for alarm occurrences in a single year:**			
	Zero - two (per each alarm occurrence)	$0.00		
	Three - five (per each alarm occurrence)	$120.00		
	Six - nine (per each alarm occurrence)	$240.00		
	Ten -eleven (per each alarm occurrence)	$480.00		
	Twelve or more (per each alarm occurrence)	$1,000.00		
Section 3-58(a): Initial Fee	Police Alarm User permit fee	$25.00		
Section 3-58 (b):	Police Alarm user permit annual renewal fee	$20.00		
3-61: Connection to Police Alarm Communication Center	Connection to police alarm communication center			
Section 3-61: Monthly Service Fee	Police Alarm Board Connection fee (No New Connections)	$250.00		

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO & Parking Reg)

northbrook	VILLAGE OF NORTHBROOK			
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 3-83(a): Fire , Medical and Elevator Alarms.	Service Charge for Non-bona fide Fire, Medical, and/ or Elevator Emergency Alarm Occurrences in Single Year:			
Section 3-83(a):	Zero - two (per each alarm occurrence)	$0.00		
	Three - five (per each alarm occurrence)	$120.00		
	Six - nine (per each alarm occurrence)	$240.00		
	Ten -eleven (per each alarm occurrence)	$480.00		
	Twelve or more (per each alarm occurrence)	$1,000.00		
Section 3-84: Connection to fire alarm Communication Center	Fire Alarm Connection	$250.00		
Section 3-84: Fire Alarm Annual Fee Service	**Monthly Fee Service:** (Such fees shall be waived for municipal facilities of the Village, the Northbrook Public Library and the Northbrook Park District)	$32.75 monthly ($393.00 annually)		
	Fee, per Individual, who is a resident for transportation from the scene of a medical emergency to a medical facility via a Fire Department ambulance. (resident fee is applicable to Rural Fire Protection District service area)	BLS - $700.00 ALS1 - $800.00 ALS2 - $950.00		
	Fee, per individual, who is not a resident for transportation from scene of a medical emergency to a medical facility via a Fire Department ambulance	BLS - $900.00 ALS1 - $1,000.00 ALS2 - $1,150.00		
	~~Mileage for Ambulance Service~~	~~$12.00/mile~~		
Section 3-137(a)	Ambulance Transport Mileage Fee		$15.00	Ordinance 22-48
Section 3-137(b)(1)	Resident Ambulance Transport Fee		As set forth in Fire Department Annual Cost Report	Ordinance 22-48
Section 3-137(b)(2)	Non-Resident Ambulance Transport Fee		As set forth in Fire Department Annual Cost Report	Ordinance 22-48
Chapter 4: Alcoholic Liquor	**Chapter 4 - Alcoholic Liquor**			
Section 4-4(b) (12): Fine for Violations	Base Fine Amount (Each day a violation continues constitute a separate offense)	$1,000.00		
	Maximum Fine Amount: (Maximum imposed against any license during the term of the license)	$10,000.00		
Section 4-53: Supplemental Applications	**Supplemental Liquor License Application Fee**	$25.00		
Section 4-54: Maximum Number of Licenses	**Maximum number of alcoholic beverages licenses by classification available at any time for issuance**			
Section 4-54:	**Class**	**Number of Licenses**		

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO & Parking Reg)

northbrook	VILLAGE OF NORTHBROOK			
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 4-54:	**Class A** which shall authorize and allow the prime function of retail sale on the premises specified of alcoholic beverages for consumption only upon the premises where sold, which premises shall be a restaurant, or an entertainment facility with a restaurant, where the food service component of the business is operational during the hours of sale and service of alcoholic liquor and a printed menu is on display and in effect, plus any secondary liquor function or combination thereof as set forth in section 4-55 of the Municipal Code.	30	Georgie V's Increase Class A/Ordinance 22-32 Chipotle Decrease Class A/Ordinance 22-45	
	Class B which shall authorize and allow the prime liquor function of retail sale of alcoholic beverages in original package form only for consumption off the premises specified. Class B licenses authorize sale of all alcoholic beverages.	11		
	Class B-1 which shall authorize and allow the prime liquor function of retail sale of alcoholic beverages in original package form only for consumption off the premises specified. Class B-1 licenses authorize sale of beer and wine only.	3		
	Class C which shall authorize and allow the retail sale of alcoholic beverages on the premises specified of any club for consumption only upon such premises.	1		
	Class D which shall temporarily recognize such existing alcoholic beverage licensing and privileges thereunder as are valid at the time of property annexation by the village.	No Limit		
	Class E which shall authorize and allow the prime function of retail sales on the premises specified of alcoholic beverages limited to beer and wine for consumption only upon the premises where sold, which premises shall be a restaurant, or an entertainment facility with a restaurant, where the food service component of the business is operational during the hours of sale and service of beer and wine and a printed menu is on display and in effect, plus any secondary liquor function or combination thereof as set forth in section 4-55	4		

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO & Parking Reg)

northbrook	VILLAGE OF NORTHBROOK			
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
	Class F which shall be issued only to the holder of a valid class "B" or "B-1" license and which shall authorize (a) the conducting of tasting classes or seminars, at a nominal charge to cover the cost of the products tasted, on the licensed premises with service of small and limited amounts of products for tasting purposes only, or (b) the giving away, without charge, on the licensed premises of alcoholic beverages in small and limited amounts for tasting purposes only, immediately prior and incident to, the sale of alcoholic beverages in the original package for consumption off the premises. Such classes, seminars and giving away shall be subject to any conditions and restrictions imposed by the local liquor control commissioner and board of trustees pursuant to section 4-61 of the Municipal Code.	5		
	Class G which shall authorize and allow the service of alcoholic liquor in conjunction with, and as an incidental part of, the catering of food for parties and special events at premises not otherwise licensed as a "class A" premises and for consumption only on the premises where the food is served. The sale of alcoholic liquor shall be incidental to the service of food. **Class G licenses authorize an unlimited number of parties and special events within the license period.**	1		
	Class G-1 which shall authorize and allow the service of alcoholic liquor in conjunction with, and as an incidental part of, the catering of food for parties and special events at premises not otherwise licensed as a "class A" premises and for consumption only on the premises where the food is served. The sale of alcoholic liquor shall be incidental to the service of food. **Class G-1 licenses authorize a party or event held on a single day.**	2		
	Class H which shall be issued only to the holder of a valid class "B" or "B-1" license (a) which generates more than eighty (80) percent of its gross annual revenue from the sale of wine, and which shall authorize the sale and service of wine by the glass. Such license shall be subject to: **a)** The condition that the number of customers currently drinking wine within the licensed premises may not exceed, at any time, the number of then-available chairs within the licensed premises on which the customers may be seated and the number of chairs within the licensed premises may not exceed the number specified in the license, which number may not exceed sixteen (16); and **b)** Any other conditions and restrictions imposed by the local liquor control commissioner and board of trustees pursuant to section 4-61 of the Municipal Code.	0		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
	Class I which shall authorize and allow the service of beer and wine only brought by a customer into a restaurant for consumption only upon those premises, subject to: **a)** The service of beer and wine must be incidental and complementary to the service of a meal. **b)** The license does not authorize the sale of any alcoholic liquor by the licensee. **c)** The licensee may charge a corkage fee. **d)** The licensee shall not permit any customer to leave the premises with any open beer container or any open wine container other than a single bottle of wine secured in compliance with the requirements of Section 6-33 of the State Liquor Control Act [235 ILCS 5/6-33].	0		
	Class J which shall authorize and allow the retail sale of alcoholic beverages only for consumption on the premises of a hotel.	2		
	Class K which shall authorize and allow the retail sale of alcoholic beverages for consumption only on the premises where sold in conjunction with the operation of a golf course (public, semi-public, or private).	2		
	Class L which shall authorize and allow the retail sale of alcoholic beverages only for consumption on the premises of, and in conjunction with, the operation of a movie theater, subject to the conditions as stated in the Municipal Code Section 4-48.	1		
	Class M which shall authorize and allow the retail sale on the premises specified of alcoholic beverages for consumption only upon the premises where sold, which premises shall be a restaurant where the food service component of the business is operational during the hours of sale and service of alcoholic liquor and a printed menu is on display and in effect, in Northbrook Court Shopping Center as stated in Municipal Code Section 4-54.	No Limit (1)		
	Class N which shall authorize the retail sale specified alcoholic beverages for a specific event on the premises specified and for which the license is issued.	No Limit		
	Class O which shall authorize and allow the retail serving of alcoholic beverages in the form of beer and wine, for consumption only on the licensed premised, and only as an incidental part of a business with a primary function either as (i) a full service personal care services establishment, or (ii) a retail establishment for the sale of non-food goods and services.	No Limit		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
	Class P-1 which shall authorize and allow a tasting room on the site of a distillery with on-site production and storage on the premises of not more than 100,000 gallons per year, and the sale of such alcohol in package form for consumption off the premises.	0		
	Class P-2 which shall authorize and allow a tasting room on the site of a craft brewery or brew pub with on-site production and storage on the premises of not more than 155,000 gallons of beer per year, and the sale of such alcohol in package form for consumption off the premises.	0		
	Class Q which shall authorize and allow the retail sale of alcoholic beverages for consumption only upon the premises for which the license is issued for a specific event of a unique nature on the premises specified and a premises for which no other license is in effect. Shall be issued only to for-profit entitles and organizations.	0		
	Class Q-1 which shall authorize and allow the retail sale of alcoholic beverages for consumption only upon the premises for which the license is issued for a specific event of a unique nature on the premises specified and a premises for which no other license is in effect. Shall be issued only to a local, not-for-profit civic or community organization or unit of local government (including villages, school districts, park districts, library board).	No Limit		
Section 4-55(a): Alcoholic Beverage Initial Application Fee	**Alcoholic Beverages Initial Application Fee**	**Application Fee Cost**		
Section 4-55(a):	**Class A, B, B-1, D, J, L**	$2,200.00		
	Class C	$1,325.00		
	Class E	$1,100.00		
	Class F	$100.00		
	Class G	$1,000.00		
	Class G-1	$250.00 per event		
	Class H	$100.00		
	Class I	$250.00		
	Class K	$1,750.00		
	Class M For licensees holding a current and valid Class A or Class E license from the Village	$25.00		
	Class M For licensees not holding a current and valid Class A or Class E license from the Village	$75.00		

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	Class N	$50.00 for one event		
	Class N	$400.00 for a one-time application for up to 10 events		
	Class O	$1,000.00		
	Class P-1	$2,200.00		
	Class P-2	$2,200.00		
	Class Q	$500.00 per event; or $275.00 as secondary function for holder of current license		
	Class Q-1	No Fee		
Section 4-55(b): Alcoholic Beverage Annual Fee	**Alcoholic Beverages Annual Fee**			
Section 4-55(b):	**Class A, B, B-1, L**	$2,000.00		
	Class C	$1,400.00		
	Class D	As Applicable		
	Class E	$1,130.00		
	Class F and G	$1,000.00		
	G-1	$250 per event		
	Class H	$275.00		
	Class I	$750.00		
	Class J	$3,000.00		
	Class K	$1,500.00		
	Class M	No Additional Fee		
	Class N	Not renewable		
	Class O	$750.00		
	Class P-1	$2,000.00		
	Class P-2	$2,000.00		
	Class Q	Not renewable		
	Class Q-1	Not renewable		
Section 4-55(c): Secondary Function	Secondary Function - Additional Fee:	$275.00		
Section 4-55(f): Hearing Fee	Non-Refundable Hearing Fee	$50.00		
Section 4-55(g): Fingerprinting Fee	Police Department Fingerprinting Fee: (for each Person to be Fingerprinted in connection with Liquor License Permit Application) (Additional fees charged by the Illinois State Police will be required)	$25.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 4-80: Enforcement Violations and Penalties	**Enforcement: Violations and Penalties**	**$25 - $750 per day**		
Chapter 5: Animals	**Chapter 5 - Animals**			
Section 5-3 (b)	Procedures non-exclusive: fees and Penalties			
Section 5-6 (4)	Harboring, ownership, and ground feeding of dangerous, vicious, or wild animals prohibited.			
Section 5-8: Rabies Emergencies	Impounding Fee (properly licensed animal)	$20.00		
Section 5-13: Humane Care	Humane Care - (minimum/maximum fine for each offense)	$25.00 - $500.00		
Section 5-14: Cruelty to Animals- Fines	Cruelty to Animals - (minimum/maximum fine for each offense)	$35.00 - $500.00		
Section 5-15 (b): Nuisance Animals- Fines	**Nuisance Animals Violation Fines**			
	First Offense - minimum/maximum fine	$25.00- $100.00		
	Second Offense - minimum/maximum fine (within a consecutive 12 month period)	$30.00- $500.00		
	Third Offense - minimum/maximum fine (within a consecutive 12 month period)	$50.00 - $500.00		
	Fourth Offense - minimum/maximum fine (within a consecutive 12 month period)	$150.00 - $500.00		
	And/or order to remove such animal permanently from Village with 24 hrs. of such order.	for all offenses		
Section 5-17	Removal of Excrement	$25.00 - $500.00		
Section 5-36 (c): License Generally	Dog or Cat License Tag Fee - Unsterilized Animal	$20.00		
	Dog or Cat License Tag Fee - Neutered or Spayed Animal	$10.00		
Section 5-39 (c): Breeder/Hobbyist permit	Breeder Permit Fee: Professional	$110.00 min. plus $20.00/animal or $12.00/animal in excess of six (6)		
	Hobbyist Permit Fee:	$50.00 min. plus $20.00/animal or $10.00/animal in excess of three (3)		
Section 5-41: Biting Animals, Dangerous Dogs and Vicious Dogs	Fines (minimum/maximum fine for each offense)	$25.00 - $500.00		
Chapter 6: Building & Construction Regulations	**Chapter 6 - Building and Construction Regulations**			
	General Building Permit Application Fees			
Section 6-9: General Building Plan Review Fees and Debts	**Single Family Permit Application Deposit**			
	Single-family residence - new building	$1,000.00		
	Single-family residence - addition	$250.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
	Single-family residence – interior alteration (new or moved interior walls)	$100		
	Basement finishing	$100		
	Detached garage	$100		
Section 6-9: General Building Plan Review Fees	**Multi-Family & Commercial Permit Application Deposit for New Construction or Structural Addition/Alteration**			
	New Multi-Family, or Non-Residential Building - New Construction	$1,000.00		
	Multi-Family, or Non-Residential Building - Addition	$750.00		
	Multi-Family, or Non-Residential Building - Interior Alteration	$100		
Section 6-9: Fire Inspection Plan Review Fees	**Fire Inspection Plan Review Fees**			
Section 6-9: Fire Protection Permit	**Fire Protection Permit with Life Safety Building Review:** Fee includes basic life safety plan review and final inspection of the completed project. Additional plan reviews such as sprinkler and/or fire alarm reviews are in addition to this fee.	Minimum fee $70.00 or $10 per 1000 sq. ft. (whichever is greater)		
Section 6-9: Sprinkler System	**Sprinkler System**: Plan review fees include a hydrostatic inspection and one final inspection of the complete system. **1 to 20 Sprinklers**	$175.00		
	Sprinkler System: Plan review fees include a hydrostatic inspection and one final inspection of the complete system. **21 to 100 Sprinklers**	$360.00		
	Sprinkler System: Plan review fees include a hydrostatic inspection and one final inspection of the complete system. **101 to 200 Sprinklers**	$430.00		
	Sprinkler System: Plan review fees include a hydrostatic inspection and one final inspection of the complete system. **201 to 300 Sprinklers**	$500.00		
	Sprinkler System: Plan review fees include a hydrostatic inspection and one final inspection of the complete system. **301 Sprinklers and up**	$680.00 plus $1.00 for each additional head		
Section 6-9: Fire Pumps	**Fire Pumps Review:** Plan Review Fees Final Inspection of the completed System	$165.00		
Section 6-9: Standpipe Systems	**Standpipe Systems:** Plan Review Fees Include a Hydrostatic Inspection and one Final Inspection of the Completed System **(Per System)**	$165.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 6-9: Residential 13D Sprinkler Systems	**Residential 13D Sprinkler Systems:** Fees Include Plan Review and Final Inspection of the Completed System **1 to 20 Sprinklers**	$175.00		
	Residential 13D Sprinkler Systems: Fees Include Plan Review and Final Inspection of the Completed System: **26 to 50 Sprinklers**	$190.00		
	Residential 13D Sprinkler Systems: Fees Include Plan Review and Final Inspection of the Completed System: **51 to 100 Sprinklers**	$200.00		
	Residential 13D Sprinkler Systems: Fees Include Plan Review and Final Inspection of the Completed System: **100 Sprinklers Plus**	$200.00 plus $1.00 for each additional head		
Section 6-9: Fire Detection and Alarm Systems	**Fire Detection and Alarm Systems:** Fees Include Plan Review and Final Inspection of the Completed System: **1 to 25 Devices**	$140.00		
	Fire Detection and Alarm Systems: Fees Include Plan Review and Final Inspection of the Completed System: **26 to 50 Devices**	$300.00		
	Fire Detection and Alarm Systems: Fees Include Plan Review and Final Inspection of the Completed System: **51 to 75 Devices**	$500.00		
	Fire Detection and Alarm Systems: Fees Include Plan Review and Final Inspection of the Completed System: **76 to 100 Devices**	$650.00		
	Fire Detection and Alarm Systems: Fees Include Plan Review and Final Inspection of the Completed System: **101 to 125 Devices**	$850.00		
	Fire Detection and Alarm Systems: Fees Include Plan Review and Final Inspection of the Completed System: **126 Plus Devices**	$850.00 plus $6.00 each additional device		
Section 6-9: Special Type Systems	Special Type Systems: Fees Include Plan Review Final Inspection of the Completed System: **Wet Chemical**	$280 Plus $100 for Each Additional System		
Section 6-9: Additional Inspections	Additional Inspections: A field Compliance Inspection is Provided Within the Fire Department Review and Inspection Fee Structure. Additional Inspections Required to Provide Compliance will be Billed as the following	$65.00/hr., one hour minimum		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 6-9: Additional Reviews	Additional Reviews: An Initial Plan Review and One Re-submittal Review Fee is Captured in the Plan Review Costs.	Based Upon 50% of the Initial Review Costs.		
Section 6-9: Fire Protection Plan Review by Consultants	Fire Protection Plan Review by Consultants: Consultants Fees for Fire Protection Plan Reviews will be Billed:	Plus ~~$70.00~~ or 10% of fee (Whichever is greater)	**Plus $100.00 or** 10% of fee (Whichever is greater)	
Section 6-9: Single Family Residence Construction Permit Issuance & Inspection Fees	**Single Family Residence Construction Permit Issuance & Inspection Fees**			
	Permit and general inspection fees for new single family residence	$2.05 per square foot of floor area.		
	Permit and general inspection fees for an addition to a single family residence	$2.05 per square foot of floor area.		
	Permit and general inspection fees for an interior alteration for a single family residence	$2.05 per square foot of floor area with a minimum of $280.00.		
	Permit and general inspection fees for basement finishing in a single family residence	$280.00 (additional fees may be assessed for extraordinary plumbing and electrical work)		
Section 6-9: Multi-Family & Non-Residential Building Construction Permit Issuance & Inspection Fees	**Multi-Family & Non-Residential Building Construction Permit Issuance & Inspection Fees**			
	Cost of Proposed Work			
	Up to $ 5,000	$75.00		
	$5,001 - $25,000	75.00 plus $11.50 per each $1,000 or fraction thereof in excess of $5,000.		
	over $25,000	$300.00 plus $10.50 per each $1,000 or fraction thereof in excess of $25,000.		
Section 6-9: Special Feature - Permit & Inspection Fees	**Special Feature - Permit & Inspection Fees**			
	Fence (per lot) less than 60 feet in total length	$30.00		
	Fence (per lot)	$60.00		
	Decks	Minimum of $70.00		
	Detached Garage	$300.00		
	Residential Pool or spa	$350.00		
	Commercial Pool or Spa	$1,000.00		
Section 6-9: Power Back-up Generator	Power Back-up Generator: (residential)	$150.00		

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	Generator: (Commercial) Under 10,000 square feet or non-life safety related generator	$350.00		
	Generator: (Commercial) 10,000 to 50,000 square feet	$500.00		
	Solar or other Alternative Power Source for an attached or detached single family home	$250.00		
	Solar or other Alternative Power Source for Multiple Family or Non-Residential Use	$300.00 plus $10.50 per each $1,000 or fraction thereof in excess of $25,000 construction value		
Section 6-9: Plumbing Permit & Inspection Fees	**Plumbing Permit & Inspection Fees (General Plumbing)**			
	Minimum fee for a plumbing permit and inspection	$70.00		
	Replacement of existing water heater	$50.00		
	Lawn sprinkler system	$75.00		
Section 6-9: Single Family Construction:	**Single Family Construction**			
	Single-family residence - new building	Charge is included in general permit fee		
	Single-family residence --addition, alteration, fire/accident restoration, or other when general building permit is issued	Charge is included in general permit fee		
Section 6-9: Multi-Family & Non-Residential Plumbing Alteration or Remodel	**Multi-Family & Non-Residential Plumbing: New Construction, Alteration or Remodel:**			
Section 6-9: General Construction & Occupancy	**General Construction and Occupancy**			
	Minimum Fee or under 1500 square feet	$200.00		
	Per additional 1000 square feet over 1500	$25.00		
Section 6-9: Restaurant, Medical, Specialty Care & Similar High Plumbing Fixture Uses/Structures	**Restaurant, Medical, Specialty Care and Similar High Plumbing Fixture Uses/Structures**			
	Minimum Fee or under 1500 square feet	$200.00		
	Per additional 1000 square feet over 1500	$50.00		
Section 6-9: Mechanical, Heating, Ventilation & Air Conditioning Permit & Inspection Fees	**Mechanical, Heating, Ventilation and Air Conditioning Permit & Inspection Fees**			
	General Mechanical & HVAC			
	Minimum fee for a mechanical, HVAC permit and inspection	$70.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 6-9: Single Family Construction	**Single Family Construction**			
	Single-family residence - new building	Charge is included in general permit fee		
	Single-family residence - addition	Charge is included in general permit fee		
Section 6-9: Fireplace	New Fireplace (per fireplace)	$100.00		
	New gas fireplace (per fireplace)	$100.00		
Section 6-9: Furnace	Replacement of existing furnace or similar	$50.00		
	Addition of new furnace or air conditioner	$100.00		
Section 6-9: Multi-Family & Non-Residential Mechanical Alteration or Remodel	**Multi-Family & Non-Residential Mechanical Alteration or Remodel**			
Section 6-9: Remodeling Activity Where HVAC Previously Exists	Remodeling Activity Where HVAC previously exists: Minimum Fee or under 1500 square feet	$200.00		
	Remodeling Activity Where HVAC Previously Exists: Per additional 1000 square feet over 1500	$15.00		
Section 6-9: New Construction or Occupancy of Space Where HVAC did not exist	New Construction or Occupancy of Space Where HVAC did not exist. Minimum Fee or under 1500 square feet	$200.00		
	New Construction or Occupancy of Space Where HVAC did not exist. Per additional 1000 square feet over 1500	$25.00		
Section 6-9 Other Mechanical Replacement	**Other Mechanical Replacement**			
	Boiler	$400.00		
	Cooling Tower with Structural Work	$600.00		
	Cooling Tower Replacement (no structural work)	$200.00		
	Chiller Replacement with structural Work	$300.00		
	Chiller Replacement without structural work	$200.00		
Section 6-9: Electrical Permit & Inspection Fees	**Electrical Permit & Inspection Fees**			
Section 6-9: Other Major Rooftop Mechanical	Other Major Rooftop Mechanical	$200.00		
Section 6-9: General Electric Work	**General Electric Work** Minimum fee for an electrical permit and inspection	$70.00		
Section 6-9: Electric Service Change (meters)	**Electric Service Change (meters):** One meter, Minimum Fee	$70.00		
	Per additional meter	$30.00		
Section 6-9: Panel Replacement or Addition (New Electric Service)	**Panel Replacement or Addition (New Electric Service)**			
	One panel, Minimum Fee	$200.00		

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	2-5 panels	$350.00		
	Each additional 5 panels or part thereof over	$30.00		
Section 6-9: Single Family	Single-family residence - new building, addition, or alteration, basement finishing.	Charge is included in general permit fee		
Section 6-9: Multi-Family & Non-Residential Electric Alteration or Remodel	**Multi-Family & Non-Residential Electric: New, Alteration or Remodel:**			
	Minimum Fee or under 1500 square feet	$200.00		
	Per additional 1000 square feet over 1500	$50.00		
Section 6-9: Parking Lot Lighting	New Parking lot lighting: (For each set of four light poles)	$200.00		
	New Parking lot lighting: (For each additional four poles or fraction thereof.)	$200.00		
Section 6-9: Fees for Demolition Activity	**Fees for Demolition Activity**			
Section 6-9: Residential Demolition	**Residential Demolition**			
	Demolition Permit & Inspection Fee for entire single family home.	$750.00		
	Demolition permit for detached garage.	$100.00		
	Interior demolition permit - single family or multi-family residential (when separate from a permit for construction)	$100.00		
	Residential Tear-Down (Demolition), and In-Fill Building Permit Supplemental Escrow.	A cash escrow of $5,000.00 shall be established prior to issuance of a permit for demolition.		
Section 6-9: Non-Residential Demolition	**Non-Residential Demolition**			
	Demolition Permit & Inspection Fee - non-residential interior	$250.00		
	Non-residential entire structure demo	$750.00		
	Demolition and In-Fill Building Permit Supplemental Escrow.	A cash escrow of $5,000.00 shall be established prior to issuance of a permit for demolition.		
Section 6-9 : New/Replacement Elevator, Escalator & Similar Specialty Mechanical Fees	**New/Replacement Elevator, Escalator & Similar Specialty Mechanical Fees**			
	Plan review fee for elevators, man lifts, escalators - freights and wheelchair lifts, dumbwaiters, dock lifts	$105.00		
	Fee for additional plan reviews for elevators, escalators, etc. (beyond one plan review)	$100.00		
	Fee for inspection of new elevator, escalator, etc. (includes 2 inspections).	$220.00		
	Re-inspection fee for additional inspections required for compliance	$100.00		

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Section 6-9: Permit - Removal of Elevator, Escalator, etc. From Service	Permit for removal of elevator, escalator or similar from service	$325.00		
Section 6-9: Semi-Annual Elevator, Escalator & Similar Specialty Mechanical Plan Inspection Fees	**Elevator, Escalator & Similar Specialty Mechanical Plan Inspection Fees**			
	Annual Inspection and certificate issuance fee for elevators, man lifts, escalators, etc.	$150.00		
	Re-inspection fee for additional inspections required for compliance	$100.00		
	Late payment fee for escalator inspection or certificate	$15.00 charge for each 30-day period		
Section 6-9: Miscellaneous Building Permits				
	Construction Trailer Permit Fee	$250.00		
	Interior Drain Tile Permit Fee	minimum of $210.00; dependent upon scope of work		
	Shed	minimum of $70.00 dependent upon size of shed		
	Patio/Driveway	minimum of $70.00		
	Wireless Cellular Antenna Panel Equipment Swap Out or Similar Equipment Change Permit Fee	$250.00		
	Wireless Cellular Antenna Tower - Addition of New Array/Platform Permit Fee	Minimum $750.00		
Section 6-9: Sign Permit & Inspection Fees	**Sign Permit & Inspection Fees**			
	Permanent Ground or Freestanding Sign - illuminated - Per sign	$150.00		
	Permanent Ground or Freestanding Sign - non-illuminated - Per sign	$100.00		
	Wall Sign - illuminated - Per sign	$150.00		
	Wall Sign - non-illuminated - Per sign	$100.00		
	Construction or Real Estate Sign (if greater than 6 square feet) - Per sign	$75.00		
	Temporary event signs and banners: (except for civic displays: for which no fee shall be charged) - Per event	$75.00		
	Other non-illuminated Sign Permit requiring a permit as specified in Zoning Code Per sign	$75.00		
	Other illuminated Sign Permit requiring a permit as specified in Zoning Code Per sign	$150.00		
Section 6-9: Administrative Fees	**Administrative Fees**			
Section 6-9 : Work Initiated Without a Permit	Work Initiated Without a Permit or change of contractor without proper notification	Penalty fee of $250.00 or up to 50% of total building permit fee, whichever is greater.		

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Section 6-9:	Re-inspection fee for all permits requiring more than two (2) similar type inspections	$75 per discipline per inspection.		
	Fee for Renewal of an Expired Permit	$70.00 a month		
	Alterations to Approved Plans (Permit Revisions)	Minimum $70 per discipline, or as approved by Code Official based on scope of change, for each request.		
	Resuming work after issuance of a Stop Work Order	$250 per incident, payable prior to resuming authorized work.		
	Additional charge for inspections that are after normal business hours	$150.00		
Section 6-9: Fees	Off-Site Utility Improvements Escrow (Base Fee)	$5,000.00		
Section 6-10: Municipal Property Damage Deposit: Fees/Escrow Deposit for Work Within Village Right-of-Way	**Fees/Escrow Deposit for Work Within Village Right-of-Way:** Fee for work within Village right-of-way (other than street opening work)			
	Fee for work within Village right-of-way (other than street opening work)	$180.00		
	Deposit for work within Village right-of-way (Frontage Deposit)	$1,000.00		
Section 6-12 (b)(2): Certificates of Occupancy	**Section 6-12 - Certificates of Occupancy**			
Section 6-12 (b)(3): Certificates of Occupancy	Monthly Temporary Certificate of Occupancy Fee	$100.00		
Section 6-12 (b)(3) (c): Certificates of Occupancy	Amount of Cash Deposit or Letter of Credit for Temporary Certificate of Occupancy for Single Family Structure (Building Items Only)	Minimum $3,000.00 + $100.00 Administration Fee		
Section 6-14: Right to Appeal	Appeal of an order, requirement, decision or determination of the code official	$250.00		
Section 6-15(a): Residential Tear-down and In-fill Building Permit Supplemental Escrow	Residential Tear-down and In-fill Building Permit Supplemental Escrow			
Section 6-17: Vacant Building	Vacant building compliance inspection fee	$500.00		
Section 6-17:	Vacant building registration fee	$200.00		
Section 6-52(13)	114.4 Violation penalties (Building Code)	$50.00-$10,000 for each violation		
Section 6-63(21)	R113.4 Violation penalties (Residential Code)	$50.00-$10,000 for each violation		
Section 6-95 and 15-783 Registration Required	Electrical Contractor - Registration required.			
Section 6-102(9)(c): Fire Lanes	Fine Lane Recording Fee:	$75.00		

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northbrook	VILLAGE OF NORTHBROOK			
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 6-102(9)(d): Fire Lane Sign	Fire Lane Sign Fee	$26.50		
Section 6-102(9)(e): Fire Lane Violation	Fire Lane Violation Fine	$100.00		
Section 6-104.3: Correction of Violations	Failure to correct any violations cited by the fire chief pursuant to Section 12-2 of the Code following an initial inspection shall result in the following penalties:			
	After 60 Days Following the Initial Notice of the Violation:	$50.00		
	After 90 Days Following the Initial Notice of the Violation:	$100.00		
	After 120 Days Following the Initial Notice of the Violation:	$200.00		
	For every 30 Days thereafter:	$500.00		
Section 6-112; International Property Maintenance Code		$50.00-$10,000 for each violation		
Section 6-182 & 6-9: Site Grading, Drainage & Soil Erosion/Sedimentation Control	Grade and Drainage Alteration Permit Fee: Permits Required	$100.00		
Chapter 7: RESERVED	**Chapter 7 - RESERVED**			
Chapter 8: RESERVED	**Chapter 8 - RESERVED**			
Chapter 9: Construction of Utility Facilities in the Public Rights - of - Way	**Chapter 9 - Construction of Utility Facilities in the Public Rights - of - Way**			
Section 9-17(f) : Application Fees	Permit Fee - Per each 1500 feet of Lineal Feet or Portion Thereof	$90.00		
Section 9-63 (d)(15)	Permit Fee - Single Small Wireless Facility	$650.00		
	Permit Fee - Single Small Wireless Facility Applications of two to twenty five Locations	$350.00 per SWF IL Small Wireless Facilities Deployment Act		
	Permit Fee - Single Small Wireless Facilities that Include the installation of a New Utility Pole	$1,000.00		
	Annual fee for collocation per Village Utility Pole within the Public Rights-Of-Way	$200.00		
	Annual fee for collocation per Village Utility Pole not within the Public Rights-Of-Way	$5,000.00		
Chapter 10: Cable & Video Communications	**Chapter 10 - Cable and Video Communications**			

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 10-382 Penalties	**Schedule of penalties for any material breach of the Cable and Video Protection Law**	Not more than $750.00 for each day of the material breach, and not more than $25,000.00 for each occurrence of a material breach per customer		
Chapter 11 - Reserved	**Chapter 11 - Reserved**			
Chapter 12 - Reserved	**Chapter 12 - Reserved**			
Chapter 13 - Reserved	**Chapter 13 - Reserved**			
Chapter 14 - Reserved	**Chapter 14 - Reserved**			
Chapter 15: Licenses, Permits and Misc. Business Regulations	**Chapter 15 - License, Permits and Miscellaneous Business Regulations**			
Section 15-28: Business License Fee: (For 1/2 Year)	In the case of licenses issued on an annual basis on or after July 1 of any year. **(Only for the Balance of the year)**	1/2 of the Annual Fee		
Section 15-35(c): Business License Renewal	Late Penalty for Annual Business License:	$65.00		
Section 15-57(a): Misc. Amusement Devices	Miscellaneous Amusement License Fee (Per Day)	$30.00		
	Miscellaneous Amusement License Fee (Per Year)	$325.00		
Section 15-71: Bowling, Bocce Alley	Bowling Alley and Bocce Court License Fee: (Per Lane)	$25.00		
Section 15-86: Carnival or Circuses	Carnival or Circus License Fees:	$165.00		
Section 15-102(a): Amusement Device	Coin Operated Amusement Devices Fee: (Per Machine) (Maximum of 10)	$40.00		
Section 15-116 : Public Dance	Public Dance License Fee: (Per Event)	$40.00		
	Public Dance License Fee: (Per Year)	$400.00		
Public Golf Course, Driving Range or Miniature Golf Course: Section 15-131:	**Public Golf Course, Driving Range or Miniature Golf Course License Fee:**			
	Nine Holes of Golf License Fee:	$50.00		
	Driving Range License Fee:	$200.00		
	Miniature Golf License Fee:	$200.00		
Section 15-146: Theater	Motion Picture or Theatrical License Fee (Per Seat)	$0.60		
	When of Transient Nature (Per Day)	$10.00		
Section 15-161: Billiard Tables	Pool, Billiard, or Other Similar Gaming Table License Fees (Per Gaming Table)	$30.00		
Section 15-181: Banks	Bank (Chartered Banks and Currency Exchange exempt)	$90.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 15-207: General Broker	General Broker License Fee: 1 - 10 Employees	$55.00		
	General Broker License Fee: 11 - 20 Employees	$110.00		
	General Broker License Fee: Over 20 (per employee)	$5.50		
Section 15-247: Dry Cleaning Plant	Dry Cleaning Plant License Fee:	$130.00		
Section 15-262(b): Automatic Dry Cleaning	Automatic Dry Cleaning Installation Fee:	$50.00		
	Automatic Dry Cleaning License Fee: (Per Machine)	$50.00		
Section 15-282: Dry Cleaning and Laundry Outlet	Dry Cleaning & Laundry Outlet License Fee:	$70.00		
Section 15-297:	Laundry License Fee:	$145.00		
Section 15-317: Self Service, Coin Operated	Self-Service, Coin Operated Laundry Establishment License Fee:	$175.00		
Section 15-352: Hotel or Motel	Hotel or Motel License Fee:	$50.00/ plus $2.00/per unit		
Section 15-372: Spa, Health Club, Physical Recreational Facility	Health Club and Physical Recreational Facility License Fee:	$90.00		
	Health Club and Physical Recreational Facility with Spa License Fee:	$140.00		
	Spa License Fee (for Spas that are independent of Health Club and Physical Recreational Facilities)	$90.00		
Section 15-391: Building Material or Lumber Yard	Building Material Yard or Lumberyard License Fee:	$125.00		
Section 15-412: Machine Shop or Foundry	Machine Shop or Foundry License Fee:	$105.00		
Section 15-447: Filling Station	Filling Station License Fee: For the First Three Pumps Dispensing Gasoline, Petroleum or And Similar Combustible or Explosive Product	$75.00		
	Filling Station License Fee: For Each Additional Pump Dispensing Gasoline, Petroleum or And Similar Combustible or Explosive Product	$20.00		
Section 15-462: Motor Vehicle Repair Shop	Motor Vehicle Repair Shop and Service Bay License Fee:	$175.00		
Section 15-477: Motor Vehicle Sales Establishments	Motor Vehicle Sales Establishment License Fee:	$175.00		
Section 15-491(b): Nursing Homes	Nursing or Shelter Care Home or Home for the Aged License Fee:	$275.00		

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Annual Fee Ordinance (Municipal Code Section)	Description	Fees For FY 22/23	Ordinance Changes or Proposed Changes for 23/24 AFO	NOTES
Section 15-521: Raffles - Class A	Raffles License Fee: Class A Raffle - (Per Raffle)	$30.00		
Section 15-521: Raffles - Class B	Raffles License Fee: Class B Raffle (No Fee Required)	$0.00		
Section 15-542: Retail Sales Establishments	Retail Sales Establishment License Fee: 5,000 Gross Square Feet or Less	$80.00		
	Retail Sales Establishment License Fee: 5,001 - 10,000 Gross Square Feet	$100.00		
	Retail Sales Establishment License Fee: 10,001 - 20, 000 Gross Square Feet	$135.00		
	Retail Sales Establishment License Fee: 20,001 - 40,000 Gross Square Feet	$240.00		
	Retail Sales Establishment License Fee: 40,001 - 80,000 Gross Square Feet	$410.00		
	Retail Sales Establishment License Fee: Over 80,001 Gross Square Feet	$.0055 per sq. feet		
Section 15-562: Retail Service Establishments	Retail Service Establishments License Fee:	$75.00		
Section 15-626: Secondhand Dealer	Secondhand Dealer Business License Fee:	$60.00		
Section 15-660(c): Tobacco Products	License for Sale of Tobacco Products Fee:	$500.00		
Section 15-694: Vehicle Licenses	Fines Related to Violation of Vehicle Licenses (Not less than and not more than)	$50.00 - $55.00		
Section 15-697(b): Motor Vehicle License Fees	Village Motor Vehicle License Fee: Automobiles **Through June 30th**	$30.00		
	Village Motor Vehicle License Fee: Automobiles **After June 30th**	$38.00		
	Village Motor Vehicle License Fee: Hybrid Vehicle **Through June 30th**	$15.00		
	Village Motor Vehicle License Fee: Hybrid Vehicle **After June 30th**	$19.00		
	Village Motor Vehicle License Fee: Motorcycles **Through June 30th**	$12.00		
	Village Motor Vehicle License Fee: Motorcycles **After June 30th**	$15.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 8,000 and less) **Through June 30th**	$30.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 8,000 and less) **After June 30th**	$38.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 8,001 - 10,000) **Through June 30th**	$36.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 8,001 - 10,000) **After June 30th**	$46.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 10,001 - 12,000) **Through June 30th**	$42.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 10,001 - 12,000) **After June 30th**	$54.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 12,001 - 24,000) **Through June 30th**	$47.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 12,001 - 24,000) **After June 30th**	$60.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 24,001 - 45,000) **Through June 30th**	$60.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 24,001 - 45,000) **After June 30th**	$77.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 45,001 and more) **Through June 30th**	$84.00		
	Village Motor Vehicle License Fee: Trucks, Trailers, RVs (Gross Weight 45,001 and more) **After June 30th**	$108.00		
Section 15-697(c): License Replacement Fee	Theft or Destruction Replacement Fee	$1.00		
Section 15-697(d): Transfer Fee	License Transfer Fee	$1.00		
Section 15-697(a)(6): Governmental Vehicle Fee	Governmental Vehicle Fees	$1.00		
Section 15-697(b): Senior Citizens	Rates of Senior Citizens: The license for automobiles, motorcycles and recreational vehicles owned by persons 65 and over shall be one-half of the applicable fee, except that the Theft or Destruction Replacement and Transfer fees shall not be so reduced	half of the applicable fee		
Section 15-697(b): New Vehicle Fee	The license fee for motor vehicle licenses purchased within 45 calendar days of the purchase of the motor vehicle shall be the fee shown in the "Through June 30th" (above). However, the license fee for motor vehicles purchased on or after January 1 of any licensing year shall be one-half of the otherwise applicable new vehicle fee.			
Section 15-710 and 15-796: Sealcoat Contractors License	Sealcoat Contractors	$70.00		
Section 15-731: Concrete Contractors License	Concrete Contractor Business License Fee	$70.00		
Section 15-741: General Contractors License	General Contractor Business License Fee	$100		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 15-755: Plumbing Contractors License	Plumbing Contractor Business License Fee	$0.00		
Section 15-769: Sewer & Drain Layer Contractors License	Sewer & Drain Layer Contractor Business License Fee	$70.00		
Section 15-783 & 6-95: Electrical Contractors License	Electrical Contractor Business License Fee	$70.00		
Section 15-796: Paving Contractors License	Concrete, Asphalt or Landscape Paver Contractor Business License Fee	$70.00		
Section 15-796: Pavement/Sealing Contractors License	Driveway/parking lot **or** Sealcoat Contractor License Fee	$70.00		
Section 15-809: Dumpster Operator License	License Fee for Construction Debris Dumpsters/Dumpster Operators	$60.00		
Section 15-824(a): Commercial Solicitation	Application fee for Commercial Solicitation Permit: **Business Organizations**	$30.00		
Section 15-824(a): Commercial Solicitation	Application fee for Commercial Solicitation Permit: **For each solicitor**	$15.00		
Section 15-872: Sale of Category III Firearms & Ammunition	Licenses Required for the Sale of Category III Firearms and Ammunition: **Maximum Number of Licenses**	0 License		
Section 15-873: Firearms Annual License Fee	Category y III Firearms and Ammunition Annual License Fee	$2,000.00		
Section 15-877: Firearms License Term	License Term: January - December	One Calendar Year Term		
Section 15-897: Fine Upon Conviction	Category y III Firearms and Ammunition Fine upon Conviction	Not Less Than $500.00		
Section15-922: Fraudulent Sales	Fraudulent Sales License Fee: (Per Initial license or Renewal)	$75.00		
	Fraudulent Sales License Fee: (30 Day Extension)	No Charge		
Section 15-943(a): Child Day Care Home Permit Fee	Child Day Care Home Registration Permit Fee:	$50.00		
Section 15-943(b): Child Day Care Home Permit Fee	Child Care Homes: Police Department Fingerprinting Fee or Each Person to be Fingerprinted in Connection with Permit Application (Additional fees charged by the Illinois State Police will be required)	$25.00		
Section 15-963: Massage Establishments	Massage Establishment Application License/Yearly Fee	$50.00		
Section 15-964 (d): Massage Establishments	Massage Establishment: Police Department Fingerprinting Fee for each person to be fingerprinted in connection with permit application. (Additional fees charged by the Illinois State Police will be required)	$25.00		
Section 15-964 (k): Investigation Fees	Costs Associated with any investigation or Criminal Background Check of an Applicant or any Employee:	Fees, as dictated by the Outside Agency		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 15-975: Massage Establishments	Massage Establishments: Violation; penalty	Not less than $200.00 nor more than $500.00 for the first offense and not less than $300.00 for the second offense, and not less than $500 nor more than $1,000.00 for any subsequent offense.		
ARTICLE XXIX: Food	**DIVISION 1. IN GENERAL Food**			
Section 15-1036: Food Permit Fees	**Food Permit Fees: (Unless specified - Rates noted are annual)**			
Section 15-1036: Food Service Establishments	**Food Service Establishments** seating fifty (50) or fewer persons:	$140.00		
	Food Service Establishments seating more than fifty (50), but not more than 100 persons:	$235.00		
	Food Service Establishments seating more than 100 persons:	$350.00		
	Food Service Establishments which serves for direct consumption off the premises	$140.00		
Section 15-1036: Mobile Food Service Establishment (MFSE)	Mobile Food Service Establishment License Fee: **(Per Vehicle) Risk Type 1**	$70.00		
	Mobile Food Service Establishment License Fee: **(Per Vehicle) Risk Type 2**	$140.00		
	Mobile Food Service Establishment License Fee: **(Per Vehicle) Risk Type 3**	$210.00		
Section 15-1036: Food Delivery Vehicles	Food Delivery Vehicles including residential route delivery but excluding vehicles delivering to a licensed food service or otherwise licensed under this Chapter. **(Per Vehicle)**	$60.00		
Section 15-1036: Temporary Food Service	Temporary Food Service Establishment License Fee: **(Per Event)**	$25.00		
Section 15-1036: Milk & Ice Storage Devices	**Independently located milk and ice storage devices** located upon the premises not licensed as a retail food store or food service establishment. **(Per Device)**	$37.50		
Section 15-1036: Food Service Operations for Not For Profit Organizations	**Food Service Operations** conduced for the purpose of raising funds to support the activities of a **not-for-profit organization**: 50% of the applicable fee indicated above:	Not to Exceed $70.00		
Section 15-1036: Retail Food Store	**Food Store** less than 1,000 gross square feet:	$130.00		
	Food Store 1,001 - 2,000 gross square feet:	$155.00		
	Food Store 2,001 - 4,000 gross square feet:	$220.00		
	Food Store 4,001 - 8,000 gross square feet:	$355.00		
	Food Store 8,001 - 16,000 gross square feet:	$430.00		
	Food Store in excess of 16,000 gross square feet: **(per square foot)**	.045 cents		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 15-1036: Food Processing Establishment	**Food Processing Establishment Fee:** less than 10,000 gross square feet:	$145.00		
	Food Processing Establishment Fee: 10,001-20,000 gross square feet:	$245.00		
	Food Processing Establishment Fee: 20,001-40,000 gross square feet:	$350.00		
	Food Processing Establishment Fee: 40,001-80,000 gross square feet:	$460.00		
	Food Processing Establishment Fee: 80,000 gross sq. feet & more: **(per square Foot)**	.0055 cents		
Section 15-1036: Vending Machines	**Food Vending Machines License Fee: (Per Machine)** (Includes vending company operated machines and all leased machines)	$20.00		
Section 15-1036: Drive Through	Food Establishments that include a Drive-Through Facility and/or a Drive Through Window:	$500.00		
Section 15-1044 (a)(5): Outdoor Seating Areas	Outdoor Seating Areas accessory to Food Service Establishment: License Application Fee:	$50.00		
Section 15-1044(b): Outdoor Seating Areas	Renewal License Application Fee:	$0.00		
Section 15-1047(b):	License Fee for Outdoor Seating License Agreement	$230/annually		
Chapter 16: Nuisances	**Chapter16 - Nuisances**			
Section 16-1(9): Depositing, Dumping, Abandoning, Accumulation or Storage of Any Landscape Waste or Yard Waste on Any Public or Private Property.	The Specific penalty for a violation of this subparagraph governing the nuisance of depositing, abandoning, dumping, accumulating or storing landscape waste or yard waste on any private or public property shall be a fine of : **(A separate offense shall be deemed committed on each day or part thereof on which a violation occurs or continues or is permitted to continue.)**	Not less than $50.00, and not more than $1,000.		
Section 16-15 (d) Prohibition of the Application and Sale of Sealcoat Products Contain Coal Tar.	First Violation within twelve (12) month period	$250.00		
	Second Violation within a twelve (12) month period	$500.00		
	Third and each subsequent violation within a twelve month period	$750.00		
Chapter 17: Offenses - Miscellaneous	**Chapter 17 - Offenses - Miscellaneous**			
Section 17-1(m)(1): Smoking Ban	Smoking Ban - Penalties - Fine	Not less than $50.00 nor more than $500.00 for each and every offense		
Section 17-20 (d)(1): Possession of Tobacco Products by Minors	Possession of Tobacco Products by Minors Prohibited - Penalties - Fine	Not less than $50.00 nor more than $750.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 17-41(b)(1): Damage to or Tampering with Property	Damage to or tampering with property - Penalty - Fine	Not in excess of $500.00		
Section 17-48 (1): Theft	Theft - Penalties - Fine	Not less than $50.00 nor in excess of $750.00		
Section 17-48 (1): Library Theft	Library Theft - Penalties - Fine	Not less than $50.00 nor in excess of $500.00		
Section 17-48 (1): Deceptive Practices	Deceptive Practices - Penalties - Fine	Not less than $50.00 nor in excess of $500.00		
Section 17-80: Offenses Against Public Safety	Article III - Offenses Against Public Safety - Penalties - Fine	Not less than $50.00 nor more than $500.00 for the first offense. The fine for each subsequent offense shall be $1,000.00		
Section 17-103(b)(1): Disorderly Conduct	Disorderly Conduct - Penalties - Fine	Not less than $50.00 nor in excess of $500.00		
Chapter 18:	**Chapter 18 - RESERVED**			
Chapter 19: Planning and Development	**Chapter 19 - Planning and Development**			
Section 19-131(a): Annexation Fees	Annexation Fees Shall be in the Following Amounts Unless the Board of Trustees finds, based on the Particular Circumstances Surrounding and Annexation that the fee Should be of a Greater or a Lesser Amount: Territory to be Zoned Residential Upon Annexation: **(Per Dwelling Unit Existing of Proposed to be Constructed on the Territory)**	$750.00		
	Annexation Fees Shall be in the Following Amounts Unless the Board of Trustees finds, based on the Particular Circumstances Surrounding and Annexation that the fee Should be of a Greater or a Lesser Amount: **Territory to be Zoned Non -residential but not Open Space, Upon Annexation:** **(Existing or proposed to be constructed on the territory)**	$3.00 per square foot of gross floor area		
Section 19-163: Impervious Surface Fees	Impervious Service Fees: **Class I Permit** Provided that the Village shall not be required to pay any such fees.	No Fee		
	Impervious Service Fees: **Class II Permit:** (Per Square Foot Impervious Surface Expansion) Provided that the Village shall not be required to pay any such fees.	A fee of either (a) $0.80 per square foot impervious surface expansion, or (b) $0.40 per square foot of permeable pavers installed.		
	Impervious Service Fees: **Class III Permit:** (Per Square Foot Impervious Surface Expansion) Provided that the Village shall not be required to pay any such fees.	A fee of either (a) $1.60 per square foot impervious surface expansion, or (b) $0.80 per square foot of permeable pavers installed.		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Chapter 20: RESERVED	**Chapter 20 - RESERVED**			
Chapter 21: Solid Waste	**Chapter 21 - Solid Waste, Landscape Waste and Recycling**			
Section 21-37: Waste Collection Licenses	Maximum Number of Licenses for Waste Collection Firms servicing non-residential facilities	7 Licenses		
Section 21-38: Waste Collection Fee	Waste Collection Firm License Fee	$2000.00		
Section 21-102(f): Dumpster and POD Permits	Fee for a dumpster (when not associated with an issued building permit) or for a portable storage unit on private property (with or without a building permit).	$25.00 per dumpster or portable storage unit		
Chapter 22: Streets and Sidewalks	**Chapter 22 - Streets and Sidewalks**			
Section 22-2: Excavation Permit	Street Excavation Fee:	$250.00		
	Restoration Escrow Deposit, (Minimum)	$2,500.00		
Section 22-10: Deposit for Restoration of Streets and Sidewalks	Deposit for Restoration of Streets and Sidewalks	Fees Included in Section 22-2		
Section 22-26: Construction, Maintenance and Repair	Construction Permit	Fees Included in Section 22-2		
Section 22-41(b) (3): Sidewalks - Duty of Abutting Property Owner to Construct	Fee for the Recordable Covenant: (Per Property)	As determined by the Cook County Clerks Office		
Section 22-76 (a & b): Building Moving Permit Fee and Bond	Building Moving Permit Fee: (Plus reimbursable Village Expenses, and a $1,000,000 bond)	$200/day		
Section 22-91(b): Site Grading & Engineering Plan Review Fees	**Article IV: Public Improvements: Site Grading And Engineering Plan Review Fees**			
	General Fee for review of a required grading plan.	$100.00		
Section 22-91-(b): Site Grading & Engineering Permit Issuance & Inspection Fees	**Site Grading & Engineering Permit Issuance & Inspection Fees**			
Inspection Fees	Miscellaneous grade change permit	$70.00		
Sec. 22-91(b):	Residential and Non-residential site grading, utility, stormwater and other public and private improvements.	1.75% of estimated private site improvements and 3.5% of estimated public site improvements		
Sec. 22-91(b): Driveways	Driveway permit and inspection	Minimum of $70.00		

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northbrook	VILLAGE OF NORTHBROOK			
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Sec. 22-91(b): Patio	Patio permit and inspection	Minimum of $70.00		
Sec. 22-91(b): On Site Sidewalk or Stoop	On-site sidewalk or stoop	Minimum of $70.00		
Sec. 22-91(b): New Parking Lot	New Parking Lot	$200 for the first 50 parking spaces and $100 for each 50 added spaces (or fraction thereof) in excess of 50.		
Sec. 22-91(b): Resurface of Parking Lot	Resurface of Parking Lot	$100 for the first 50 parking spaces and $50 for each 50 added spaces (or fraction thereof) in excess of 50.		
Sec. 22-91(b): Restriping of Parking Lot	Restriping of Parking Lot	$50 for the first 50 parking spaces and $20 for each 50 added spaces (or fraction thereof) in excess of 50.		
Sec. 22-91(b):	Underground Tank Removal: (per tank)	$200.00		
Chapter 23: Taxation	**Chapter 23 - Taxation**			
Section 23-42: Hotel/Motel Occupancy Tax	Hotel/Motel Occupancy Tax	5.5% of gross rental receipts		
Section 23-68: Admissions and Entertainment Tax	Admissions and Entertainment Tax (Per Ticket of Admission)	$0.25		
Section 23-181: Demolition Tax	Demolition Tax	$10,000.00 per Dwelling Unit Demolished		
Chapter 24: Traffic	**Chapter 24 - Traffic**			
Section 24-2: Adoption of the Illinois Vehicle Code	Expired Registration Illinois Vehicle Code Section (s) 24-2/625 ILCS 5/3-413(f) and 24-2/625 ILCS 5/11-1303 (a)(1)(L)	$50.00		
Section 24-12: Snow Emergency	Parking During Snow Emergencies	$100.00		
Section 24-52(f): Administrative Tow Fee	Administrative Tow Fee (Pursuant to 625 ILCS 5/11-208.7)	$500.00		
Section 24-77: Obstructing Traffic	Obstructing Traffic Fine:	$25.00		
Section 24-97(a): Stopping, Standing and Parking Penalties	Fine: (Not less than/Nor more than)	$35.00/$200.00		
	If Paid within ten (10) days of the violation notice date, the settlement amount is not less than:	$20.00		
Section 24-97(b):	Fine: (Not less than/Nor more than)	$25.00/$200.00		
	If Paid within ten (10) days of the violation notice date, the settlement amount is not less than:	$10.00		
Section 24-99(a): Accessible Parking for People With Disabilities Violation	Accessible Parking for People with Disabilities	$350.00		
Section 24-135:Traffic Flow and Vehicular Parking Generally	Commuter Lot Parking Fine	$25.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 24-138: Parking Fee at Train Station	Train Station Parking Fees (Per Space/Per Day)	$1.00		
	Failure to Pay Daily Fee at Train Station Fine	$25.00		
Section 24-139: Resident Parking	Resident Parking Only Violation	$25.00		
24-169: Bicycle Helmets Required	Bicycle Helmets Required	A fine which shall not exceed $50		
Chapter 25: Vegetation	**Chapter 25 - Vegetation**			
Section 25-2:	**Nuisance Tree List**			
Section. 25-20:	Removal of a diseased, dangerous or badly damaged tree	no fee required		
	Tree Protection Plan Review and Inspection (as part of a building or other construction project)	$100 for parcels up to one acre in size, plus an additional $100 for each additional acre or fraction thereof.		
Section: 25-23(c) (7) (a): Sub. & Development. Code Section 4-103D	Tree Replacement Fee (Heritage Trees, Per Inch Diameter at DBH)	$250.00		
	Tree Replacement Fee (Landmark Trees, Per Inch Diameter at DBH)	150.00		
	Tree Replacement Fee (All Non-Nuisance Trees, Per Inch Diameter at DBH)	100.00		
	Tree Replacement Fee, Nuisance Trees, Per Inch Diameter at DBH)	$25.00		
Section 25-50(a): Replacement Parkway Trees	List of Trees and Tree Specifications	**See Exhibit E**		
Section 25-50(a):	All Trees on the Tree Replacement List, with oak trees having a minimum size between 2" and 2 1/2" in diameter at breast height (DBH) and all other genus and species having a minimum size between 2 1/2" and 3" diameter at breast height (DBH)			
Section 25-50(b):	Fee in Lieu of Parkway Tree	$350.00		
Section 25-51:	Tree Replacement List	**See Exhibit E**		
Section 25-73: Abatement by Village	Weed Mowing Fees (Per Occurrence) Time and Materials Rate Village's Current Time and Materials Rate or Contractor Rate Plus the stated Administration Fee	Village's Current Time and Materials Rate, or Contractor Plus $80.00 Administrative Fee.		
Section 25-92: Abatement by Village	Nuisance Abatement Village's Current Time and Materials Rate, or Contractor Plus the stated Administrative Fee	Village's Current Time and Materials Rate, or Contractor Costs, Attorney's Fees, Plus $150 Administrative Fee		
Chapter 26: Public Passenger Vehicles	**Chapter 26 - Public Passenger Vehicles**			
Section 26-21(b): Taxicab/Livery License Fee	**Taxicab Service Operator's License Fee and Livery Service Operator's License Fee:**			
Section 26-21(b):	1 to 15 Vehicles:	$75.00		
	16 to 35 Vehicles:	$100.00		
	36 or More Vehicles:	$150.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Chapter 27: Water, Sewers & Sewage Disposal	**Chapter 27 - Water, Sewers and Sewage Disposal**			
Section 27-27(b): Water Turn On	Residential (Charge to Renters Only)	$75.00 Deposit		
	Commercial (Charges to Renters Only)	$100.00 Deposit		
Section 27-33: Fire Hydrants	Fire Hydrant Use	$2.00		
	Fire Hydrant Deposit	$500.00		
	Fire Hydrant Meter Use (1", Per Day)	$2.00		
	Fire Hydrant Meter Deposit (1")	$100.00		
	Fire Hydrant Meter Use (3", Per Day)	$2.00		
	Fire Hydrant Meter Deposit (3")	$400.00		
	Fire Hydrant Wrench Use (Flat Rate)	$5.00		
	Fire Hydrant Meter Deposit	$25.00		
	Fire Hose Use (50' Length, Flat Rate)	$10.00		
	Fire Hose Deposit (50' Length)	$100.00		
	Fire Hydrant - Administrative Services	$40.00		
Section 27-34(b): Water Meter Fees	Water Permit Fees - Taps (1", inclusive of Tap Service, Corp. Stop, "B" Box and Curb Stop)	$500.00		
	Water Permit Fees - Taps (1.5", inclusive of Tap Service, Corp. Stop, "B" Box and Curb Stop)	$700.00		
	Water Permit Fees - Taps (2", inclusive of Tap Service, Corp. Stop, "B" Box and Curb Stop)	$740.00		
	Water Permit Fees - Meters (3/4", inclusive of Meter with Remote, Installation and Sealing Inspection)	$112.82 (labor) plus current cost for supplies and meter		
	Water Permit Fees - Meters (1", inclusive of Meter with Remote, Installation and Sealing Inspection)	$112.82 (labor) plus current cost for supplies and meter		
	Water Permit Fees - Meters (1 1/2 ", inclusive of Meter with Remote, Installation and Sealing Inspection)	$197.44 (labor) plus current cost for supplies and meter		
	Water Permit Fees - Meters (2", inclusive of Meter with Remote, Installation and Sealing Inspection)	$310.26 (labor) plus current cost for supplies and meter		
	Water Permit Fees - Meters (3", inclusive of Meter with Remote, Installation and Sealing Inspection)	$338.46 (labor) plus current cost for supplies and meter		
	Water Permit Fees - Meters (4", inclusive of Meter with Remote, Installation and Sealing Inspection)	$423.08 (labor) plus current cost for supplies and meter		
	Water Permit Fees - Meters (6", inclusive of Meter with Remote, Installation and Sealing Inspection)	$761.54 (labor) plus current cost for supplies and meter		
	Water Main Sleeve Fee (Sleeve Size - 6")	$264.00 or current cost		
	Water Main Sleeve Fee (Sleeve Size - 8")	$282.00 or current cost		
	Water Main Sleeve Fee (Sleeve Size - 10")	$359.00 or current cost		
	Water Main Sleeve Fee (Sleeve Size - 12")	$426.00 or current cost		
	Water Main Sleeve Fee (Sleeve Size - 16")	Delete		
	Turbine and Retrofit Meters (1.5")	$197.44 (labor) plus current cost for supplies and meter		
	Turbine and Retrofit Meters (2")	$310.26 (labor) plus current cost for supplies and meter		
	Turbine and Retrofit Meters (3")	$338.71 (labor) plus current cost for supplies and meter		

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northbrook	VILLAGE OF NORTHBROOK			
Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
	Turbine and Retrofit Meters (4")	$423.08 (labor) plus current cost for supplies and meter		
	Turbine and Retrofit Meters (6")	$761.54 (labor) plus current cost for supplies and meter		
Section 27-38: Use of Groundwater as Potable Water Prohibited	Groundwater Regulations for Specific Locations:	Exhibit F		
Section 27-61(a) : Rates and Charges	Water Supply (Per 1,000 Gallons, Minimum Quarterly Charge of ~~$41.16~~ **43.05**	$5.88	**$6.15**	**Ordinance 22-55**
Section 27-62(b): Billing for Water Usage	Water Meter Testing Service (2" and Larger)	Contractor's Rate		
Section 27-64(b): Reinstatement of Service	Charge for Reinstatement of Terminated Water Services During Regularly Scheduled Working Hours	$70.00		
Section 27-103: Violations	Charge for Reinstatement of Terminated Water Services Outside of Regularly Scheduled Working Hours	$225.00		
Section 27-104(f): Annexation Connection Fee	Fee for Connection to Storm and/or Sanitary Sewer (One Acre or Less)	$250.00		
	Fee for Connection to Storm and/or Sanitary Sewer (Each Additional Acre or Part Thereof)	$100.00		
Section 27-105(b): Private Sewage Application Fee	Private Sewage Disposal System (Permit Fee)	$125.00		
Section 27-105(b): Private Sewage Inspection Fee	Private Sewage Disposal System (Inspection Fee)	$80.00		
Opening, Altering, or Disturbing a Public Sewer: Section 27-121:	Opening, Altering, or Disturbing a Public Sewer (Permit and Inspection Fee, Up to a 4" Connection)	$80.00		
	Opening, Altering, or Disturbing a Public Sewer (Permit and Inspection Fee, 4" or Larger Connection)	$80.00		
Repairs and Maintenance: Section 27-133	Costs as identified in Exhibit C. Cost of contractor to perform the work.	Costs Identified in Exhibit C		
Use and Discharge Regulations: Penalties: Section 27-152	Costs as identified in Exhibit C. Cost of contractor to perform the work.	Costs Identified in Exhibit C		
Section 27-166(e)(1): Sanitary Sewer User Charge: Rates:	Sanitary Sewer User Charge (Per 1,000 Gallons of Water Used)	$1.26	**$1.70**	**Ordinance 22-55**
Section 27-166(e)(1)	Sanitary Sewer User Charge (Minimum Quarterly Charge)	$8.82	**$11.90**	**Ordinance 22-55**
Section 27-170(e)(1): Stormwater Drainage System User Charge; Rates:	Stormwater Drainage System User Charge (Per 1,000 Gallons of Water Used)	$1.00		
	Stormwater Drainage System User Charge (Minimum Quarterly Charge)	$7.00		
Section 27-171(c): Stormwater Drainage	Alternative User Charge (Per Square Foot of Impervious Coverage; Annual	$0.03		
Section 6: No Parking Areas	**Section 6 - No Parking Areas - Specific Locations**	**Exhibit G**		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 7: Limited Parking	**Section 7 - Limited Parking - Specific Locations**	**Exhibit H**		
Section 8: Traffic Regulations	**Section 8 - Traffic Regulations For Specific Locations**	**Exhibit I**		
Section 8-108A of Zoning Code	**Fee in Lieu of Parking Spaces in the Village Green Overlay District**			
	Fee for each parking space for which a variation is granted pursuant to Subsection 8-108A of the Zoning Code.	$5,000.00		
Section 9: Zoning Code Application Fees	**Section 9 - Zoning Code Application Fees**			
	Section 9-306:Payment-in-lieu of Providing Affordable Units	$125,000.00		
Section 11-301 E5 of Zoning Code Applications for Variations	**Applications for variations of the Zoning Code - residential**			
Section 11-301 D1 & E5 of Zoning Code Applications for Variations	non-refundable fee	$350.00		
	Fee for each additional public hearing requested	$100.00		
Section 11-301 D1 & E5 of Zoning Code	**Applications for variations of the Zoning Code - non-residential**			
	non-refundable fee	$600.00		
	Fee for each additional public hearing requested	$100.00		
Section 11-301 D1 & E5 of Zoning Code	**Application for Administrative Variation**	N/A - New Section		
	non-refundable fee	$200.00		
Section 11-301 D1 & E14 of Zoning Code: Exceptions	**Exceptions as authorized in Zoning Code**			
Section 11-301 ES of Zoning Code	non-refundable fee	$350.00		
	Fee for each additional public hearing requested	$100.00		
Section 11-301 D1 & E12 of Zoning Code: Appeal	**Appeal of denial of a site plan or other staff decision**			
	non-refundable fee	$350.00		
	Fee for each additional public hearing requested	$100.00		
Section 11-301 D1 & E6 of Zoning Code: SIC Amendments	**S.I.C. Amendment to Zoning Code**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$1,000.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 11-301 D1 & E6 of Zoning Code: Text Amendment	**Zoning Code Text Amendment**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$2,500.00		
Section 11-301 D1 & E6 of Zoning Code: Creation of New Zoning District or Other Major Code Amendment	**Creation of New Zoning District or other major code amendment**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$10,000.00		
Section 11-301 D1 & E7 of Zoning Code: Special Permit Application Fee	**Initial application for special permit involving only a use change and no site improvements**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$1,500.00		
Section 11-301 D1 & E7 of Zoning Code	**Initial application for a special permit involving modifications to a site plan**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$4,000.00		
Section 11-301 D1 & E7 of Zoning Code	**Additional fee for special permit use requiring review of a traffic study**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$2,500.00		
Section 11-301 D1 & E7 of Zoning Code	**Renewal or transfer of a special permit**			
	non-refundable fee	$150.00		
	escrow deposit for recoverable expenses	$1,000		
Section 11-301 D1 & E8 of Zoning Code	**Application for amendment of Zoning Map or Official Comprehensive Plan Map**			
	non-refundable fee	$500.00		
	escrow deposit for recoverable expenses	$2,500.00		
Section 11-301 D1 & E9 of Zoning Code	**Application for Planned Development approval, payable at time of concept plan application**			
	non-refundable fee	$500.00		
	escrow deposit for recoverable expenses	$10,000.00		
Section 11-301 D1 & E2 of Zoning Code	**Temporary Retail Sales**			
	non-refundable fee	$100.00		
Section 11-503.1 of Zoning Code	**Major Variations (per variation)**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$1,500.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
Section 11-803 of Zoning Code	**Penalties**			
	Penalties	Not less than $200.00 nor more than $500.00 for each offense; provided, however that, if service of summons is made by certified mail pursuant to Illinois Revised Statues Chapter 25, Section 1-2-9.1, the maximum fine shall not exceed $200.00 for each offense		
Section 10: Subdivision Application Fees	**Subdivision & Development Code Fees**			
Sec. 2-102 of Subdivision & Development Code	**Application for Final Engineering Plan approval**			
	escrow deposit for recoverable expenses	$500 per lot not to exceed $5000		
Sec. 2-106 of Subdivision & Development Code	**Application for each procedural or standard variation of the subdivision**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$1,000.00		
Sec. 2-106 of Subdivision & Development Code	**Application for Tentative Subdivision Plat approval**			
	non-refundable fee	$300.00		
	escrow deposit for recoverable expenses	$500 per lot for first 10 lots and $200 per lot for each additional lot; not to exceed a total of $10,000.		
Sec. 2-106 of Subdivision & Development Code	**Application to renew an expiring tentative plat**			
	non-refundable fee	$250.00		
	escrow deposit for recoverable expenses	$1,000.00		
Sec. 2-106 of Subdivision & Development Code	**Subdivision, Development or similar agreement**			
	escrow deposit for recoverable expenses	$5,000.00		
Sec. 2-106 of Subdivision & Development Code	**Annexation Agreement or amendment for a Proposed Development or Subdivision**			
	escrow deposit for recoverable expenses	$7,000.00		
Sec. 2-106 of Subdivision & Development Code	**Condominium Conversion Agreement**			
	escrow deposit for recoverable expenses	$7,000.00		
Sec. 2-106 of Subdivision & Development Code	**Transferee Assumption Agreement**			
	escrow deposit for recoverable expenses	$2,500.00		
Sec. 2-106 of Subdivision & Development Code	**Application for Final Subdivision Plat approval**			
	non-refundable fee	$300.00		

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Annual Fee Ordinance (Municipal Code Section)	**Description**	**Fees For FY 22/23**	**Ordinance Changes or Proposed Changes for 23/24 AFO**	**NOTES**
	escrow deposit for recoverable expenses	$2,000, plus an additional $500 per lot for the first 10 lots plus $250 per lot for each additional lot, not to exceed a total of $10,000.		
Sec. 2-102 of Sub. & Development. Code	**Applications for minor subdivision approval, involving no public improvements**			
	non-refundable fee	$50 per lot		
	escrow deposit for recoverable expenses	$2,500.00		
Sec. 2-102 of Sub. & Development. Code	**Application for a plat of consolidation with no site improvements**			
	non-refundable fee	$50.00		
	escrow deposit for recoverable expenses	$1,000.00		
Sec. 2-106 of Subdivision & Development Code	**Applications for minor subdivision approval, involving no public improvements**			
	non-refundable fee	$50 per lot		
	escrow deposit for recoverable expenses	$2,500.00		
Sec. 4-101 of Subdivision & Development Code	**Public Land Dedication and Contribution Standards**			
Sec. 4-101G5(b) of Subdivision & Development Code	Fair Market Value of Improved Land in and Surrounding the Village	$500,000.00 Per acre		
Sec. 4-101G7(a) of Subdivision & Development Code	Per Capita Costs for Library Capital Improvements	$100.33		
Class 6b Property Tax Incentive	**Village application for Cook County Class 6b property tax incentive and associated agreement**			
Other Administrative Fees	non-refundable fee	$5,000.00		

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Fire - Exhibit A	Fees FY 23/24
The following fees are applicable to Fire Department personnel, equipment and special services per the current CBA. Unless othewise noted, all equipment rates follow the current FEMA Schedule of Equipment Rates.	
Personnel:	
Firefighter/paramedic/engineer driver (4-hour minimum)	*Average hourly rate* x 1.5 *for rank and number listed*
Lieutenant (4-hour minimum)	*Average hourly rate* x 1.5 *for rank and number listed*
District/Battalion Chiefs and Captains	*Average hourly rate* x 1.5 *for rank and number listed*
Administrative Chief Officers and Directors	*Average hourly rate for rank and number listed*
Fire Inspector (2-hour minimum)	*Average hourly rate* x 1.5 *for rank and number listed*
Equipment: **Ambulance with Two Firefighter/Paramedics (4-hour minimum)**	
Ambulance/vehicle (FEMA Ambulance #8041)	$32.50 (per hour)
Firefighter/Paramedic **(two Firefighter/Paramedic for Deployment Incident)** **(4-hour minimum)**	
Fire Engine **(**pumper**)** or Rescue Squad (FEMA Truck, Fire Pump 1250 GPM #8691)	$90.00 (per hour)
Fire Aerial ladder (FEMA Truck, Fire 100' Ladder #8684)	$180.00 (per hour)
Administrative Fee for each incident billing	10% of amount billed
Document Subpoena Service	$20.00/or $0.25 per page

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24

VILLAGE OF NORTHBROOK

Police Department - Exhibit B	Fees FY 23/24
The Northbrook Police Department charges the following fees for the services listed:	
Off Duty Police Officer (3 hour minimum)	Rates equate time and one half at maximum hourly rate for a patrol officer.
With Police Vehicle	$10.00 additional
Traffic Accident Reports Copy Fee (Waived for Northbrook residents)	$5.00 a report Attached Photos: Xerox Copies - color (8 1/2 X 11) $0.50 ea.page color (oversize page) 1.50 ea. page
Reports (Waived for Northbrook residents) (Not requested through the Freedom of Information Act)	$5.00
Police Department Fingerprinting Fee: For each Person to be Fingerprinted (Additional fees charged by the Illinois State Police will be required)	$25.00
Additional Fee charged by the Illinois State Police (To process Fingerprints)	**As determined by the Illinois State Police**
Photographs Basic Fee (Waived for Northbrook Residents)	Cost based on color or b/w. Cost per page
Copies of DVD from Squad Cars for Traffic Stops	$1.00
Public Truck Scale Use	$5.00 per axle
Temporary "No Parking" Cones (Used for parties, weddings, etc.) Refunded when cones are returned. (Deposit)	$10.00 each
Counseling Services Deferred Prosecution Fee	$235.00 per case

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Public Works - Exhibit C	Fees FY 23/24
The Northbrook Public Works Department charges the following fees for the services listed:	
Labor	
Maintenance Worker - Regular Time (Inclusive of Benefits) (hourly labor rates with benefits added in at 35% of the average hourly rate for regular time.)	$56.41
Maintenance Worker - Overtime (Inclusive of Benefits) (Overtime labor rates were taken at 1.5 times the average hourly rate with benefits added in at 16% of the average overtime rate.)	$68.76
Equipment	
Automobiles (Per Hour)	$13.00
Trucks - Pick-ups, Utility trucks, and vans (Per Hour)	$14.00
Trucks - 5 Ton Dumps (Per Hour)	$35.00
Trucks - 4x6 Dumps (Per Hour)	$45.00
Trucks - Aerial Lift (Per Hour)	$67.25
Trucks - Sewer Flusher/Cutter (Per Hour)	$38.00
Trucks - Vacuum Sweeper (7.2 Yard Capacity, Per Hour)	$59.00
Trucks - Vactor (Per Hour)	$38.00
Tractors - Backhoe 75 HP (Per Hour)	$23.50
Tractors - Skid Steer Loader (Per Hour)	$22.00
Tractors - Skid Steer with Auger (Per Hour)	$23.30
Tractors - Skid Steer with Hydraulic Breaker (Per Hour)	$53.25
Tractors - Front-End Loader 105 HP (Per Hour)	$28.75
Tractors - Weed Mower 87 HP (Per Hour)	$25.00
Snow Blower - 1400 TPH (Plus Cost of Front End Loader, Per Hour)	$70.00
Snow Plows - 10' or Larger (Plus Cost of Truck, Per Hour)	$10.75
Snow Plows - 6-7.5' (Plus Cost of Truck, Per Hour)	$10.75
Snow Plows - V Plow (Plus Cost of Truck, Per Hour)	$10.75
Salt Spreaders (Plus Cost of Truck, Per Hour)	$5.50
Calcium Chloride Spreader (Plus Cost of Truck, Per Hour)	$4.00

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Public Works - Exhibit C	Fees FY 23/24
Roller, Vibratory with Trailer (Per Hour)	$35.25
Air Compressor with Tools - 185 CFS (Per Hour)	$20.00
Brush Chipper (Per Hour)	$30.75
Pavement Striper (Per Hour)	$8.75
Trash Pumps - Up to 2" (Per Hour)	$3.20
Trash Pumps - 3" (Per Hour)	$3.20
Hose for Trash Pump - Up to 3" (Per Hour)	$0.13
Trash Pumps - 4" diesel (Per Hour)	$18.75
Hose for Trash Pump - Up to 4" (Per Hour)	$0.19
Trash Pumps - 6" gasoline (Per Hour)	$26.50
Hose for Trash Pump - 6" (Per Hour)	$0.50
Concrete/Asphalt Saw - 56 HP (Handheld, Per Hour)	$6.00
Concrete/Asphalt Saw - 56 HP (Walk Behind, Per Hour)	$6.00
Auger (Per Hour)	$3.50
Trencher - 10 HP (Per Hour)	$11.75
Root Pruner (Per Hour)	$25.00
Compactor (Per Hour)	$11.00
Generator - 15 KW (Per Hour)	$8.00
Generator - 45 KW (Per Hour)	$17.00
Generator - 65 KW (Per Hour)	No Price Per PW
Gasoline Power Post Hole Digger (Per Hour)	$1.30
Message Board - Trailer Mounted/Solar (Per Hour)	$8.50
Arrowboard - Trailer Mounted/Solar (Per Hour)	$3.15
Barricades (Per Day)	$1.00
Cones Deposit	$10.00 Deposit Fee
Materials	
Asphalt - Hot Mix (Per Ton)	$58.50
Asphalt - UPM/Cold Patch (Per Ton)	$145.00
Concrete (Per Yard)	$145.00
Stone and/or Sand (Per Ton)	$18.00

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Public Works - Exhibit C	Fees FY 23/24
Salt (Per Ton)	$50.58
traffic Sign Rental - 4'x4' High Visibility Sign (Per Day)	$1.70
Traffic Sign Purchases - 12"x18" Sign (Per Sign)	$26.50
Traffic Sign Purchases - 18"x24" Sign (Per Sign)	$29.00
Traffic Sign Purchases - 24 x 30" Warning Sign (Per Sign)	$47.00
Traffic Sign Purchases - 30" Warning Sign (Per Sign)	$52.00
Traffic Sign Purchases - 36" Yield Sign (Per Sign)	$37.00
Traffic Sign Purchases - 9"x36" Double Street Sign (Per Sign)	$57.00
Traffic Sign Purchases - Stop Sign (Per Sign)	$49.00
Fee for Fire Lane Sign (Each)	$26.50
Channel Post with Hardware - 3' Square Post (Per Post)	$10.00
Channel Post with Hardware - 10' Square Post (Per Post)	$22.00
Channel Post with Hardware - 7' Post (Per Post)	$7.00
Channel Post with Hardware - 10' Post (Per Post)	$15.00
Channel Post with Hardware - Sign Cap (Per Piece)	$5.50
Water (Per 1,000 Gallons)	$5.88
Fire Hydrant Meter Replacement Cost	$500.00
Fire Hydrant Wrench Replacement Cost	$32.00
Services	
Storage Fee at Public Works (Per Day)	$10.00

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Exhibit D Village Manager's Office Development and Planning Department Finance Department	Fees FY 22/23	Proposed Fees 23/24	Notes
For services performed outside the standard service provided by the department's personnel.			
Personnel Labor Charge	Labor charge shall be two times the average hourly salary by class of the personnel involved.	**Labor charge shall be the average hourly salary by class of the personnel involved.**	**See Attached Development and Planning Services Memorandum**
When the use of an Automobile is required	$13.00		
Copies - DVD's	$1.00		
Copies - Flashdrives	$3.00		
Building Codes - *List of local amendments*	$5.00		
Land Use/Comprehensive Plan	$20.00		
Zoning Code	$35.00		
Standards & Specifications for Public and Private Improvements	$25.00		
Subdivision Code	$25.00		

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VILLAGE OF NORTHBROOK

Chapter 25	Exhibit E FY23/24 Chapter 25 - Tree Protection and Preservation, Vegetation
Section: 25-2: Nuisance Tree (Subdivision and Development Code 4-103D)	**All trees of the following listed species located in the Village regardless of DBH:**
	Box elder (Acer negundo)
	Buckthorn (Rhamnus cathartica)
	Cottonwood (Populus deltoides)-Female only
	Ginkgo Female Only (Ginkgo biloba)
	Mountain Ash (Sorbus spp)
	Russian Olive (Elaeagnus augustifolia)
	Siberian Elm (Ulmus pumila)
	Tree of Heaven (Ailanthus altissima)
	White Mulberry (Morus alba)
	Willow (Salix species)
	Ash (All Species)
Section 25-2(k) & Section 25-21: (Subdivision and Development Code 4-103D) Heritage Tree:	Shall include all genus, species, varieties, cultivars and sizes of trees as listed below that: (I) represent the very best specimens of landmark trees; (ii) either predate or correspond with the incorporation of the Village at the beginning of the 20th Century, or have survived catastrophic diseases that have killed off trees of similar genus and species either regionally or nationally; and (ii) are determined by the Village Manager to be in good health and structurally sound. Heritage trees shall include all trees listed below, with a diameter at breast height (DBH) as indicated, in the Village:
	Any Oak with a DBH equal to or greater than 30”; any Hickory with a DBH equal to or greater than 16”; any Ironwood with a DBH equal to or greater than 10”; American Elm with a DBH equal to or greater than 36”.
Section 25-2 (Subdivision and Development Code 4-103D) Landmark Tree:	Shall include all genus, species, varieties, cultivars and sizes of the trees, as listed below that are determined by the village manager to be in good health and structurally sound. Landmark trees shall include all trees listed below, with a diameter at breast height (DBH) of 12 inches or more as indicated, except where a smaller DBH is indicated, in the Village:
Deciduous Trees:	BASSWOOD-AMERICAN LINDEN
	BLACK WALNUT
	BUCKEYE AND HORSECHESTNUT
	GINGKO (male)
	HICKORY (6"DBH)
	IRONWOOD (6"DBH)
	KENTUCKY COFFEETREE
	OAK (8"dbh+)-includes Bebb, Bur, Chinkapin, English, Pin, Red, Sawtooth, Shingle, Swamp White and White oak
	RED MAPLE
	SUGAR MAPLE
Coniferous Trees	BALD CYPRESS
	CEDAR (Red and White single stem tree form only)
	DAWN REDWOOD
	FIR
	SPRUCE (including Norway, White)
	WHITE PINE
Section 25-2(v) & Section 25-21: Tree Replacement: Planting Approval Required	**Tree replacement list: The following trees may be used as eligible trees for replacement:**
Section 25-20(a)	All Trees on the Tree Replacement List, with oak trees having a minimum size between 2" and 2 1/2" in diameter at breast height (DBH) and all other genus and species having a minimum size between 2 1/2" and 3" diameter at breast height (DBH)
Acceptable Limited Use (Overplanted)	**Overplanted (Do Not Plant)**
	ARBORVITAE (Thuja occidentalis)
	AUSTRIAN PINE (Pinus nigra)
	COLORADO SPRUCE (Picea pungens)
	HONEY LOCUST (Gleditsia triacanthos)

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Chapter 25	Exhibit E FY23/24 Chapter 25 - Tree Protection and Preservation, Vegetation
	NORTHERN RED OAK (Quercus rubra)
	NORWAY SPRUCE (Picea abies)
	NORWAY MAPLE (Acer platanoides)
	RED MAPLE (Acer rubrum)
	AMERICAN LINDEN (TILIA **spp**)
	CALLERY Pear (Pyrus calleryana)
	FREEMAN MAPLE (Acers x freemanii)
	JUNIPER (Juniperus spp)
	SCOTCH PINE (Pinus sylvestris)
	SILVER MAPLE (Acer saccharinum)
	SUGAR MAPLE (Acer saccharum)
Large Trees (Over 45 feet)	**Large Trees (Over 45 feet)**
	AMERICAN LINDEN (Tilia Americana Sentry)
	BALD CYPRESS (Taxodium distichum)
	BLACK LOCUST (Robinia pseudoacacia)
	BLACK TUPELO (Nyssa sylvatica)
	BLACK WALNUT (Juglans nigra)
	BUR OAK (Quercus macrocarpa)
	CATALPA (Catalpa speciosa)
	CHINQUAPIN OAK (Quercus muehlenbergii)
	PLANETREE (Platanus x acerifolia)
	HACKBERRY (Celtis occidentalis)
	DAWN REDWOOD (Metasequoia glyptostroboides)
	EUROPEAN LARCH (Larix deciduas)
	GINKGO (Ginkgo biloba)
	HYBRID ELM (Ulmus species)
	KATSURA TREE (Cercidiphyllum japonicum)
	KENTUCKY COFFEETREE (Gymnocladus dioicus)
	LACEBARK ELM (Ulmus parvifolia)
	SHANTUNG MAPLE (Acer truncatum)
	SHINGLE OAK (Quercus imbricaria)
	SHUMARD OAK (Quercus shumardii)
	SILVER LINDEN (Tilia tomentosa)
	SWAMP BUR OAK (Quercus x schuettii)
	SWAMP WHITE OAK (Quercus bicolor)
	SWEETGUM (Liquidambar styraciflua)
	TULIP TREE (Liriodendron tulipifera)
	TURKISH FILBERT (Corylus colurna)
	WHITE OAK (Quercus alba)
	WILSON'S ELM (Ulmus wilsoniana)
	ZELKOVA (Zelkova serrata)
	BITTERNUT HICKORY (Carya cordiformis)
	CHESTNUT OAK (Quercus montana)
	CRIMSON SPIRE OAK (Quercus alba x robur)
	HARDY RUBBER TREE (Eucommia ulmoides)
	HARVEST GOLD LINDEN (Tilia cordata x mongolica)
	HERITAGE OAK (Quercus x macdanielii)
	HILL'S OAK (Quercus ellipsoidalis)
	JORDAN STREET OAK (Q. alba x macrocarpa "Atwood")
	SHAGBARK HICKORY (Carya ovata)
	SUGAR BERRY (Celtis laevigata)
	SWAMP CHESTNUT OAK (Quercus michauxii)
	TRIPLE CROWN OAK (Quercus "Taylor")
	YELLOW BUCKEYE (Aesculus flava)
	Scarlet Letter Oak (Quercus x Scarlet Letter)

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VILLAGE OF NORTHBROOK

Chapter 25	Exhibit E FY23/24 Chapter 25 - Tree Protection and Preservation, Vegetation
Medium Trees (30 feet to 45 feet)	**Medium Trees (30 feet to 45 feet)**
	AMERICAN HORNBEAM (Carpinus caroliniana)
	AMERICAN YELLOWWOOD (Cladrastis kentukea)
	AMUR CORKTREE (Phellodendron amurense)
	EUROPEAN HORNBEAM (Carpinus betulus)
	HEDGE MAPLE (Acer campestre)
	IRONWOOD (Ostrya virginiana)
	STATE STREET MIYABE MAPLE (Acer miyabe)
	OHIO BUCKEYE (Aesculus glabra)
	PERSIMMON (Diospyros virginiana)
	RED HORSECHESTNUT (Aesculus x carnea)
	RIVER BIRCH (Betula nigra)
	WITCHHAZEL (Hamamelis virginiana and Hamamelis vernalis)
	BLACK LOCUST (Robinia pseudoacacia)
	CRIMSON SUNSET MAPLE (A. truncatum x platanoides)
	CUCUMBERTREE MAGNOLIA (Magnolia acuminata)
	OSAGE ORANGE (Maclura pomifera)
	PURPLE CATALPA (Catalpa x erubescens)
Small Trees (Under 30 feet)	**Small Trees (Under 30 feet)**
	ALLEGHANY SERVICEBERRY (Amerlanchier laevis)
	AMUR MAPLE (Acer ginnala)
	PEKING LILAC (Syringa pekinensis)
	COCKSPUR HAWTHORN (Crataegus crus-galli)
	CRABAPPLE (Malus species)
	EASTERN WAHOO (Euonymus atropurpureus)
	FOX VALLEY RIVER BIRCH (Betula nigra 'Little King')
	JAPANESE TREE LILAC (Syringa reticulata)
	PAW PAW (Asimina triloba)
	EASTERN REDBUD (Cercis canadensis)
	SHADBLOW SERVICEBERRY (Amelanchier arborea)
	TATARIAN MAPLE (Acer tataricum)
	APPLE SERVICEBERRY (Amelanchier x grandiflora)
	AMUR MAACKIA (Maackia amurensis)
	KOBUS MAGNOLIA (Magnolia kobus)
	SAUCER MAGNOLIA (Magnolia x soulangeana)
	SASSAFRAS (Sassafras albidum)
	STAR MAGNOLIA (Magnolia stellata)
	THREE FLOWER MAPLE (Acer triflorum)
Conifers	**Conifers**
	BALSAM FIR (Abies balsamea)
	BLACK HILLS SPRCE (Picea glauca var. densata)
	BLACK SPRUCE (Picea mariana)
	DOUGLAS FIR (Pseudotsuga menziesii)
	EASTERN HEMLOCK (Tsuga canadensis)
	EASTERN RED CEDAR (Juniperus virginiana)
	SERBIAN SPRUCE (Picea omorika)
	WHITE FIR (Abies concolor)
	WHITE PINE (Pinus strobus)
	WHITE SPRUCE (Abies glauca)
	CONCOLOR FIR (Abies concolor)
	KOREAN PINE (Pinus koraiensis)
	LIMBER PINE (Pinus flexilis)
	SWISS STONE PINE (Pinus cembra)

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Section 27-37: Use of Groundwater as Potable Water Prohibited	Exhibit F FY 23/24
430 Skokie Boulevard	**Those parcels including 430 Skokie Boulevard and certain parcels located to the east, west, and south thereof, and legally described as follows:** The area between the north right -of-way line of Dundee Road and a line parallel to and 110 feet north of said north right-of-way line of Dundee Road and between the east right-of-way line of Skokie Boulevard and a line parallel to and 175 feet west of said east right-of-way line of Skokie Boulevard; as well as portions of the public rights-of-way of Henrici Drive to the east, Dundee Road to the south, and Skokie Boulevard to the west directly adjanent to the above described parcel.
1000 Skokie Boulevard	That part of the southwest 1/4 of the northwest 1/4 and that part of the northwest 1/4 of the southwest 1/4 of section 12, township 42 north, range 12, east of the third principal meridian, lying easterly of a line, which is 135.00 feet, measured perpendicularly, northeasterly from and parallel with the easterly righ of way ine (100.00 feetwide) of the Chicago and Northwestern Railway Company and lying westerly of the northeasterly line of Skokie Highway, all in Cook County, Illinois, excepting therefrom the following: That part of the southwest 1/4 of the northwest 1/4 of section 12, township 42 north, range 12, east of the third principal meridian, bounded and described as follows: beginning at the northwest corner of the southwest 1/4 of the northwest 1/4 of said section 12; thence east aloing the north line of said southwest 1/4 of the northwest 1/4, adistance of 195.29 feet to its intersection with the northeasterly line of Skokie Highway; thence southeastwardly along the northeasterly line of Skokie Highway, a distance of 591.14 feet; thence southwestwardly along a line perpendicular to said northeasterly line of said Skokie Highway, a distance of 437.90feet; thence northwestwardly, a distance of 75.80 feet to a point on the west line of the southwest 1/4 of the northwest 1/4 of said section 12, which is 683.25 feet south from the point of beginning; thence north along said west line of the southwest 1/4 of the northwest 1/4 of said section 12, a distance of 683.25 feet to the point of beginning; Also excepting that part of the northwest 1/4 of the southwest 1/4 of section 12 township 42 north, range 12, east of the third principal meridian, bounded and described as follows; beginningat the southeast corner of the northwest 1/4 of the southwest 1/4 of said section 12; thence west along the south line of the northwest 1/4 of the southwest 1/4 of said section 12, a distance of 482.65 feet to its intersectin with a line, which is 135.00 feet, measured perpendicularly, northeasterly from an parallel with the northeasterly line of the right of way (100.00 feeet wide) of the Chicago and Northwestern Railway Company; Thence northwestwardly along said parallelline, a distance of 424.27 feet; thence northeastwardly along a line, which is perpendicuar to said parallel line, a distance of 591.45 feet to the point of intersection of said perpendicular line wih the northeastely line of Skokie Highway; thence southeastwardly along said northeasterly line of Skokie Highway, a distance of 317.60 feet to its intersection with the east line of the northwest 1/4 of the southwest 1/4 of said section 12; thence south along the east line of the northwest 1/4 of the southwest 1/4 of said section 12, a distance of 357.02 feet to the point of beginning; Also excepting the west 40.00 feet thereof dedicated for Sunset Ridge Road, by plat of dedication recorded March 12, 1997 as Document 97169556, Also excepting that part of Skokie Highway dedicated by plat recorded as Document Number 1028220.
1200 Meadow Road	**Those parcels including 1200 Meadow Road and certain parcels located south and west thereof, and legally described as follows:** The area between the north right-of-way line of Cherry Lane and a line parallel to and 225 feet south of said north right-of-way line of Cherry Lane and between the east right-of-way line of Meadow Road and a line parallel to and 225 feet west of said east right-of-way line of Meadow Road.
1347 Shermer Road	**Those parcels including 1347 Shermer Road and certain parcels located to the west thereof, and legally described as follows:** The area between the north right-of-way line of Shermer Road and the south right-of-way line of Walters Avenue and between the east right-of-way line of Meadow Road and a line parallel to and 215 feet west of said east right-of-way line of Meadow Road.
4105 Dundee Road	**Those parcels including 4105 Dundee Road and certain parcels located south and west thereof, and legally described as follows:** The area between the north right-of-way line of Dundee Road and a line parallel to and 750 feet south of said north right-of-way line of Dundee Road and between the east right-of-way line of Sanders Road and a line parallel to and 850 feet west of said east right-of-way line of Sanders Road.

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Municipal Code Section 24-101	Exhibit G FY 23/24
Street	**NO PARKING AREAS - SPECIFIC LOCATIONS**
Alice Drive	
	West side, from Hazelwood Avenue to Melvin Drive
Alice Drive	
	East side, from the northerly point of curvature to Melvin Drive
Alice Drive	
	East side, from the southerly point of curvature to Hazelcrest Drive
Ancient Tree Road	
	Westerly side, through its full length south of Cherry Lane
Angle Avenue	
	West side, from Shermer Road to Milton Avenue
Angle Avenue	
	East side, from Shermer Road to Lincoln Avenue
Antelope Springs Drive	
	North side, from Sussex Drive to Spring Hill Drive
Anthony Trail	
	Both sides, from Dundee Road (State Route 68) to MacArthur Boulevard
Academy Drive	
	Both sides, for its full extent south of Commercial Avenue.
Arnold Lane	
	Both sides, from Academy Drive to Lindberg Lane.
Bayberry Drive	
	North side, from Laburnum Drive to a point 150 feet east of Laburnum Drive.
Beaumont Place	
	South side, from Lancaster Way to Tudor Lane.
Bordeaux Drive	
	Both sides, between Sanders Road and 200 feet west of the west edge of pavement of Sanders Road
Briarwood Lane	
	West side, from Cherry Lane to Oak Avenue.
Carlson Drive	
	East side, from Janke Drive to and including its cul-de-sac terminus.
Catherine Street	
	North side, from Greenbriar Lane to Western Avenue
Cedar Lane	
	Both sides, from Illinois Road to Oak Avenue
Cedar Lane	
	East side, through the frontage of the Northbrook Public Library to Cherry Lane
Center Street	
	North side, from First Street to Briarwood Lane
Chapel Court	
	North side, from Church Street to Waukegan Road (State Route 43)
Charlemagne Drive	
	Both sides, for a distance of three hundred feet (300') north of Dundee Road (State Route 68).
Charlemagne Drive	
	Both sides, from Dundee Road (State Route 68) to Palm Canyon Drive
Cherry Lane	
	North side, from 115 feet west of Cedar Lane to Keystone Avenue
Cherry Lane	
	South side, from Greenbriar Lane to Keystone Avenue
Cherry Lane	
	Both sides, from Landwehr Road to Ancient Tree Road
Church Street	
	West side, from Shermer Road to Walters Avenue
Church Street	
	East side, for a distance of one hundred feet (100') south of Shermer Road
Church Street	
	Both sides from Shermer Road to Keystone Avenue
Commercial Avenue	
	Both sides, from Sanders Road to Anthony Trail
Daryl Lane	
	West side, from the edge of pavement on Ridge Road for a distance of three hundred seventy feet (370') to the south

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Municipal Code Section 24-101	Exhibit G FY 23/24
Street	**NO PARKING AREAS - SPECIFIC LOCATIONS**
Doolittle Drive	
	Both sides, from Academy Drive to Lindberg Lane
Dundee Road (State Route 68)	
	Both sides, for its full distance through the Village
Elm Avenue	
	Both sides, for a distance of 200 feet north of Maple Avenue
Elm Avenue	
	North side, from the West Fork of the North Branch of the Chicago River to Lorenz Drive
Era Drive	
	East side, from Commercial Avenue to Woodhead Drive
Farnsworth Lane	
	North side, from Western Avenue to Fieldwood Drive
Farnsworth Road	
	North side, from Shermer Road to a point 440 feet east of the east edge of pavement of Shermer Road as measured along the roadway centerline
Farnsworth Road	
	North side, from Shermer Road to a point 440 feet east of the east edge of pavement of Shermer Road as measured along the roadway centerline
Ferndale Avenue	
	North side, from Waukegan Road (State Route 43) to its eastern terminus
First Street	
	East side, from Walters Avenue to its northern ternimus and, on the west side from Center Street to the driveway for the Northbrook Civic Foundation
Greenbriar Lane	
	West side, from Walters Avenue to Cherry Lane
Greenview Road	
	Both sides, from Techny Road to Sherman Drive
Greenwood Road	
	West side, from Dundee Road to point 500 feet north and on the east side from Dundee Road to a point 150 feet north
Harbor Lane	
	South side, from Anthony Trail to Helen Drive
Harbor Lane	
	From Helen Drive to 50 feet west of Helen Drive
Harborside Drive	
	Easterly side thereof, through its full length north of Cherry Lane
Hazelwood Avenue	
	East side, from Dundee Road (State Route 68) to Alice Drive
Helen Drive	
	West side, from Melvin Drive to Hazelwood Avenue
Helen Drive	
	East side, from the northerly point of curvature to Melvin Drive
Helen Drive	
	East side, from the southerly point of curvature to Hazelcrest Drive
Holste Road	
	North side, from Shermer Road to and including the cul-de sac terminus
Holste Road	
	South side, from Shermer Road for a distance of four hundred twenty-five feet (425') to the east
Huehl Road	
	East side, from Landwehr Road to Woodhead Drive
Huehl Road	
	Both sides, from Dundee Road (State Route 68) to Landwehr Road
Huehl Road	
	West side from Commercial Avenue to Woodhead Drive
Illinois Road	
	North side, from Shermer Road to Penfold Place
Janke Drive	
	Both the north and south side, from Carlson Drive to Shermer Road
Janke Drive Cul-de-Sac	

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Municipal Code Section 24-101	Exhibit G FY 23/24
Street	**NO PARKING AREAS - SPECIFIC LOCATIONS**
	Both the inside and outside of the cul de sac
Keystone Avenue	
	Both sides, from Cherry Lane to Kiest Avenue
Kiest Avenue	
	South side, from Keystone Avenue to Angle Avenue
Kiest Avenue	
	North side, from Angle Avenue to Waukegan Road (State Route 43)
Koepke Road	
	North side, from Miller Road to Pfingsten Road
Laburnum Drive	
	West side, from Bernay Drive to Dauphine Avenue
Landwehr Road	
	West side, from Huehl Road for its full distance south through the Village
Landwehr Road	
	East side, from Pheasant Creek Drive to Huehl Road
Landwehr Road	
	East side, from 350 feet north of Walters Avenue to the southern limits of the Village
Lindberg Lane	
	Both sides, from Landwehr Road to Doolittle Drive
Lorenz Drive	
	west side, from Shermer to Illinois and east side from 100 feet south of Shermer to Illinois Road
MacArthur Boulevard	
	Both sides, from Wainwright Drive to Melvin Avenue
Maple Avenue	
	South side, from Orchard Lane to the driveway entrance to the Northbrook Junior High School
Maple Avenue	
	North side, from Waukegan Road (State Route 43) to Elm Avenue
Maple Avenue	
	North side, from Shermer Road to Cedar Lane
Meadow Road	
	Both sides from Cherry Lane to Lincoln Avenue
Melvin Avenue	
	Both sides, from Maria Avenue to MacArthur Boulevard and on the east side from Maria Avenue to Alice Drive
Midway Road	
	Both sides, from Dundee Road (State Route 68) to Gregg Road
Midway Road	
	North side, from Sunset Ridge Road to Dell Road
Midway Road	
	Both sides, approximately 100 feet east of the southerly intersection of Midway Road and Whitfield Road
Northbrook Avenue	
	both sides, for its full distance from Midway Road to Korean Central Covenant Church property
Oak Avenue	
	North side, from Cedar Lane to Penfold Place
Oak Avenue	
	North side, from the dge of pavement on Shermer Road for a distance of approximately one hundred fifty six feet (156') to the eastern right of way line of the Oak Avenue Alley
Oakleaf Terrace	
	West side, between Ferndale Avenue and Dundee Road (State Route 68)
Orchard Lane	
	East side, between Maple Avenue and Illinois Road
Old Willow Road	
	North side for its full distance
Pfingsten- Frontage Road	
	Both sides, north of Maria Avenue
Pfingsten Road	
	Both sides, for its full distance through the Village
Pfingsten Road	
	On the raised median between Dundee Road and Crabtree Lane
Pheasant Creek Drive	

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Municipal Code Section 24-101	Exhibit G FY 23/24
Street	**NO PARKING AREAS - SPECIFIC LOCATIONS**
	Both sides, from Landwehr Road to Spring Hill Drive
Pheasant Creek Drive	
	South side, from Spring Hill Drive to Sussex Drive
Raymond Drive	
	South side, from Carlson Drive to Shermer Road
Revere Drive	
	West side, from Lake-Cook Road south to and including the cul-de-sac terminus
Revere Drive	
	East side, for a distance of two hundred fifty feet (250') south of Lake-Cook Road
Salceda Drive	
	East side, from Willow Road to Valencia Drive
Sanders Road	
	Both sides, for its full distance through the Village
Sherman Drive	
	Both sides, from Shermer Road to Greenview Road
Smith Road	
	Both sides and at its terminus, north of Lilac Lane
Second Street	
	West side, from Techny Road to Glenbrook North High School
Shermer Road	
	Both sides, from the Dundee Road (State Route 68) to Lee Road
Shermer Road	
	North side from Walters Avenue to the Metra railroad tracks
Shermer Road	
	Both sides, from Church Street to a point 500 feet east of Waukegan Road
Shermer Road	
	West side, from the center line of Old Willow Road to the north 1,750 feet
Shermer Road	No Parking, Stopping, Standing Anytime
	East side, from the center line of Holste Road to the north 750 feet
Shermer Road	No Parking, Stopping, Standing Anytime
	Both sides from Walters Avenue to Willow Road
Skokie Boulevard	
	Both sides, for its full distance through the Village
Sorrel Drive	
	North side, from Laburnum Drive to a point 150 feet east of Laburnum Drive
Spring Hill Drive	
	West side from Antelope Springs Drive to Pheasant Creek Drive
Spring Hill Drive	
	On the external side of the street, looping north from and south to Pheasant Creek Drive
Spruce Street	
	East side, from Walters Avenue to Elm Avenue
Stanley Street	
	Both sides, for its full extent east of Shermer Road
Sunset Ridge Road	
	Both sides, for its full distance through the Village
Sussex Drive	
	West side, from Pheasant Creek Drive to Anelope Springs Drive
Sycamore Lane	
	East side, from Maple Avenue to a point 60 feet north of the centerline of Maple Avenue
Tamarind Drive	
	North side, from Laburnum Drive to a point 150 feet east of Laburnum Drive
Valencia Drive	
	Both sides, from Shermer Road to Salceda Drive
Voltz Road	
	Along the north (entrance) and south (exit) curb lane, the entire length of the landscape island in the Park Place Estates Subdivision
Wainright Drive	
	Both sides, from Commercial Avenue to MacArthur Boulevard
Walters Avenue	
	North Side from Landwehr Road to Regent Drive
Walters Avenue	
	North side, from Hillside Drive to Waukegan Road (State Route 43).

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO & Parking Reg)

VILLAGE OF NORTHBROOK

Municipal Code Section 24-101	Exhibit G FY 23/24
Street	**NO PARKING AREAS - SPECIFIC LOCATIONS**
Walters Avenue	
	North side from the edge of pavement on Sanders Road to the west 185' - No Parking
Walters Avenue	
	South side from the edge of pavement on Sanders Road to the west 265' - No Parking
Walters Avenue	
	South side from Waukegan road (State Route 43) to Meadow Road
Waukegan Road (State Route 43)	
	Both sides, for its full distance through the Village
Western Avenue	
	East side, from Farnsworth Lane to Asbury Road
Western Avenue	
	Both sides, for a distance of three hundred (300') south of Dundee Road (State Route 68)
Western Avenue	
	West side from Scott Road to Asbury Road
Whitfield Road	
	Both sides, approximately 75 feet north and south of the southerly intersection with Midway Road
Woodhead Drive	
	South side, from Huehl Road to Era Drive
Woodhead Drive	
	North side, a distance of 1,300 feet east of Era Drive
Woodhead Drive	
	North side, "No Parking Between Signs" between Huehl Road the "S" curve opposite truck loading entrances

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO & Parking Reg)

VILLAGE OF NORTHBROOK

Section 24-102: Exhibit H - Limited Parking
FY 23/24

LIMITED PARKING - SPECIFIC LOCATIONS	Notes
Parking is <u>prohibited</u> in the following locations <u>between the hours of 9:00 a.m. and 10:00 a.m.</u> except on Saturdays, Sundays and holidays, providing, however, that vehicles properly registered to residents of homes immediately adjacent to the following locations are exempt from such restrictions when specifically approved by the Village Manager:	
Butternut Lane between Techny and Dehne on both sides.	
Cedar Lane, on both sides, north from Oak Avenue to angle parking abutting public property (Village Hall and Greenbriar School).	
Center Street, on the south side, from First Street to Greenbriar Lane.	
Elm Avenue on the south side, from the West Fork of the North Branch of the Chicago River to the Soo Line Railroad.	
Glendale Avenue between Techny and Dehne on both sides.	
Illinois Road, on the south side, from Shermer Road Street to Penfold Place.	
Illinois Road, on the north side, from Spruce Street to the Soo Line Railroad.	
Maple Avenue, on the south side, from Shermer Road to Cedar Lane; and on both sides, from Cedar Lane to Briarwood Lane.	
Maple Avenue, on both sides, from the West Fork of the North Branch of the Chicago River to the Soo Line Railroad.	
Oak Avenue, on both sides, from the West Fork of the North Branch of the Chicago River to the Soo Line Railroad.	
Oak Avenue, on both sides, from Shermer Road to the Soo Line Railroad.	
Alice Drive	
East side, from the southerly point of curvature to the northerly point of curvature between 9:00 p.m. and 7:00 a.m	
Angle Avenue	

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing

VILLAGE OF NORTHBROOK

Section 24-102: Exhibit H - Limited Parking FY 23/24

LIMITED PARKING - SPECIFIC LOCATIONS	Notes
East side, from Lincoln Avenue to Kiest Avenue between 9:00 a.m. and 4:00 p.m. except Sundays and holidays	
Asbury Road	
North side, from the edge of pavement on Western Avenue to the west 392 feet, no parking between the hours of 8 a.m. to 9 a.m., and 2:30 p.m. to 3:30 p.m. on school days.	
North side, between Western Avenue and Glendale Avenue, no parking between the hours of 8 a.m. to 9 a.m. and 2:30 p.m. 3:30 p.m. on school days.	**Ordinance 2023-3**
Butternut Lane	
Both sides, from Techny Road to Southbridge Lane No Parking, Stopping or Standing between 7:00 a.m. and 4:00 p.m. on school days	
Cedar Lane	
Both sides, through the extent of angular parking abutting public property (Village Hall and Greenbriar School) between 9:00 a.m. and 5 p.m. - four (4) hours except Saturday, Sundays and holidays	
Center	
South side, from First Street to Cedar Lane, between the hours of 8 a.m. – 10 a.m., except Saturdays, Sundays and Holidays	
Center	
South side, from Cedar Lane to Greenbriar Lane between the hours of 9 a.m. – 10 a.m., except Saturdays, Sundays and Holidays	
Church Street	
East side, from 100 feet south of Shermer Road to Walters Avenue between 8:00 a.m. and 6:00 p.m. except Sundays and holidays	
Cornflower Trail	
South side, approximately 650 feet west and 400 east of the centerline intersection of Whirlaway Drive and Cornflower Trail between 8 a.m. and 9 p.m.	
Dehne Road	
Between Western and Glendale on the north side, no parking between the hours of 8 a.m. - 10 a.m. and 2 p.m. and 4 p.m. on school days	
Evert Court	
Both sides, for its full distance between 7:00 a.m. and 3:00 p.m. on school days	
Ferndale Avenue	

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing

VILLAGE OF NORTHBROOK

Section 24-102: Exhibit H - Limited Parking
FY 23/24

LIMITED PARKING - SPECIFIC LOCATIONS	Notes
South side, from Waukegan Road (State Route 43) to center line of Oak Leaf Terrace, no parking between 9:00 a.m. and 5:00 p.m. except Sundays and holidays	
First Street	
West side, from Walters Avenue to a point 200 feet North - 120 minutes - except Sundays and holidays	
Glendale Avenue	
Both sides, from Techny Road to Southbridge Lane No Parking, Stopping or Standing between 7:00 a.m. and 4:00 p.m. on school days	
Harbor Lane	
North side, from Anthony Trail to Helen Drive between 9:00 p.m. and 7:00 a.m	
Helen Drive	
East side, from the southerly point of curvature to the northerly point of curvature between 9:00 p.m. and 7:00 a.m.	
Huehl Road	
Between Harris and Landwehr on the west side, no commercial vehicle parking, stopping or standing at any time	
Koepke Road	
South side, from Miller Road to Pfingsten Road between 8:00p.m. and 7:00 a.m	
Laburnum Drive	
East side, from Bayberry Drive to Dauphine Avenue between 8:00a.m. and 4:00 p.m. on school days	
Lincoln Avenue	
Restricted parking on the south side (behind Sunset Foods) between Keystone and Angle during business hours of 7:00 a.m. to 8:00 p.m	
Lorenz Drive	
East side in the loading Zone area from Shermer Road 100 feet south between 7:00 a.m. and 9:00 a.m. and 5:00 p.m. and 7:00 p.m	
Maple Avenue	
North side, from Elm Avenue to Orchard Lane between 8:00 a.m. and 10:00 a.m., and 3:00 p.m. and 4:00 p.m. on school days Monday through Friday.	
Maple Avenue	
Between Waukegan Road and Orchard Lane, on the north side, no parking between the hours of 8 a.m. and 10 a.m., on school days	
Meadow Road	

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing

VILLAGE OF NORTHBROOK

Section 24-102: Exhibit H - Limited Parking
FY 23/24

LIMITED PARKING - SPECIFIC LOCATIONS	Notes
East side, from Shermer Road to Walters Avenue and on the west side, from Shermer Road for a distance of two hundred sixty feet (260') to the south between 6:00 a.m. and 5:00 p.m. - 2 hours - except Sundays and holidays.	
Meadow Road	
Both sides including all angle parking, from Cherry Lane to Shermer Road between 6:00 a.m. and 5:00 p.m. - 60 minutes - except Sundays and holidays.	
Public Library & Village Hall Property	
at 1201 and 1225 Cedar Lane, respectively, excluding areas reserved for employee use, between 9:00 a.m. and 5:00 p.m. - 4 hours - except Saturdays, Sundays and holidays	
Raintree Lane, Snowbird Lane & Sunburst Lane	
both sides for the entire length. No parking, stopping or standing between 3:00 p.m. and 4:00 p.m. - 60 minutes - on school days	
Raymond Drive	
No parking between 7:00 a.m. and 9:00 a.m. on school days	
Scott Road	
Between Western and Glendale on the north side, no parking between the hours of 8 a.m. - 10 a.m. & 2 p.m. - 4 p.m. on school days	
Second Street	
East side, from Techny Road to Glenbrook North High School between 8:00 a.m. and 4:00 p.m. on school days	
Shermer Road	
North side, from the west end of the bridge over the West Fork of the North Branch of the Chicago River to 100 feet east of Meadow Road between 6:00 a.m. and 5:00 p.m. - 60 minutes - except Sundays and holidays	
North side, from Meadow Road to Metra railroad tracks between 6:00 a.m. and 5:00 p.m. – 2 hours – except Sundays and holidays."	
Shermer Road	
South side, from the west end of the bridge over the West Fork of the North Branch of the Chicago River to Meadow Road between 6:00 a.m. and 5:00 p.m. - 2 hours except Sundays and holidays	
South side, from Metra railroad tracks to Meadow Road between 7:00 a.m. and 9:00 a.m. and 5:00 p.m. and 7:00 p.m. - except Saturday, Sundays and holidays	
South side, from Walters Road to Metra railroad tracks between 6:00 a.m. and 5:00 p.m. – 2 hours – except Sundays and holidays	

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing

VILLAGE OF NORTHBROOK

Section 24-102: Exhibit H - Limited Parking FY 23/24

LIMITED PARKING - SPECIFIC LOCATIONS	Notes
South side, from Metra railroad tracks to Meadow Road between 9:00 a.m. and 5:00 p.m. – 2 hours – except Sundays and holidays	
Shermer Road	
East side, in the loading zone area consisting of the north 50 feet of the parking area located north of the north entrance to the Metra Commuter Parking Lot between 9 a.m. and 2 p.m	
East side at 1363 Shermer Road. The two striped spaces closest ot the Metra railroad tracks - 20 Minute Parking between 8 a.m. to 8 p.m. Tuesday through Friday	
Southbridge Lane	
Both sides, for its full distance between 7:00 a.m. and 3:00 p.m. on school days	
Southbridge Lane	
Both sides, for its full distance No Parking, Stopping or Standing between 7:00 a.m. and 4:00 p.m. on school days.	
Spruce Street	
East side, from Elm Avenue to Illinois Road, and west side from Walters Avenue to Illinois Road between 10:00 a.m. and 11:00 a.m. - except Saturdays, Sundays and Holidays	
Walters Avenue	
North side, between Orchard Lane and Brees Way Lane, between the hours of 8:30 a.m. – 9:30 a.m. and 3:00 p.m. – 3:30 p.m. on school days	
Walters Avenue	
North side, from the east end of the bridge over the West Fork of the North Branch of the Chicago River to Church Street between 10:00 a.m. and 11:00 a.m. – except Saturdays, Sundays and Holidays	
Walters Avenue	
South side, in the indented curb area west of Meadow Road, between 6:00 a.m. and 5:00 p.m. - 60 minutes - except Sundays and holidays.	
Walters Avenue	
North side 185' west of the edge of pavement of Sanders Road to the west 702' - **NO Parking** on School Days from 3 to 4 pm.	
Walters Avenue	
North side, from the west end of the bridge over the West Fork of the North Branch of the Chicago River to Lorenz Drive - Monday - Friday, except Holidays	

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing

VILLAGE OF NORTHBROOK

Section 24-102: Exhibit H - Limited Parking FY 23/24

LIMITED PARKING - SPECIFIC LOCATIONS	Notes
Walters Avenue	
North side from the edge of pavement on Sanders Road to the west 185" - No Parking	
Walters Avenue	
South side from the edge of pavement on Sanders Road to the west 265" - No Parking	
Western Avenue	
West side from the north entrance of Wescott School to Farnsworth Lane, no parking between the house of 8a.m. – 9a.m. and 2:30 p.m. – 3:30 a.m. on school days	
Whirlaway Drive	
West side, approximately 1,000 feet south and 500 north of the centerline intersection of Whirlaway Drive and Cornflower Trail between 8 a.m. and 9 p.m.	
Wilshire Lane	
North side, from the edge of pavement on Pfingsten Road to the east 465 feet, No Parking.	
Wilshire Lane	
South side from the edge of pavement on Pfingten Road to the east 155 feet, No Parking.	
Wilshire Lane	
Two Cul-de-sacs located 155 feet and 465 feet east from the edge of pavementon Pfingsten Road, No Parking	

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing

VILLAGE OF NORTHBROOK

Exhibit I		Traffic Regulations FY 23/24
	Section 24-3(b)	TRAFFIC REGULATIONS FOR SPECIFIC LOCATIONS
Operation of any vehicle at any time in excess of the following speed limit regulations for the streets listed below for each such limit:		
	(a) 40 miles per hour	
		(1) Pfingsten Road - Kingston to Keystone
		(2) Shermer Road - Techny Road to Willow Road
		(3) Skokie Boulevard - Edens Spur to the south boundary of the Village
	(b) 35 miles per hour	
		(1) Grant Road - its full extent
		(3) Skokie Boulevard - Lake Cook Road to Edens Spur
	(c) 30 miles per hour	
		(1) Voltz Road – its full extent.
		(2) Happ Road - its full extent.
		(3) Lee Road - its full extent.
		(4) Cherry Lane - Pfingsten to Landwehr.
		(5) Walters Avenue - Pfingsten to Shermer.
		(6) Shermer Road – Maple to Brentwood.
		(7) Commercial Avenue - its full extent.
		(8) Landwehr Road, north of Dundee Road
		(9) Anthony Trail - its full extent.
		(10) Maria Drive - its full extent.
		(11) Huehl Road - its full extent.
		(12) Era Drive - its full extent.
		(13) Woodhead Drive - its full extent.
		(14) Wainwright Drive - its full extent.
		(15) Lindbergh Drive - its full extent.
		(16) MacArthur Drive - its full extent.
		(17) Melvin Drive - its full extent.
		(18) Academy Drive - its full extent.
		(19) Arnold Drive - its full extent

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO &

VILLAGE OF NORTHBROOK

Exhibit I		Traffic Regulations FY 23/24
	Section 24-3(b)	TRAFFIC REGULATIONS FOR SPECIFIC LOCATIONS
	(d) 25 miles per hour	
		Any street under the Village's jurisdiction in any residentail district, as that term is defined in the Illinois Vehicle Code, 625 ILCS 5/1-172, except for those streets for which a different
	(e) 20 miles per hour	
		(1) Alice Drive - Hazelwood Drive to Melvin Drive.
		(2) Antelope Spring Drive - its full extent.
		(3) Ancient Tree Road - its full extent.
		(4) Greenview Road - Techny Road to Willow Road.
		(5) Greenwood Road - Greenview Road to the south Village boundary.
		(6) Helen Drive - Hazelwood Drive to Melvin Drive.
		(7) Lake Knoll Drive - Old Mill Road to White Oak Drive.
		(8) Pheasant Creek Drive - its full extent.
		(9) Old Mill Road - White Oak Drive to Lake Knoll Drive.
		(10) Sherman Drive - Greenview Road to Shermer Road.
		(11) Second Street - its full extent.
		(12) Spring Hill Drive - its full extent.
		(13) Sussex Drive - its full extent.
		(14) White Oak Drive - Lake Knoll Drive to Old Mill Road.
		(15) Dunsten Circle - its full extent.
Operation of any vehicle at any time except for the purpose of delivery or pick-up and then no more than the minimal distance required		
	(a) On any Village street if in excess of eight (8) tons gross weight.	
	(b) On Greenview Road from Techny Road to Sherman Drive if in excess of four (4) tons gross weight	
Operation of any vehicle at any time other than the direction specified:		
	(a) Church Street from Walters Avenue to Shermer Road temporarily northbound when posted.	
	(b) Maple Avenue eastbound from Sycamore Lane to Orchard Lane.	
	(c) Orchard Lane northbound from Maple Avenue to Walters Avenue.	
	(d) Lorenz Drive northbound from Walters Avenue to Shermer Road.	
	(e) Sycamore Lane southbound from Walters Avenue to Maple Avenue.	
Parking of any vehicle at any time other than a licensed taxicab or mass transit bus:		
	(a) As posted in the municipal off-street parking facility adjacent to the east passenger platform of the Soo Line Railroad.	
	(b) Shermer Road as posted adjacent to the municipal off-street parking facility located west of the Soo Line Railroad.	
	(c) Shermer Road, on the east side, fifty feet (50') north of Walters Avenue as posted.	

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing Amendments to Provide Authority for the 23/24 AFO &

VILLAGE OF NORTHBROOK

EXHIBIT J
Mobile Truck Location Restrictions
FY 23/24

Section 13-51

Location Restrictions for Mobile Truck Locations

Meadow Road

between Cherry Lane and Walters Avenue

Sunset Ridge:

The designated perpendicular parking stalls located on the southern side of Sunset Ridge east of Skokie Boulevard

Attachment: Proposed Annual Fee Ordinance & Parking Regulations 2023_2024 Draft 4-5-23 (6605 : An Ordinance Adopting & Authorizing

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: SWATI PANDEY, SENIOR PLANNER

DATE: April 11, 2023

SUBJECT: PRELIMINARY REVIEW FOR 4000 COMMERCIAL FOR DYNOMAX SPECIAL PERMIT

INTRODUCTION

On April 11, 2023 the Board of Trustees will conduct a preliminary review of an application filed by Dynomax, Inc. (the "Applicant") as a tenant at the property commonly known as 4000 Commercial Avenue (the "Subject Property") which is owned by TA Northbrook Industrial LLC (the "Owner"). The Applicant is requesting zoning relief to allow titanium metal finishing operations by a machine parts manufacturing firm in the I-1 Restricted Industrial District.

The Subject Property:

- zoning and surrounding land uses are depicted in the attached application summary;
- is located between Commercial Avenue and I-294, in the northwest corner of Northbrook and Sky Harbor Industrial Park;
- is approximately 1,162,616 square feet (26.69 acres) in size and contains a large under construction single-story industrial building (448,320 square feet); [current aerial maps do not show the under construction configuration of the building or parking lot]
- is zoned I-1 Restricted Industrial District;
- is General Industrial, Warehouse, and Office under the Comprehensive Plan's Future Land Use designation;
- the surrounding properties zoning and land uses are depicted on the attached Application Summary.
- contains approximately 408 car parking stalls and 65 trailer parking stalls;
- is not located within the 100-year flood plain; and
- is not located in proximity to any areas identified in the Master Stormwater Management Plan
- The Master Bicycle and Pedestrian Plan identifies Commercial Avenue for conventional bike lanes. The plan designates the proposed bike lanes as priority in the implementation plan.

BACKGROUND INFORMATION

- The Subject Property is a single-story industrial building currently under construction.
- Prior to the new building, there was a 284,000 square-foot building, which was primarily built for office use. The major tenants of that building were Walgreens and Stericycle that vacated the property and the building was demolished.
- In 2022, Village Board approved a Class 6b Incentive Agreement with the property owner, which will allow the property owner to pursue Class 6b property tax classification with Cook County. If approved by County, the Class 6b Classification will reduce the property tax assessment for new

construction industrial building during a 12-year period. The approved resolution and agreement with the Village is attached for reference.

PROPOSED PLAN

- Dynomax, Inc. is an engineering and manufacturing company providing precision manufacturing solutions. Dynomax has several products and services such as machining hard metals and specialized alloys, precision injection molding, plating and finishing, precision machining, specialty machine and automation solutions, robotics, machine tool spindles, and engineering consulting services. The attached narrative from the Applicant provides a detailed description of the proposed use for the Subject Property.
- The headquarters for the business is located in Wheeling, IL. The Applicant is looking to expand its footprint to accommodate growth and is proposing a machining and metal finishing operation in Northbrook. The machining operation is a permitted use in the I-1 District, however, metal finishing operations would require a Zoning Code Text Amendment as this type of use is not permitted in the Sky Harbor business district due to the intensity, which is consistent with the I-2 District located in the southern portion of the Village.
- The process of machining would involve taking raw material such as larger blocks of metals and cutting it down to smaller parts, per the requirements of their customer. The process of titanium metal finishing involves etching and cleaning of titanium parts. The difference between the current metal finishing operations in Wheeling and the new facility will be the type of chemicals that will be used at this location. The description of the proposed operations is included in the narrative.
- The Applicant has included in the narrative a description of the preliminary assessment of environmental regulations as would be applicable to the proposed facility by their environmental consultant. Several regulating agencies listed include Illinois Environmental Protection Agency (IL EPA); Metropolitan Water reclamation District (MWRD); Illinois Emergency Management Agency (IEMA); Local Emergency Planning Committee (LEPC); and Fire Department.
- The proposed hours of operation are 24 hours a day, 365 days per year
- The facility will be staffed by a total of 50 employees.
- The nearest residential property is less than 400 feet away from lot line to lot line.
- No exterior changes will be made to the building. If any modifications will be made to the interior tenant space to accommodate the use, a building permit will be required.
- There are 408 auto parking spaces and 65 trailer parking spaces on the Subject Property. The Applicant has provided an approximate breakdown of the type of use within the proposed unit for calculation of parking. The required parking for this property in the industrial district, per the Zoning Code will be 324 parking spaces. Parking will be reviewed in greater detail during formal application. Based on current calculations the use will comply with the parking requirements. Considering the remaining building (223,320 square feet) is vacant; it is likely that future tenant/s may require a parking variation.

The Applicant has not provided any signage information at this time and will be reviewed at the time of formal application.

ZONING RELIEF

- Zoning Code Text Amendment to allow Finishing Metal Products (SIC 3471.00) in I-1 Restricted Industrial District as either a permitted or special permit use. If the later, then a special use permit will also be required

As earlier stated, there are two use types proposed by the Applicant – the first use is ‘machining’, which is considered permitted as SIC No. 3728.00 ‘Aircraft Parts and Auxiliary Equipment, Not Elsewhere Classified’ in the I-1 Restricted Industrial District.

However, the second proposed use by the Applicant, Finishing Metal Products, is identified as a separate use type by the Standard Industrial Classification (SIC) and is currently not allowed in the Village of Northbrook. The I-1 District is intended to provide space for high quality, nuisance-free manufacturing,

transportation, warehousing and wholesaling uses that are compatible with a variety of office and service uses. The Zoning Code further states that it is the goal of the regulations that no use within the I-1 District shall have any direct or indirect adverse aesthetic, environmental or economic impact on any other use within or outside the District.

Currently the Zoning Code does not contemplate SIC 3471.00 in the I-2 Light Industrial District either. The I-2 District is intended for industrial operations in proximity to collector transportation systems and located in areas to avoid adverse impacts on residential uses and less intense nonresidential uses. The I-2 District properties are generally mapped on the south end of Shermer Road just north of Willow Road and primarily south of Willow Road where heavier machining and manufacturing businesses are located.

When assessing the appropriateness of the proposed use, it is important to take the environmental impacts into consideration in regards to the chemicals that would be utilized in the process to etch and finish the titanium products being manufactured. This type of chemical work requires further consideration by an environmental processional to provide additional information for the Village to review when making a determination in regards to the appropriateness of amending the Zoning Code. At this time the Village does not have additional information on the environmental impact the chemical process may have.

If the Board would like to consider additional information pertaining to the environmental impact of the proposed use, staff recommends the Preliminary Review be continued to May 23, 2023 and the Board direct staff to engage with a third party under the Village Manager's spending authority to review and opine on the matter.

SUMMARY

In reviewing this request, we suggest the Board consider the following policy questions:

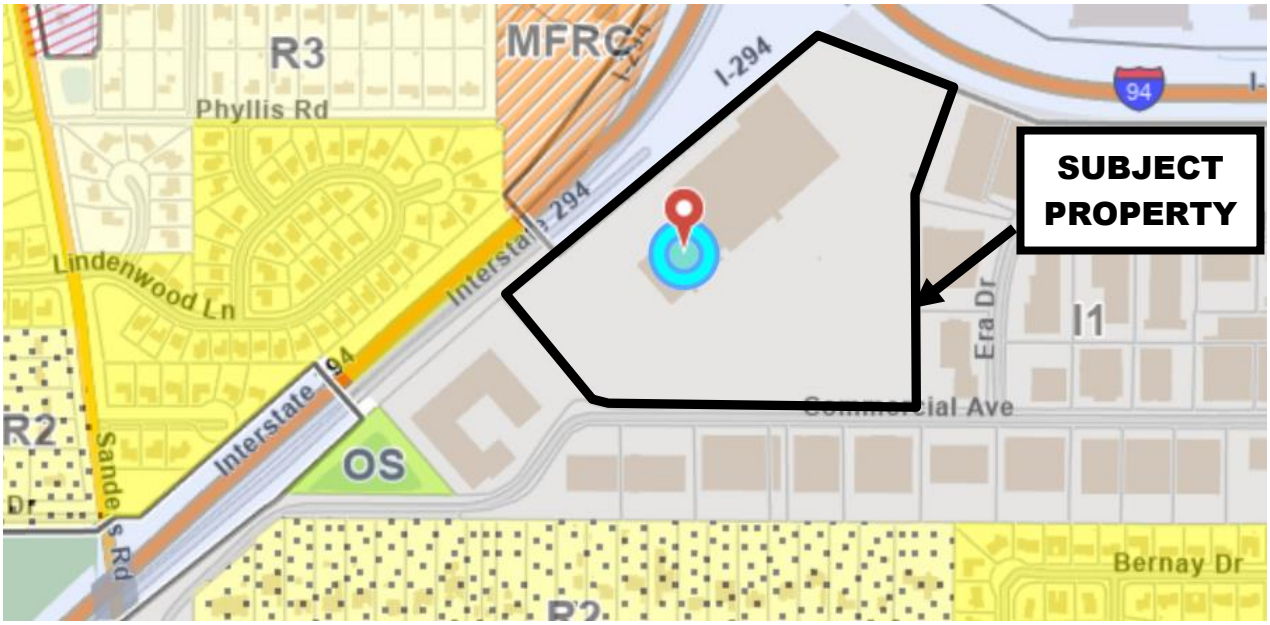
1) Does the Board need additional information pertaining to the environmental impact of the proposed use in order to conduct the Preliminary Review?
2) Is it appropriate to amend the Zoning Code to allow "Finishing Metal Products" in the I-1 Restricted Industrial District?
    a) If so, should the use be a permitted or special permit use?
3) If the use is appropriate for the I-1 District, is the proposed use appropriate on the Subject Property?
    a) If so, should there be any operational limitations?
4) Should there be a term limitation coterminous with the lease of the prospective tenant?

The Applicant and staff will attend the April 11, 2023 Board of Trustees meeting to answer any questions.

PRELIMINARY REVIEW
PRE-23-03: 4000 COMMERCIAL AVENUE
APPLICATION SUMMARY

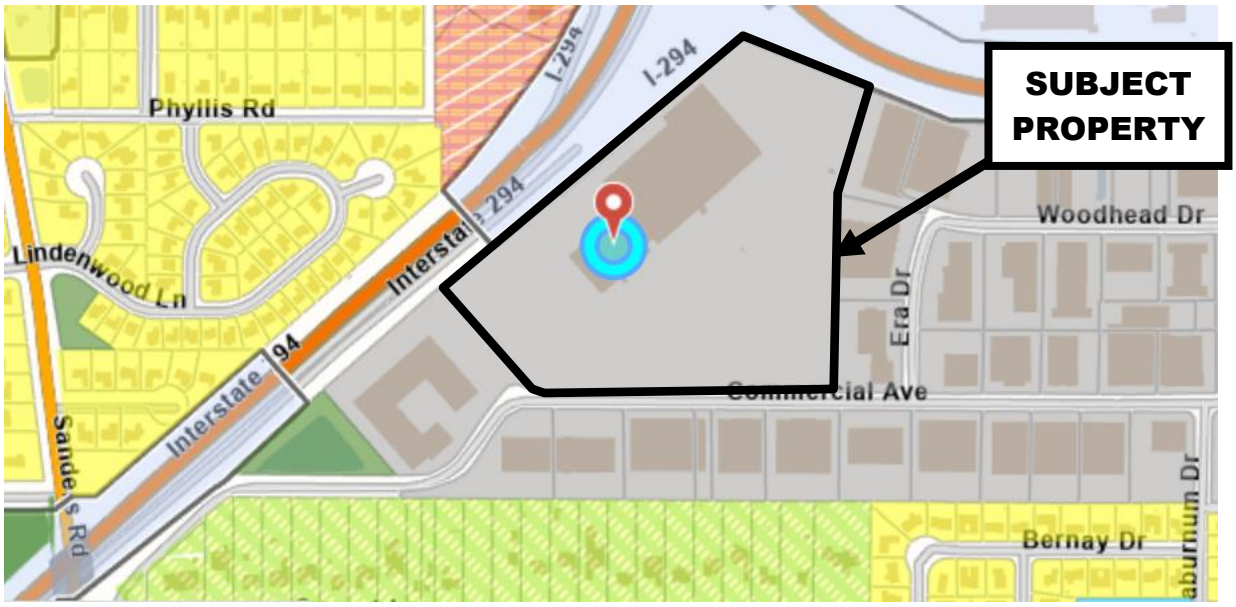
Applicant:	Dynomax, Inc.
Site Location:	4000 Commercial Avenue
Requested Action:	Zoning Code Text Amendment to allow metal finishing operations in I-1 district
Proposal:	Allow industrial use to operate a machining and metal finishing business.
Existing Zoning & Land Use:	I-1 Restricted Industrial; New Construction Vacant Building
Surrounding Zoning & Land Use:	North: Not in Village; I-294; I-94 & Deerfield South: I-1 Restricted Industrial; East: I-1 Restricted Industrial; West: Not in Village; I-294 (beyond ROW is R-4 & MFRC in NB)
Comprehensive Plan Designation:	General Industrial, Warehouse and Office

ZONING MAP



Attachment: 4000 Commercial - Application Summary, Aerials, Site Photos (6630 : Preliminary Review for 4000 Commercial for Dynomax

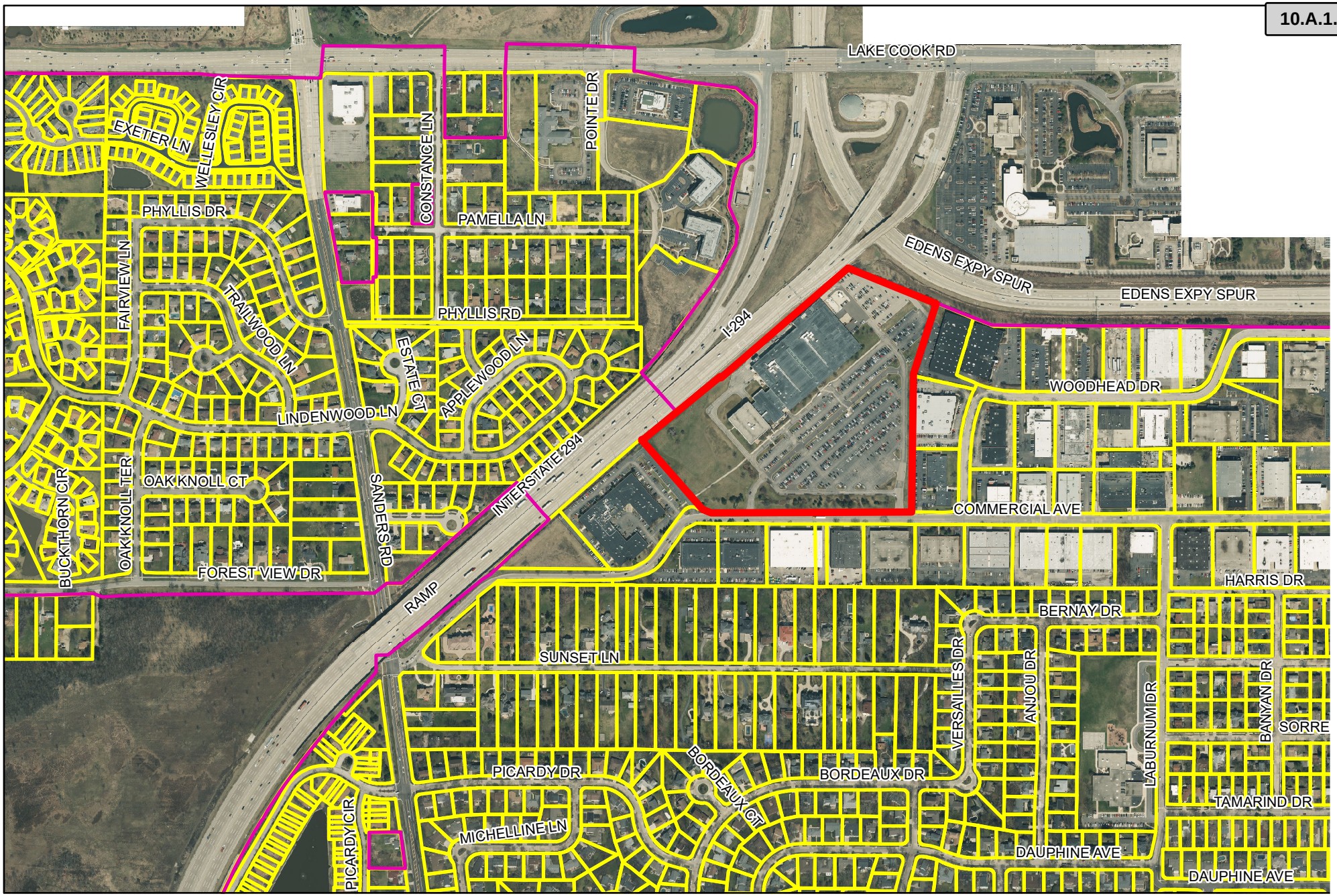
COMPREHENSIVE PLAN MAP



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

Attachment: 4000 Commercial - Application Summary, Aerials, Site Photos (6630 : Preliminary Review for 4000 Commercial for Dynomax



0 570 1,140 1,710 Feet

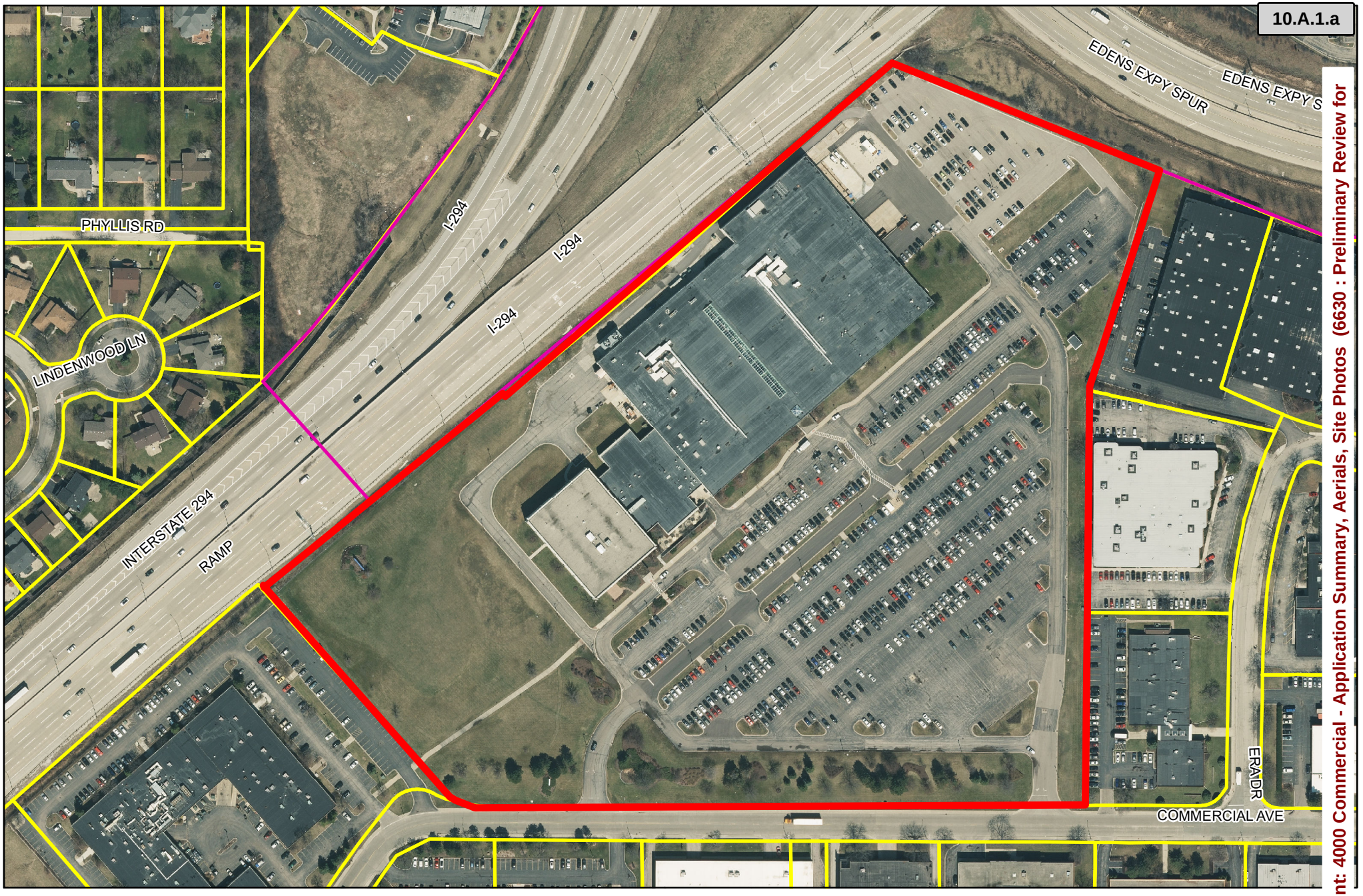
VILLAGE OF NORTHBR K

The GIS material is made available as a public service. Maps and data are to be used for reference purposes only and Northbrook, Illinois, is not responsible for any inaccuracies herein contained. No Responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided. Any errors should be reported to the Information Technology Department.

4000 Commercial Avenue

GIS consortium.org

Attachment: 4000 Commercial - Application Summary, Aerials, Site Photos (6630 : Preliminary Review for



0 180 360 540 Feet

The GIS material is made available as a public service. Maps and data are to be used for reference purposes only and Northbrook, Illinois, is not responsible for any inaccuracies herein contained. No Responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided. Any errors should be reported to the Information Technology Department.

4000 Commercial Avenue

VILLAGE OF NORTHBR K

GIS consortium.org

4000 Commercial Avenue - Under Construction 4-3-2023





THIS INSTRUMENT PREPARED BY:

Steven M. Elrod, Esq.
Elrod Friedman, LLP
325 North LaSalle Street, Suite 450
Chicago, IL 60654

AFTER RECORDING
RETURN TO:

Recorder's Box 337

2217315011

Doc# 2217315011 Fee $88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2022 03:19 PM PG: 1 OF 14

For Recorder's Use Only

CLASS 6B INCENTIVE AGREEMENT

BY AND BETWEEN

THE VILLAGE OF NORTHBROOK AND

PDC CHICAGO LPIV, LLC

(4000 COMMERCIAL AVENUE)

DATED AS OF 5/24**, 2022**

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

CLASS 6B INCENTIVE AGREEMENT
(4000 COMMERCIAL AVENUE)

THIS AGREEMENT is made as of the 24th day of MAY, 2022 ("***Effective Date***"), and is by and between the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation ("***Village***") and **PDC CHICAGO LPIV, LLC**, a Delaware limited liability company ("***Applicant***").

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

SECTION 1. RECITALS.

A. The Village is a home rule unit by virtue of the provisions of the 1970 Constitution of the State of Illinois located in Cook County, Illinois.

B. The Applicant is the contract purchaser of the property commonly known as 4000 Commercial in Northbrook, Illinois ("***Property***") and legally described in ***Exhibit A.*** The Applicant proposes demolish the existing office building on the Property and construct a new industrial building, approximately 447,583 square feet in size, thereupon ("***Project***") and intends to market the Project to industrial tenants.

C. The Applicant intends to file an application for Class 6b property tax classification ("***Class 6b Classification***") for the Improvements with the Office of the Assessor of Cook County under the Cook County Real Property Assessment Classification Ordinance ("***Application***"). If approved, the Class 6b Classification will reduce the property tax assessment for qualifying industrial buildings during a 12-year period ("***Class 6b Schedule***").

D. Cook County's Class 6b Classification approval process allows for the consideration by the Village of a resolution supporting and consenting to the Application.

E. On March 8, 2022, the Village's Board of Trustees adopted Resolution 2022-R-025 finding special circumstances and supporting and consenting to the Applicant's Application subject to certain conditions.

F. Pursuant to the Village's policy requirements and standards for consenting to Class 6b Classification applications as set forth in Village Ordinance 07-R-48, each applicant for a Class 6b Classification must enter into an agreement with the Village to comply with certain terms and conditions.

G. The Applicant desires to evidence to the Village its agreement to accept and abide by each of the terms, conditions, and limitations set forth herein.

H. The President and the Board of Trustees have considered this Agreement and determined that it is in the best interest of the Village and the public and satisfies the Village's policy for consenting to Class 6b Classification applications.

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

SECTION 2. CONDITIONS OF CONSENT AND APPROVAL.

The Village's continuing approval of and consent to the Class 6b Classification for the Project is subject to and contingent upon the satisfaction by the Applicant of the following conditions, restrictions and provisions:

A. the Applicant will acquire the Property and, upon execution of the purchase, must deliver to the Village Manager written evidence demonstrating that the Applicant has acquired fee title to the Property;

B. throughout the entire 12-year period during which the Property is subject to the Class 6b Classification, the Property may be used solely for industrial purposes allowed under the Village Zoning Code;

C. the Applicant must demolish the existing approximately 284,000 square foot building on the Property and construct the Project thereupon, consisting of a new Class A industrial building, approximately 447,583 square feet in size; and

D. the Applicant will invest no less than $40 million in new construction on the Property to complete the Project;

E. the Applicant must develop, operate, and maintain the Property at all times in compliance with all codes and ordinances of the Village; and

SECTION 3. NO RENEWAL OBLIGATION.

The Applicant acknowledges and agrees that the Village shall have no obligation to support or consent to the extension or renewal of the Class 6b Classification beyond the original Class 6b Schedule.

SECTION 4. VILLAGE'S REMEDIES.

Upon receiving notice of the Applicant's noncompliance with any of the conditions set forth in Section 2 above, the Village shall notify the Applicant of the noncompliance. The Applicant shall have 30 days to remedy the noncompliance to the satisfaction of the Village, as determined in the sole discretion of the Village Manager. If the Applicant fails to remedy the noncompliance within the 30 days, the Village's Board of Trustees shall have the right, but not the obligation, as the Village's sole remedy, to adopt a resolution withdrawing its consent to the Class 6b Classification for the Property and to direct the Village Manager to deliver a copy of such resolution to the Office of the Cook County Assessor. In the event the Board of Trustees adopts such a resolution, the Applicant (a) shall, and does hereby, consent to the Cook County Assessor removing the Class 6b Classification for the Property, and (b) shall deliver such notifications to the Cook County Assessor's Office, and take such other actions as the Village Attorney deems necessary and appropriate to cause the Cook County Assessor to remove the Class 6b Classification.

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

SECTION 5. APPLICANT'S RIGHT TO PURSUE PROPERTY TAX RELIEF.

Nothing herein shall prevent the Applicant from seeking property tax relief in the event the Property is rendered partially or fully unusable due to casualty.

SECTION 6. NATURE AND SURVIVAL OF OBLIGATIONS.

The provisions of this Agreement shall run with and bind the Property, and shall inure to the benefit of, and be enforceable by the Village, the Applicant, and any of its respective legal representatives, heirs, grantees, successors, and assigns. Upon execution by both parties, the Village is authorized to record this Agreement in the Office of the Cook County Recorder.

SECTION 7. TERM.

This Agreement shall be effective from its Effective Date through and until such time as the Property is no longer subject to the Class 6b Classification.

SECTION 8. GENERAL PROVISIONS

A. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered: (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection 8.A, each party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

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

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Attn: Village Manager

with a copy to:

Steven M. Elrod, Esq.
Elrod Friedman, LLP
325 North LaSalle Street, Suite 450
Chicago, IL 60654

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

PDC Chicago LPIV, LLC

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

Attn: John Pagliari & Jason Rosenberg
6250 N. River Road, Suite 4050
Rosemont, IL 60018

with a copy to:

Panattoni LPIV Manager, LLC 05235537
8775 Folsom Blvd., Suite 200
Sacramento, CA 95826

B. Time of the Essence. Time is of the essence in the performance of all terms and provisions of this Agreement.

C. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

D. Exhibit. ***Exhibit A*** attached to this Agreement is, by this reference, incorporated in and made a part of this Agreement.

E. Amendments and Modifications. No amendment or modification to this Agreement shall be effective unless and until it is reduced to writing and approved and executed by all parties to this Agreement.

F. Non-Waiver. The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the Village to exercise at any time any right granted to the Village shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Village's right to enforce that right or any other right.

G. Severability. It is hereby expressed to be the intent of the parties hereto that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, entity, or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

H. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the Village or the Applicant.

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

[SIGNATURES ON FOLLOWING PAGE]

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

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

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: _____
Its: Village Manager

ATTEST:

By: _____
Its: Village Clerk

PDC CHICAGO LPIV, LLC
A Delaware Limited Liability Company

By: **PANATTONI LPIV MANAGER, LLC,**
a Delaware limited liability company

By: _____
Adon A. Panattoni

Its: Manager

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

On 05/17/2022 (Date) before me, MEGAN KEIRSTEN ROCK, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared ADAM A. PANATTONI (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MEGAN KEIRSTEN ROCK Comm. #2387767 Notary Public Mfr. #NNA1 CALIFORNIA Orange County My Comm. Exp. Dec 21, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on 24 day of May _____, 2022 by Cara L. Pavlicek, the Village Manager of the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation, and by Debra J. Ford, the Village Clerk of said municipal corporation.

ANNE M. SORTINO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 13, 2025

Anne M. Sortino
Signature of Notary

SEAL
My Commission expires: 10/13/2025

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2022, by _____, the _____ of _____, which individual is known to me to be the identical person who signed the foregoing instrument, and that he executed the same as his free and voluntary act and deed and as the free and voluntary act of the corporation as the sole manager of said corporation, for the uses and purposes herein mentioned.

_____
Signature of Notary

SEAL
My Commission expires: _____

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 1 IN THE PLAT OF RESUBDIVISION OF LOTS 2 AND 3 IN VORBROOK COMMERCIAL PARK AND OF LOT 1 IN E.M.I. RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 TO 9 INCLUSIVE 12, 13, 14, 16 AND 17 IN VORBROOK COMMERCIAL PARK, IN SECTION 6, TOWNSHIP 42 NORTH, RANGER 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270, EXCEPT THE FOLLOWING PORTION CONVEYED TO THE ILLINOIS STATE TOLL AUTHORITY BY DEED DOCUMENT 0805346020;

THAT PART OF LOT 1 IN THE PLAT OF RESUBDIVISION OF LOTS 2 AND 3 IN VORBROOK COMMERCIAL PARK AND OF LOT 1 IN E.M.I. RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 TO 9 INCLUSIVE, 12, 13, 14, 16 AND 17 IN VORBROOK COMMERCIAL PARK, IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PLAT OF RESUBDIVISION, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 2 IN SAID PLAT OF RESUBDIVISION, POINT BEING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 BEARING OF NORTH 48 DEGREES 53 MINUTES 49 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, A DISTANCE OF 590.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, FOR A POINT OF BEGINNING; THENCE NORTH 48 DEGREES 53 MINUTES 49 SECONDS EAST CONTINUING ALONG SAID NORTHERN ILLINOIS HIGHWAY EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 668.00 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 49 SECONDS EAST CONTINUING ALONG SAID NORTHERN ILLINOIS TOLL HIGHWAY EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 101.98 FEET; THENCE SOUTH 49 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 265.44; THENCE NORTH 40 DEGREES 43 MINUTES 54 SECONDS WEST, A DISTANCE OF 8.00 FEET TO A LINE 10.00 FEET EASTERLY OF MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID NORTHERN ILLINOIS TOLL HIGHWAY EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 48 DEGREES 53 MINUTES 49 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 502.67 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 41 DEGREES 06

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

MINUTES 07 SECONDS WEST, A DISTANCE OF 10.00 FEET TO SAID POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 04-06-204-0011-0000

Commonly known as: as 4000 Commercial Ave, Northbrook, Illinois.

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Exhibit A

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

Resolution 2022-25

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

A Resolution Supporting and Consenting to Approval of Class 6b Classification and Approving a Class 6b Incentive Agreement (4000 Commercial Avenue – PDC Chicago LPIV, LLC)

is hereby adopted, as follows:

Section 1. Recitals.

PDC Chicago LPIV, LLC ("***Applicant***") is the contract purchaser of the property commonly known as 4000 Commercial Avenue in Northbrook, Illinois ("***Property***") and legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Resolution. The Applicant intends to demolish the existing office building on the Property and construct a new industrial building, approximately 447,583 square feet in size, thereupon ("***Project***"). The Project will not be built for a particular tenant but rather will be customized for an eventual tenant(s) once the industrial building has been completed and a lease executed.

The Applicant intends to file an application for a Class 6b Classification of the Property with the Office of the Assessor of Cook County under the Cook County Real Property Assessment Classification Ordinance ("***Cook County Classification Ordinance***"). The Cook County Classification Ordinance reduces the property tax assessment for certain qualifying industrial buildings. In order to qualify for the 6b Classification, the Applicant must receive the consent of the Village in the form of an ordinance or resolution from the Board of Trustees.

The Applicant is a developer of industrial facilities across the Chicagoland area. The Project will be developed on a speculative basis with an estimated initial cost of construction of $40 million plus a projected $7 million in tenant improvements once a tenant has been identified.

Pursuant to Resolution 07-R-48, the Board of Trustees agreed to support an application for 6b Classification under the Cook County Classification Ordinance only if the application meets the requirements of the Cook County Classification Ordinance and certain additional criteria provided in Resolution 07-R-48, including a requirement that the Applicant enter into an agreement with the Village establishing terms and conditions for the Class 6b approval.

The Property has been substantially vacant and unused for more than 24 months, with the exception of the current property owner, Walgreens, still occupying approximately 30,000 square feet of the existing office building. Although the Property has been vacant and unused for less than 24 months, the Board of Trustees has determined that the Property is likely to remain unoccupied without an appropriate industrial tenant for a considerable period of time. Based on these factors, as well as the substantial investment the Applicant plans to make in the Property, the President and the Board of Trustees have determined that special circumstances exist to justify supporting and consenting to the Applicant's Class 6b application, despite the fact that the Property has not been completely vacant and unused for less than 24 months. The Applicant has also submitted evidence that the proposed improvement and use of the Property satisfies the criteria for "New Construction" property set forth in the Cook County Classification Ordinance.

The Board of Trustees has provided the school, library, and park districts within which the Property is located an opportunity to review and comment on the application. After reviewing the comments of the districts, and confirming that the Applicant otherwise meets the criteria for Class 6b Classification under the Cook County Classification Ordinance, the Board of Trustees has determined that:

A. The redevelopment and reutilization of the Property by the Applicant with the Project will expand and improve industrial facilities available in the Village. Further, the proposed program of new construction will create additional temporary employment opportunities during the construction of the new building, as well as permanent employment opportunities in the new building.

B. "Industrial purpose" facilities are a necessity for the continued economic development and viability of this location in the Village. The proposed redevelopment of the Property with new construction is dependent on the temporary financial incentive offered by the Class 6b Classification.

C. New construction and reutilization of the Property by the Applicant will (i) help to relieve conditions of unemployment, (ii) stabilize or increase the tax base in the Village, and (iii) generate significant new revenues in the form of additional state and federal income tax and local real estate and other taxes.

Section 2. Determination of Appropriateness and Special Circumstances.

The Village President and Board of Trustees have determined that:

A. The Property is appropriate for consideration of Class 6b Classification pursuant to the Cook County Classification Ordinance; and

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

B. Special circumstances exist to justify supporting and consenting to the Applicant's Class 6b application, despite the fact that the Property has not been completely vacant and unused for less than 24 months.

Section 3. Conditions.

The Village supports and consents to the 6b Classification and finds that it is necessary for the redevelopment and reutilization of the Property with new construction subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

A. the Applicant will acquire the Property and, upon execution of the purchase, must deliver to the Village Manager written evidence demonstrating that the Applicant has acquired fee title to the Property;

B. throughout the entire 12-year period during which the Property is subject to the Class 6b Classification, the Property may be used solely for industrial purposes allowed under the Village Zoning Code;

C. the Applicant must demolish the existing approximately 284,000 square foot building on the Property and construct the Project thereupon, consisting of a new Class A industrial building, approximately 447,583 square feet in size; and

D. the Applicant will invest no less than $40 million in new construction on the Property to complete the Project;

E. the Applicant must develop, operate, and maintain the Property at all times in compliance with all codes and ordinances of the Village; and

Section 4. No Renewal.

It is the intention of the Village not to consent to a renewal of the Class 6b Classification for any period of time after expiration of the initial 12-year period contemplated by this Resolution.

Section 5. Agreement.

A. The Applicant shall, pursuant to the requirements of Village Resolution 07-R-48, enter into an agreement incorporating all of the conditions listed in Section 2 ("***Class 6b Incentive Agreement***")

B. The Class 6b Incentive Agreement is hereby approved in substantially the form attached to this Resolution as ***Exhibit B***.

C. The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Class 6b Incentive Agreement only after receipt by the Village Clerk of at least three original copies of the Class 6b Incentive Agreement executed by the Applicant and; provided, however, that if such executed copies of the Class 6b Incentive Agreement are not received by the Village Clerk within 90 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 6. Effective Date.

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

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

applicable law.

Adopted: 3/8/2022

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	Bob Israel, Trustee
SECONDER:	Muriel Collison, Trustee
AYES:	Israel, Collison, Ross, Hebl, Pepoon, Ebhomielen
ABSTAIN:	Kathryn Ciesla

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

I hereby certify this to be a true and exact copy of the original.

5/27/22
Date

Village Clerk

VILLAGE OF NORTHBROOK CORPORATE SEAL COOK COUNTY, ILL.

Attachment: 4000 Commercial - Previously Approved Res. 2022-25 & Agreement (6630 : Preliminary Review for 4000 Commercial for Dynomax

Village of
Northbrook

PRELIMINARY REVIEW APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to applying for preliminary review of requested zoning and/or subdivision relief by the Village Board, the Applicant should schedule a meeting with the Department of Development & Planning Services to discuss the requested relief. ***(**Note: Applications for zoning relief from the Zoning Board of Appeals must use a different application form.)***

The purpose of a preliminary review is to broadly acquaint the Village Board with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible. At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Board, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a preliminary review by the Village of Northbrook's Board of Trustees. There is no filing fee for the preliminary review; however, review of a submitted formal application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Development & Planning Services Department at (847) 664-4050.

Current Property Owner Information

Legal Name: TA NORTHBROOK INDUSTRIAL, LLC
Primary Contact: Jeff Harrington
Address One Federal Street
City, State, Zip Boston, MA 02110
Phone No. 508-517-9162
Email harrington@tarealty.com

Applicant Information

Legal Name DYNOMAX, INC.
Primary Contact: Tom Filippo
Company DYNOMAX, INC.
Address 1535 ABBOTT DRIVE
City, State, Zip WHEELING
Phone No. 847-404-5794 (c)
Email tfilippo@dynomaxinc.c

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

Site Location/Address: 4000 COMMERCIAL AVE
Size of Property: 448,320 (square feet/acres)
Size of Building Space, if applicable: 225,000 (square feet)
Current Zoning[1]: I-1
Current Use of the Property: new construction of industrial building

[1] www.northbrook.il.us/zoningmap

OVER —

Attachment: 4000 Commercial - Applicant Submittal (6630 : Preliminary Review for 4000 Commercial for Dynomax Special Permit)

TA REALTY

March 20, 2023

VIA E-MAIL

Michaela Kohlstedt
Director of Development & Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: 4000 Commercial, Dynomax

Dear Michaela,

For the above subject property where TA Realty is the owner, TA Realty hereby grants permission to the Village of Northbrook to speak with representatives from Dynomax, Inc. and to Jason Talanian at Glenwood Commercial Realty regarding a potential lease at the property.

If you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely,

Jeff Harrington
harrington@tarealty.com
Asset Manager
508-517-9162

CC: Swati Pandey, Village of Northbrook
Gerardo Rutigliano, Alston
Jason Auer, Alston

Attachment: 4000 Commercial - Applicant Submittal (6630 : Preliminary Review for 4000 Commercial for Dynomax Special Permit)

March 28, 2023

Preliminary Review Application for Tenant use at 4000 Commercial Ave

Applicant: Dynomax, Inc., 1535 Abbott Drive, Wheeling, Illinois

Purpose of Application: The primary purpose of this application is to request a preliminary review by the Village Board as it relates to a Zoning Code Text Amendment to allow SIC 3471 in the I-1 Restricted Industrial District.

Northbrook Property Information:

Address: 4000 Commercial Avenue

Building Size: 448,320 sf

Size of applicant's contemplated leased space within the building: +/-225,000 sf

Construction status: As of 3/16/2023, the walls are up and the roof construction is in process.

Introduction to Dynomax, Inc.:

Dr. Richard Zic formed Dynomax Inc. in 1986, to serve a variety of firms, providing components and systems for the most demanding applications in the Aerospace and Defense industries.

Dynomax's commitment to continuous improvement led to success for the subsequent decade of operations. Increased research and development exposed new ideas and concepts that could be built into core products and business units.

In the more recent history, Dynomax Inc. has created several business units for specific purposes, managed by our strong leadership team.

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Today, after more than 30 years, Dynomax has grown to include operations in: Machining Hard Metal and Specialized Alloys, Precision Injection Molding, Plating and Finishing, Precision Machining, Specialty Machine and Automation Solutions, EDM / Wire, Robotics, Machine Tool Spindles, and Engineering Consulting Services.

Dynomax has become a valued supply chain partner to many of the largest firms in the Aerospace and Defense sectors.

We currently operate in the US at three locations, all of which are in Wheeling, Illinois for a combined underroof square footage of over 300,000 sf. Overall, at this time we employ over 350 employees. We are ISO 9001: 2008 registered, AS 9100: 2004 Rev. D registered, and Lean/Six Sigma management principals.

Why do we need more floor space?:

Our operation continues to grow and there is not enough space within our existing footprint to accommodate this growth. We have no intention of vacating any of our existing facilities, this next building will be additional space for us.

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Description of Proposed Use:

Please refer to attached Site Plan and Tenant Suite Layout. The latter of these two documents will include square footage numbers which are also summarized in the table below showing by square footage how areas will be used within the building.

Type of Use	Area in square footage
CNC Machining	80,000
Assembly 1 & 2	51,939
Office	4,842
Deburring – metal grinding and polishing to remove sharp edges	3,640
Coordinate Measuring – inspection area for quality control purposes	5,109
Metal Finishing Operations	5,954
Chip Bin Storage	3,023
Loading area	3,640
Raw Material Storage	12,164
Final Inspection	5,200
Shipping area and dock access	16,194
Open area for circulation, future uses unknown	33,295
Total	225,000

All of these above areas are quite common within industrial spaces, however below, we will add some detail to the highlighted operations taking place at the building.

1. CNC Machining – Of course we are already doing this type of operation at a few of our other locations but we are running three shifts without surplus capacity.

The CNC Machining falls within the following SIC classification;
https://www.osha.gov/sic-manual/3728

This type of use appears to be a permitted within this zoning classification for the Village of Northbrook.

Briefly, CNC Machining is the process of taking a raw material, often larger blocks of metal, and then with the use of our subtractive machining, we cut these large blocks down to smaller parts for specific requirements of our customers.

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2. Titanium Metal Finishing Overview – Right now we have a metal finishing operation at one of our Wheeling buildings. This operation at Wheeling is regulated/monitored by the EPA. In Wheeling, the raw materials that we process are steel and aluminum. As previously mentioned, we are out of space at Wheeling and we wish to add an additional metal finishing operation to our customer offerings. This is where the Titanium Metal Finishing comes in. A very similar process but using slightly different chemical mixtures.

The Titanium metal finishing falls within the following SIC classification; https://www.osha.gov/sic-manual/3471

This use is not listed in the zoning ordinance, therefore the reason for this application submission.

Therefore, here is a further description of the specific operation. Some of our parts, after getting CNC machined, need to be chemically etched for paint to adhere to them. To accomplish this, these parts, typically made of titanium, are dipped into a tank containing hydrofluoric acid. This portion of the process is similar to the operation currently being performed at 230 W Palatine Road, Wheeling. The difference is the raw material and the chemicals used. The raw material is Stainless Steel and the chemicals are phosphoric and sulfuric acid. All of these processes are regulated by the EPA.

Further info is below which was provided by our Environmental Consultant;

Below is our preliminary assessment of all applicable environmental regulations of the new facility. It is our understanding that the new facility will be etching and cleaning titanium parts. A more in-depth assessment will need to be conducted once more information is known.

Air Permitting: Operations at this facility are not expected to be subject to air permitting requirements with the Illinois Environmental Protection Agency (IL EPA). However, an evaluation will be done to determine if the facility falls under the Registration of Smaller Sources (ROSS) program due to particulate matter (PM) emissions. Registration with the ROSS program is required if emissions are more than the exempt amount but less than 5 Tons/yr. A review of expected air emissions will be conducted. If the facility registers for the ROSS program the only requirements is to calculate the annual PM emissions and pay the annual fee.

Wastewater: These operations are expected to generate wastewater discharges from rinse tanks to the Metropolitan Water Reclamation District (MWRD) sanitary sewer. Metal finishing operations are regulated by the MWRD. The facility will obtain a Discharge Authorization (DA) from the MWRD. Wastewater discharges will comply with the MWRD requirements and limits in the DA. Under the DA the wastewater discharge will be tested to confirm compliance with the DA limits. If required, the facility will pretreat the wastewater discharge.

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Tier II reporting: The facility will be using hydrofluoric acid and nitric acid which are Extremely Hazardous Substances (EHS). The facility will submit a Section 302 and Tier II report for the Hydrofluoric Acid and Nitric Acid since it is expected that they will store these chemicals at the facility in amounts over 100 lbs and 500 lbs respectively. These reports are sent to the Illinois Emergency Management Agency (IEMA), the local fire department and the Local Emergency Planning Committee (LEPC). The facility will also evaluate Tier II reporting requirements once new chemicals are brought onsite. Currently, it is not expected that they will store hazardous chemicals in amounts over 10,000 lbs.

Hazardous Waste: This facility may generate hazardous waste from tank cleanouts, spills and/or rinse waters. The facility will obtain an Illinois EPA ID # and a Federal RCRA ID # to ship these wastes. Any hazardous waste generated will be managed per RCRA hazardous waste regulations. After the facility starts operating, the facility's generator status will be determined, and any applicable regulations and reporting requirements will be assessed.

Form R Toxic Release Inventory Reporting: The facility will be using hydrofluoric acid and nitric acid which are toxic chemicals. An evaluation will be conducted by our consultant to determine if more than 10,000 lbs of these chemicals are otherwise used or more than 25,000 lbs are processed after the first year of operations. Other chemicals used at the facility will also be evaluated. Form R reporting is submitted to EPA and IL EPA.

Storm Water: It is not expected that the facility will have industrial operations exposed to storm water. If this is the case, then a No Exposure Certificate for Exclusion from NPDES Stormwater Permitting will be completed with the IL EPA. If it is determined that there will be industrial operations exposed to storm water, then the facility will apply for a General NPDES Storm Water Permit with the IL EPA and complete a Storm Water Pollution Prevention Plan (SWPPP).

The facility will keep all records pertaining to reports submitted, waste profiles and manifests, air recordkeeping, and wastewater testing.

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Proposed physical changes to the property:

Exterior – None

Interior – Foundations installed beneath heavy CNC machines and some crane infrastructure for machine install and raw material handling (typical capacity: 5 ton), and install of tanks and related equipment as described above as it relates to the metal finishing.

Summary of Operations

Hours of operation: 24 hours per day, 365 days per year

Number of employees at this contemplated location: 50 people

Auto parking requirement at this location: 50 cars

Parking stalls that will be allotted to the applicants space: 204 stalls

Requirement for trailer parking: None

Thank you for taking the time to review this and please let us know of questions.

Tom Filippo

E.V.P

Dynomax, Inc.

1535 Abbott Drive, Wheeling, Illinois

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Archived: Thursday, March 30, 2023 3:37:03 PM
From: Jason Talanian
Sent: Thursday, March 30, 2023 3:35:47 PM
To: Pandey, Swati
Subject: Re: 4000 Commercial
Importance: Normal

Swati,

There is no agreed Letter of Intent. There are three prospective properties in the mix at this time, therefore, we have not signed any of the LOI documents. Duration of lease term is 10 years.

Jason Talanian
Glenwood Commercial Realty, Inc.
6925 W. Hobart Avenue
Chicago, IL 60631
773.914.3200
jtalanian@glenwoodcr.com
www.glenwoodcr.com

On Thu, Mar 30, 2023 at 3:24 PM Pandey, Swati <Swati.Pandey@northbrook.il.us> wrote:

> Jason,
>
> Is there a letter of intent or draft lease stating the lease term for the prospective tenant (Dynomax)? If yes, please provide. Thanks!
>
> **Swati Pandey, AICP**
>
> **Senior Planner of Development & Planning Services**
>
> swati.pandey@northbrook.il.us
>
> Village of Northbrook | 1225 Cedar Lane | Northbrook, Illinois 60062
>
> (t) 847-664-4052
>
> www.northbrook.il.us

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448,320 SF

TWO 94
CORPORATE CENTER

4000 COMMERCIAL AVE NORTHBROOK, IL

PANATTONI

TA REALTY



PRE-CAST ARRIVING OCTOBER 2022

NEW SPEC BUILDING

CUSHMAN & WAKEFIELD

Attachment: 4000 Commercial - Applicant Submittal (6630 : Preliminary Review for 4000 Commercial for



4000 COMMERCIAL AVE
NORTHBROOK, IL

TWO 94 CORPORATE CENTER

10.A.1.c

Property Highlights

TOTAL BUILDING SIZE:	**448,320 SF**
SITE SIZE:	26.54 Acres
YEAR BUILT	Delivering Summer 2023
CAR PARKING:	408 cars
TRAILER PARKING:	65 trailers
CLEAR HEIGHT:	36′
LOADING:	76 exterior docks 2 drive-in doors
BAY SIZES:	50′ x 52′
POWER:	To Suit
LEASE RATE:	Subject to Proposal

- **Pre-cast arriving October 2022**
- **6B tax incentive in place**
- **Unmatched exposure at I-294 & I-94**



For more information, please contact:

CUSHMAN & WAKEFIELD

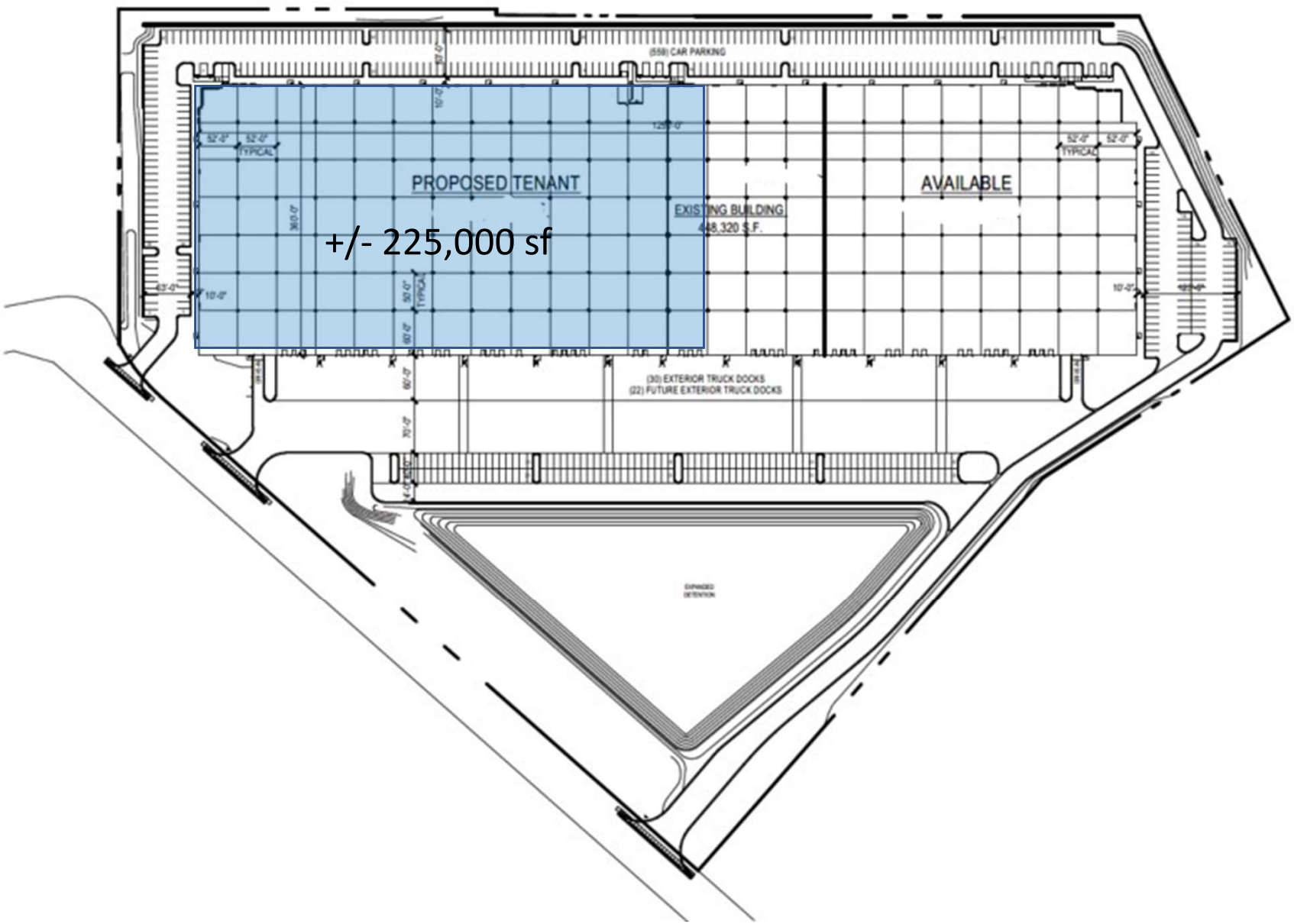
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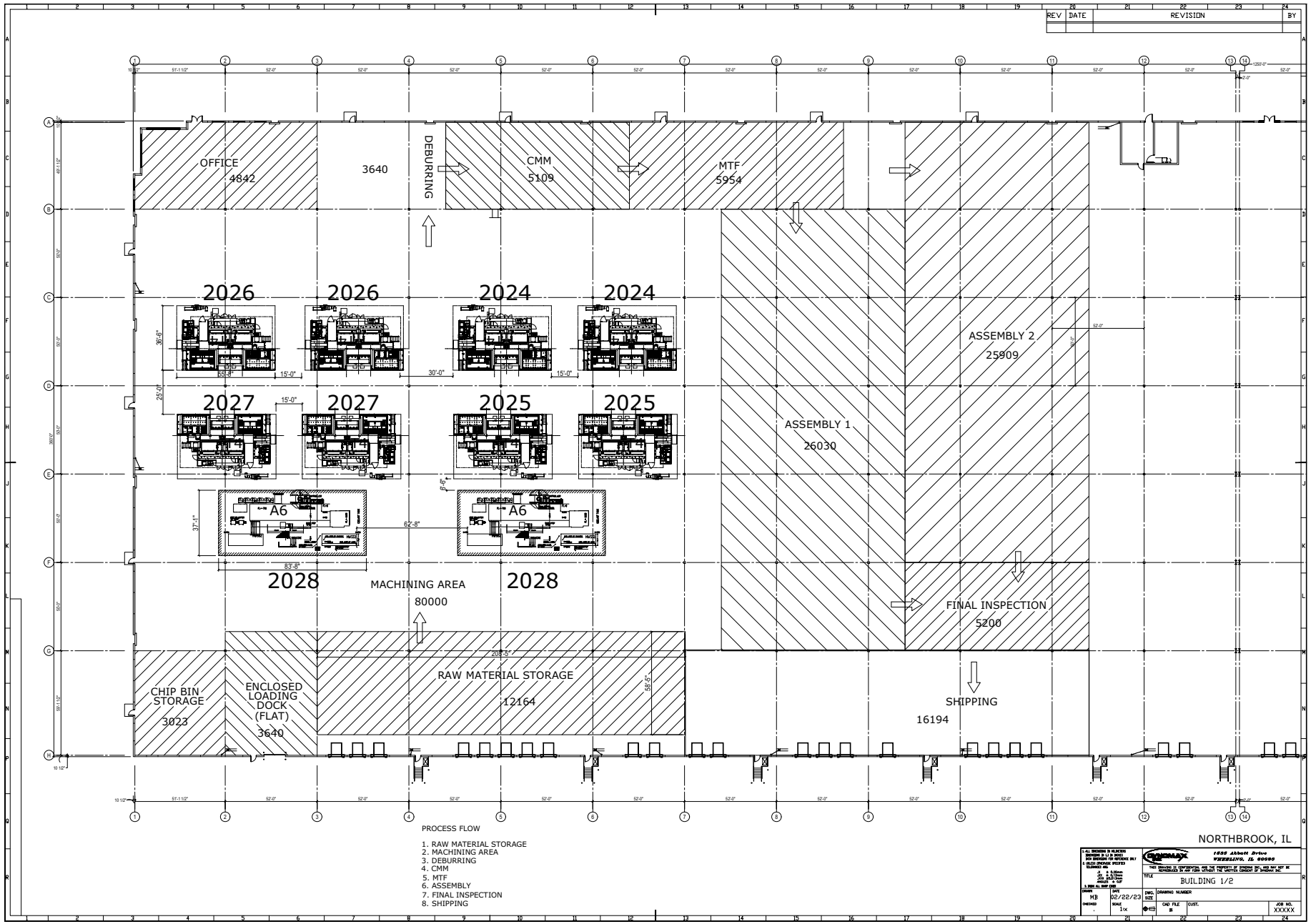
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MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, DIRECTOR OF PUBLIC WORKS

DATE: April 11, 2023

SUBJECT: A CONFIRMING RESOLUTION APPROVING EMERGENCY GENERATOR REPAIRS

The Village of Northbrook Water Treatment Plant and Lakefront Pumping Station utilize back-up generators to provide electric power in the event of a failure from the normal Commonwealth Edison power supply. These generators are critical components of the Plant and Pumping Station operations as they provide electricity to the pumps, treatment components, and SCADA system, which all work together to ensure treated water will continue into the system during a power failure. The Village utilizes the contractual services of Midwest Power Industry ("Vendor") to perform routine inspections along with any needed repairs.

On December 23, 2022 the generator serving the Water Treatment Plant experienced a coolant leak and as such had to be taken out of service. With the importance of the uninterrupted operation of the Water Treatment Plant paramount, a rental generator was procured through the Vendor. Due to parts availability and supply chain issues as well as a number of repairs that had to be made to the coolant system in the generator, repairs that began on December 27, 2022 were completed on February 13, 2023. A summary of the total repair and rental costs are included in Table 1 below.

Table 1. Summary of Water Treatment Plant Generator Emergency Repair Costs		
Generator Rental Cost	Parts and Labor Cost	Total Cost
$36,760	$43,318	$80,078

In addition, the backup generator at the Lakefront Pump Station was found to have a coolant leak on the exhaust manifold on the top of the engine in December 2022. The coolant leak on this generator was less severe so it remained in service while the Water Treatment Plant generator was out of service. Replacement parts were ordered for this generator and a rental generator was obtained while repairs were made. The parts were received and the repair took place February 20 - 22, 2023. A summary of the total repair and rental costs are included in Table 2 below.

Table 2. Summary of Lake Front Pump Station Generator Emergency Repair Costs		
Generator Rental Cost	Parts and Labor Cost	Total Cost
$5,318	$12,643	$17,961

An amendment to the Fiscal Year 2022/2023 Budget in the amount of $98,039 is necessary in the Water Fund Account No. 21-4170-524-78 (Generator Maintenance) to have sufficient funds for the repairs required at both generators.

Account Name	Account #	Budget	Amended Budget	Available	Requested	Remaining	Within Budget

Generator Maintenance	21-4170-524-78	$4,815	$102,854	$99,332	$98,039	$1,293	Yes

Staff recommends Village Board approval of a Resolution confirming the expenditure with Midwest Power Industry of Ringwood, Illinois for emergency repairs to the generators at the Water Treatment Plant and Lakefront Pump Station in the amount of $98,039, as well as authorizing a budget amendment in the amount of $98,039. Staff will be present at the meeting to answer any questions that may arise.

Resolution (ID # 6558)

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

A Confirming Resolution Approving Emergency Generator Repairs at the Water Treatment Plant and Lake Front Pumping Station from Midwest Power Industry of Ringwood, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook's Water Plant and Lakefront Pumping Station use back-up generators to provide electric power in the event of a failure of Commonwealth Edison electricity ("***Generators***"). Recent leaks and failures of Generators at both locations resulted in the need for emergency repairs and the procurement of rental generators while the Village's units were undergoing repairs.

In mid- and late December 2022, Public Works staff contacted the Village's authorized generator maintenance contractor, Midwest Power Industry, Inc. ("***Vendor***"), to address coolant leaks on the Generators at the Lakefront Pumping Station and at the Water Treatment Plant. Public Works staff determined that the deterioration to the Water Treatment Plant Generator was more serious and should be prioritized. Only after the generator at the Water Treatment Plant was fully repaired was the Generator at the Lakefront Pumping Station taken offline to be repaired (***"Repairs"***). The total cost of the Repairs, including the rental of temporary generators, was $98,039.

Due to the critical nature of the Generators to the Village's water supply system and the unplanned nature of the work, staff procured the Repairs on an emergency basis and is now bringing a Resolution ratifying the associated expenditures for the Village Board's consideration. The Village's Budget for Fiscal Year 2022/2023 does not contain sufficient funds in Account No. 21-4170-524-78 for the required emergency Repairs. Staff recommends an amendment to the FY 2022/23 Budget and that the Village Board ratify and authorize this expenditure.

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

Section 2. Budget Amendment.

The Budget Officer is authorized to amend the Fiscal Year 2022/23 Budget to add additional funds in the amount of $98,039 to the balance of the Water Fund - Generator Maintenance, Account No. 21-4170-524-78 for the purpose of funding the emergency Repairs to the Generators at the Water Treatment Plant and the Lakefront Pumping Station.

Section 3. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary for the Repairs.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: MATT MORRISON, DEPUTY PUBLIC WORKS DIRECTOR

DATE: April 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING THE APPROVAL OF A POLICY ON LEAD SERVICE LINE REPLACEMENT COST SHARING

Background

On February 7, 2023, the Public Works and Facilities Committee of the Village Board met to continue the discussion of the draft Utility Rate Study, the proposed automated meter project, and lead service lines following the Village Board's referral to the Committee with Resolution 2022-126. At that meeting, staff provided an overview the State of Illinois' Lead Service Line Replacement and Notification Act (Public Act 102-0613) (the "***Act***"). This Act requires water system owners/operators such as the Village of Northbrook to:

1. Inventory service lines to determine which are lead regardless of whether or not the lead portion is on the public side (between the water main and shut-off valve) or the private side (between the shut-off valve and building).

2. Develop a replacement plan for the removal of lead service lines, on both the public and private side.

3. Replacement of lead service lines is mandatory when they are disturbed because of water main breaks, water main replacement projects, or water service line leaks. No partial replacements are permitted.

4. Property owners that have their lead service lines can choose to opt-out of the replacement, this is filed with the Illinois Environmental Protection Agency.

The Act does not require the Village of Northbrook, as the water system owner/operator, to pay for the replacement of service lines if it is using its own funds to pay for replacements. If Federal or State funds are used, customers cannot be charged for the portion of the lead service line that they are responsible for. The Act also grants broad liability protections for the Village in conjunction with this mandate.

It is important to note that the Village of Northbrook does not have any lead water mains but some homes constructed prior to the mid-1950's may have a lead service line unless they were demolished following 1990 or had a significant addition following 1995. It should also be noted that as part of the Village of Northbrook's water treatment process, poly orthophosphate is added to the water which coats the interior of lead service lines and prevents lead from leaching into the water.

Using this information, as well as building permit records and GIS, the Village was able to refine the

initial list of properties that may have a lead service line to approximately 1,900 in December 2022. Since that time, two letters have been mailed to the properties with possible lead service lines asking residents to provide this information or offering Village staff to visit the property to verify whether the service is lead or copper. At present, 270 properties have been confirmed to have a lead service line (either on the public or private side) with another 674 properties remaining to confirm.

Recommendation from the Public Works and Facilities Committee

With that, 8 of the 290 properties with a confirmed lead service line are located within the FY 2023/24 Water Main Replacement Program project area. This project will disturb those lead service lines, thus requiring them to be replaced. It is has been the Village's policy to replace, at the Village's cost, any portion of a water service line that is lead between the water main and shut-off valve in conjunction with that project. As previously mentioned, the Act does not permit partial replacement of lead service lines, except in cases where a property owner refuses access to the property (in which case they will be required to sign a waiver that is then filed with the IEPA). The question of how to handle those eight service lines that are lead was posed to the Public Works and Facilities Committee.

The Public Works and Facilities Committee considered the topic of lead service line replacements both in conjunction with water main projects and generally. The Committee reviewed the topic and considered what neighboring communities are doing. The memo and presentation for the Public Works and Facilities Committee are included as Exhibits B and C. At the conclusion of the discussion, the Committee recommended that the Village of Northbrook incentivize property owners to replace the private portion of the service line with a cost sharing policy capped at $3,500 or 50% of the lowest bid received for the work. Under the Lead Service Line Replacement Cost Sharing Policy discussed by the Public Works and Facilities Committee, the Village will be responsible for the cost of the replacement of the public portion of the lead service line.

With that, staff is recommending to increase the private portion cost share up to $5,000 or 50% of the lowest bid for the private portion of the service line. This increase is to further incentivize residents to replace their portion of the service line. Residents are required to apply for the program and will be responsible for obtaining pricing and managing the contractor following enrollment in the program. A draft Standard Operating Procedure for the Lead Service Line Replacement Cost Sharing Policy is included as Exhibit A for reference to show how the Village Board's policy would be implemented. This SOP follows the same structure as the Private Property Drainage Improvement Program. This program would take effect in July 2023.

Staff recommends Village Board approval of a Resolution establishing a policy to encourage property owners to replace their lead service lines with a cost sharing program. The Public Works Director, with approval of the Village Manager shall establish the necessary policies and procedures to implement this Policy in the form of Standard Operating Procedures. Staff will be present at the meeting to answer any questions that may arise.

Resolution (ID # 6573)

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

A Resolution Authorizing the Approval of A Policy on Lead Service Line Replacement Cost Sharing

is hereby adopted, as follows:

Section 1. Recitals.

For those properties that are served by lead water service lines in whole or in part, the Village of Northbrook desires to encourage property owners to replace those lead service lines. The Public Works and Facilities Committee of the Village Board reviewed and discussed ways to incentivize property owners to replace such lines on February 7, 2023. The Public Works and Facilities reviewed a summary of comparable communities and recommended the Village of Northbrook pay for the cost of the service between the water main and buffalo-box (which the Village is responsible for) while contributing up to $5,000 towards the replacement of a lead service or 50% of the cost of the line replacement between the buffalo-box and meter, whichever is less. This shall be the basis of the Lead Service Line Replacement Cost Sharing Policy ("***Lead Service Line Replacement Cost Sharing Policy***").

The President and the Board of Trustees have determined that it is in the best interests of the Village and the public to adopt the Lead Service Line Replacement Cost Sharing Policy.

Section 2. APPROVAL OF INITIATIVES AND NEXT STEPS

The Village Board hereby establishes a Lead Service Line Replacement Cost Sharing Policy with is consistent with the conditions reviewed and approved by the Public Works and Facilities Committee of the Village Board as follows:

A. The Policy is subject to the annual appropriation on funding in the Water Fund budget; and

B. The Policy will be effective on or about July 1, 2023; and

C. The Public Works Director, with approval of the Village Manager shall establish the necessary policies and procedures to implement this Policy in the form of Standard Operating Procedures; and

D. The Village will reimburse property owners replacement of their portion of the lead service line in an amount not to exceed $5,000 or 50% of the cost of the line replacement whichever is less;

E. The Village will waive the permit fees associated with the property owners replacement of their portion of the lead service line;

F. The Village will replace at its expense the service line replacement between the water main and buffalo-box or reimburse 100% of the replacement cost.

G. The Policy shall not be apply to property owners who would be required to replace their lead service lines in conjunction with a demolition (SOP 80-105-02) or a

remodel (SOP 81-023-00).

Section 3. EFFECTIVE DATE.

This Resolution shall be in full force and effect from and after its passage and in the manner provided by law.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk

VILLAGE OF NORTHBROOK STANDARD OPERATING PROCEDURES

TITLE: Lead Water Service Line Replacement Cost Share Program Page 1 of 2

Number: 81-XXX Effective Date: TBD

Dept.: Public Works Distribution: Groups 1, 2, 3, 4, 5, 6

APPROVAL

_____ _____

Department Head Deputy Village Manager

INDEX: **SOP**
LEAD WATER SERVICE LINE REPLACEMENT COST SHARE PROGRAM

BACKGROUND: Section 27-48 of the Village of Northbrook's Municipal Code establishes responsibilities for water service maintenance and repair. The Village is responsible for the water service between the water main and shut-off valve. Property owners are responsible for the water service between the shut-off valve and inside the home.

Beginning in the Mid-1950's, the Village of Northbrook prohibited the use of lead for water services. Lead based solder was no longer permitted in the Village of Northbrook for plumbing and water services in 1986. In 1988, the Village of Northbrook, as a matter of policy, began replacing all lead water services on water main projects between the water main and shut-off valve. Effective in 1990, the Village required all properties being demolished to replace their lead service line between the water main and the structure. In 1995, the Village required replacement of the lead service line between the water main and structure if a large scale remodel was taking place in the property.

The State of Illinois enacted Public Act 102-0613 which is titled the Lead Service Line Replacement and Notification Act. This legislation requires the Village of Northbrook, as the owner and operator of a municipal water system, to develop and maintain a complete material inventory of lead service lines and to implement a comprehensive plan for the replacement of those lines according to prescribed timelines based on the number of services in the material inventory. The deadline for submittal of the final material inventory to the Illinois Environmental Protection Agency (IEPA) is April 2025 while the final replacement plan must be submitted to the IEPA in April 2027. The final determination for when all replacements must be completed by will be based on the final inventory and number of lead service lines. It is the Village's intention to comply with these deadlines as they have been established within the legislation and as they may be amended from time to time.

Separate from these deadlines and requirements, the enacting of the Lead Service Line Replacement and Notification Act establishes that partial replacement of lead service lines is no longer permitted. Lead service lines that are disturbed for any reason (i.e. service line repair, water main replacement, water main break, etc.) must be replaced

Attachment: Exhibit A - Draft Lead Service Line Replacement Cost Sharing Program SOP (6573 : A Resolution Authorizing the Approval of a

in full. In the case of an emergency repair, repairs can be completed within 30 days unless there is a reasonable delay in which case the repair must be completed within 120 days.

The exception to full line replacement requirements in the Lead Service Line Replacement and Notification Act comes when a property owner or occupant declines access to the inside of the property. In such cases the property owner or occupant shall be required to complete a waiver which the Village is then required to file with the IEPA.

Replacement of lead service lines in conjunction with demolitions and remodels in accordance with SOPs 81-015-02 and 81-023-00 shall continue. This SOP shall serve to guide policy on replacement of lead service lines under emergency conditions or as part of capital improvements (i.e. water main replacements). Specifically this policy shall outline a program for encouraging property owners to replace their portion of service lines in the case of water main replacements, emergency repairs such as water main breaks or service line repairs, and owner initiated replacement of lead service lines.

POLICY: It is the policy of the Village to foster the replacement of lead service lines to the extent that public and customer fiscal concerns will reasonably allow.

PURPOSE:

A. To encourage replacement of private portions of lead service lines in the case of emergency repairs such as water main breaks or breaks on service lines; in the case of water main replacements, or owner initiated replacement.

B. To provide a cost sharing mechanism to assist customers with lead service line replacements by deferring the costs of such replacement.

C. To establish the parameters by which the Village will participate in the cost of replacing a lead service line.

PROCEDURE:

A. Background

In order to encourage residents to replace the private portion of a lead service line the Village of Northbrook has established a cost share program for instances where the replacement is not associated with the re-development or remodeling of a property in which the lead service line is otherwise required to be replaced (see also SOPs 81-015-02 and 81-023-00). Examples of these instances include:

1. Water Main Breaks
2. Service Line Breaks or Leaks
3. Owner Initiated Replacement
4. Water Main Replacements

B. Lead Service Line Replacements – Non-Water Main Projects

In cases where a lead service line has been disturbed such as with a water main break or service line break or if a property owner has been made aware that their property is served by a lead service line and determined they wish to replace it; they will be eligible to participate in the Lead Service Line Replacement Cost Share Program. Under this program, property owners will be eligible to receive up to 50% of the cost but no more than $5,000 in reimbursement for the

Attachment: Exhibit A - Draft Lead Service Line Replacement Cost Sharing Program SOP (6573 : A Resolution Authorizing the Approval of a

replacement of the lead service line between the shut-off valve and the water meter. The Village will reimburse for the full cost of replacement of the lead service line between the water main and shut-off valve. Property owners will be required to follow all terms and conditions of this program as outlined in this SOP.

C. Lead Service Line Replacement – Water Main Projects

The Village replaces all lead service lines between the water main and a property's shut-off valve as part of any water main replacement program. In conjunction with this, if a property owner chooses at that time to replace their lead service line between the shut-off valve and water meter they will be eligible to participate in the Lead Service Line Replacement Cost Sharing Program. Under this program, property owners will be eligible to receive up to 50% of the cost but no more than $5,000 in reimbursement for the replacement of the lead service line between the shut-off valve and the water meter or 50% of the service line replacement cost as bid with the water main project.

The Village will include the replacement of lead service lines in its bids for water main replacements. Should the property owner wish to proceed with the replacement in conjunction with the water main project, the Village will invoice the property owner after the work has been completed, and the property owner shall pay the Village their share of the cost. Failure to do so will result in a lien placed on the property.

D. Eligible Costs for Reimbursement

Costs eligible to be included in the partial reimbursement under this program shall be limited to those associated with excavation and installation of the new lead service line between the shut-off valve and water meter. This shall include a materials and labor to bring the new service into the home, plumbing inside of the home to connect the new service line, removal of the abandoned lead service line, and to seal any penetrations of the foundation. Costs not eligible for reimbursement include, but are not limited, to any restoration of drywall, painting, remodeling, moving of plumbing fixtures, etc.

E. Eligibility For The Lead Service Line Replacement Cost Share Program

Residents wishing to participate in the lead service line replacement cost share program shall be on a first come first serve basis based on available funding included in the Village's annual Budget. Residents shall apply to participate in the program and, once approved, shall be required to obtain three quotes for the work, unless participating in the program as part of a water main replacement project. If three bids cannot be obtained by the property owner(s), it will be at the discretion of the Public Works Director to accept only two bids. If the property owner(s) desires to utilize a contractor that is not the lowest bidder, the Village's participating funding amount will be based on the lowest bid.

A Permit will be required from the Development and Planning Services Department, however all Permit fees will be waived by the Village. All work must be completed, inspected by the Village's Plumbing Inspector, and the property owner must be in receipt of the contractor's waiver of lien prior to authorizing reimbursement to the property owner(s). In addition, *all projects*

Attachment: Exhibit A - Draft Lead Service Line Replacement Cost Sharing Program SOP (6573 : A Resolution Authorizing the Approval of a

need to be entirely completed within 90-calendar days from the approval of the lowest bid.

Lead service lines replaced in conjunction with SOPs 81-105-02 or 81-023-00 shall not be eligible for this program. Additionally, those lead service line replacements completed before the implementation of this program shall not be eligible for reimbursement. Lastly, any work for which a permit is not obtained and a final inspection is not passed will not be eligible for reimbursement under this program.

F. Property Owner Responsibilities

Except in the case of lead service line replacements associated with water main replacement projects in which a property owner has agreed to participate, property owners are responsible for meeting the obligations of this SOP. This shall include, but not be limited to, managing the contractor performing the work, making such payments to the contract, and obtaining and completing all necessary paperwork needed in order to obtain the reimbursement.

Attachment: Exhibit A - Draft Lead Service Line Replacement Cost Sharing Program SOP (6573 : A Resolution Authorizing the Approval of a

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: MATT MORRISON, DEPUTY PUBLIC WORKS DIRECTOR

DATE: FEBRUARY 7, 2023

SUBJECT: LEAD SERVICE LINES

Effective January 1, 2022, the Lead Service Line Replacement and Notification Act (LSLRNA) (Public Act 102-0613) replaced the former lead materials inventory requirements found in the Illinois Environmental Protection Act.

Under the LSLRNA, the Village is required and the owner and operator of the community water supply to develop, implement, and maintain a comprehensive water service line material inventory and replacement plan for lead service lines within the water distribution system.

There is a clear delineation in the Village of ownership of the water service lines. Specifically, the Village is responsible for the section of the service line from the water main to the B-box (shutoff valve) and the property owner responsible for the service line from the B-box to inside the house/business at the meter (Section 27-48 of the Municipal Code). The location of the B-box is typically at the property line where the ownership changes from public to private. All water service lines inside of a home/business are also to private property owner's responsibility.

Inventory of Lead Service Lines in Northbrook

The Village of Northbrook does not have any lead water mains however it was common for services lines that were installed as homes connected to the Village's water mains prior to the mid-1950s to be made of lead. Following that time the Village required service lines to be copper pipe. Beginning in 1988 as the Village of Northbrook replaced water mains in the community, it replaced the Village's portion of lead service lines located within the project area of the water main replacement with copper. Additionally in the case of demolitions and large scale remodeling of homes, the Village began to require existing lead service lines to be converted to copper in 1990 and 1995 respectively.

Legislative Update

As noted above, with the State of Illinois' passage of Public Act 102-0613, the Lead Service Line Replacement and Notification Act was enacted into law. This regulation requires owners and operators of water systems to develop and maintain an inventory of lead service lines, as well as to implement a comprehensive plan for the replacement of lead service lines. These regulations do not differentiate the ownership responsibilities only that the Village as the water operator must comply with the requirements.

Within the statute there are certain deadlines for water system owners and operators to meet concerning lead service line inventory and replacement plans.

- The Village has completed an initial inventory of service line materials but a more detail and updated service line material inventory that must be submitted to the Illinois Environmental Protection Agency (IEPA) by April 15, 2023.

Attachment: Exhibit B - 2.7.23 PW&F Committee Lead Service Lines Memo (6573 : A Resolution Authorizing the Approval of a Policy on Lead

- No later than April 15, 2024, the Village must submit a final service line material inventory to the IEPA.
- The Village must also develop a Lead Service Line Replacement (LSLR) plan which identifies how the Village will replace all portions of lead service lines, regardless of ownership. Versions of the LSLR plan are required to be submitted annually by April 15, 2025 and April 15, 2026, with a final replacement plan submitted to the IEPA by April 15, 2027.
- Depending on the final number of lead service lines within the Village, it appears that by the year 2044, all lead service lines have to be replaced but a minimum of 6% of the lines must be replaced each year before that.

When conducting the updated service line material inventory and the final service line material inventory, the Village as the water system operator cannot require access to homes or businesses to verify their service line materials, however the Village must keep detailed records of those that refused access. When implementation of the service line replacement program begins, the entire service line must be replaced by the water system owner unless the owner or occupant of the building does not allow access to replace the line.

Exceptions are made which allow for only the Village's portion of the service line up to the B-box to be replaced such as in the case of an emergency like water main break or when the owner or occupant of a building refuse access. In the case of these exceptions the Village must notify the owner or occupant of the lead service line and provide water filters and replace the private portion of the line within 30 day of the repair or 120 days in the event of weather or other reasonable delays outside of the Village's control.

Funding for the replacement of the Village's portion of a lead service line are required to be borne by the utility (the Village's Water Fund). The Act allows the Village to require the property owner of the private portion of the line to pay for the replacement. If the Village is receiving state or federal funding for the work, the property owner shall not be required to pay for the private portion of the service line replacement. Replacement utilizing state or federal funds must be prevailing wage, utilize disadvantaged businesses, and have an apprenticeship program as a requirement for the contractor. If the Village is using its own funds to replace prevailing wage must still be paid and property or building owners can be required to pay for the replacement of the private portion of the service line. The act intends to provide broad liability protection to water system owners and operators for damage to property when replacing a lead water service.

Current Status of Lead Service Line Program

The Village of Northbrook has completed the initial step of the program and compiled the initial inventory of service line materials. Aside from known properties with lead service lines, staff used GIS and building permit data to compile the initial inventory of service lines. This was done by filtering home construction/demolition/remodel dates, to identify homes that were originally constructed prior to the 1950s, and those homes that were constructed prior to the mid-1950s and demolished or remodeled prior to 1990 or 1995 respectively. Through this process approximately 1,800 of the Village's 12,637 connections may have a lead pipe either on Village side of the service line, the private side, or both.

With the initial list of approximately 1,800 properties identified, the Village sent letters to the properties in December 2022 asking them to contact the Village of Northbrook to verify their service line material. The response rate from those letters is currently at 20-25%. Residents who receive that letter are able to call in their service line material using a hotline established for the purpose. If the resident was or is not able to identify the service line material staff schedules an appointment with the resident to have a Public Works Maintenance Worker inspect the service line and determine the material.

Attachment: Exhibit B - 2.7.23 PW&F Committee Lead Service Lines Memo (6573 : A Resolution Authorizing the Approval of a Policy on Lead

Comparable Communities Lead Service Line Programs

Once the service line survey is completed in time for the April 2024 submittal deadline, the Village will have sufficient data to prepare a comprehensive lead service line replacement program. A summary of the service line replacement programs of neighboring communities is included as Table 1. As the Village's LSLR plan is developed, the Village can choose to pay for the lead service line replacement from the B-box to the home, defer the cost through a cost share program, or offer other incentives such as waiving permit fees.

Table 1. Summary of Neighboring Communities' Lead Service Line Programs

Community	Number of Lead Service Lines	Lead Service Line Program Cost Share	Replacement Policy Cost Share Cap	Waive Permit Fees
Deerfield	650	50%	$5,000	No
Glenview	3,500	50%	No Cap	No
Highland Park	1,800	20%	$3,000-$5,000	No
Lake Forest	300	None	N/A	Yes
Libertyville	700	50%	$2,500 - $5,000	No
Palatine	1,500	66%	$10,000	No
Winnetka	450	50%	$5,000	No

Next Steps

The Village is required to incorporate lead service line replacement into its immediate operations because as mentioned previously, partial lead service lines are no longer allowed. For instance in the FY 2023/24 water main replacement program in the Northbrook Highlands and Northbrook Park subdivisions staff had identified 8 lead service lines within the project area. Staff has included the replacement of lead service lines from the main to the home in this year's scope of work. The estimated cost to the project for replacement of 8 services line from the b-box to the inside of the home is approximately $56,000 based on the initial estimated number of lead lines. Incorporating this work in the Village's project will provide a benchmark for future service line replacements as the Village develops its service line replacement program. **A policy question for the Public Works and Facilities Committee to opine on is should the Village include in its costs the replacement of the private portion of these service lines or should the residents bear these costs?** Subject to the consensus of the Committee a formal policy will be brought to the Village Board for consideration.

During emergency repairs such as water main breaks, the Village will replace a lead service from the main to the B-box anytime one is exposed during a water main break. The Village will follow the protocols outlined in the act including notifying the owner and or occupant, providing water filters, and scheduling a replacement as the opportunity allows.

A follow-up discussion of lead service lines and policies on who will be responsible for what costs will be included with the next discussion of the utility rate study at the meeting of the Public Works and Facilities Committee of the Village Board.

Attachment: Exhibit B - 2.7.23 PW&F Committee Lead Service Lines Memo (6573 : A Resolution Authorizing the Approval of a Policy on Lead

Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Continued Utility Rate Study Discussion

VILLAGE OF NORTHBROOK
PUBLIC WORKS AND FACILITIES COMMITTEE
FEBRUARY 7, 2023

Meeting Agenda

- Introduction of Automated Metering Project
- Lead Service Line Regulations
- Draft Schedule of Future Meetings and Topics
- Additional Comments/Discussion on Utility Rate Study (If Any)

Automated Metering Project

Automated Metering Project

- Water Meters are an important part of the Village of Northbrook's water distribution system.
  - Water meters measure the amount of water being used at a property.
  - Water usage information is used for billing of water, sewer, and stormwater services.
  - Meters also play an important part in regulatory reporting, specifically in determining unaccounted for water, aka "water loss" which impacts the Village's allocation of Lake Michigan water.
- Northbrook has approximately 14,140 water meters within the distribution system ranging from 1/2 inch to 6 inches.

Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Automated Metering Project

- Current Meter Reading Process:
  - The Village's water meters are read by a contractor using a variety of methods including:
    - In-person inside reads (meters that cannot be read from the exterior of a home);
    - Through glass blocks;
    - From an external register attached to a water meter;
    - Through an electronic touch pad and the use of handheld reading device.
  - Water usage information is then entered into meter books by meter readers. Meter books are turned into Finance Department and information is hand entered into BS&A for each account.

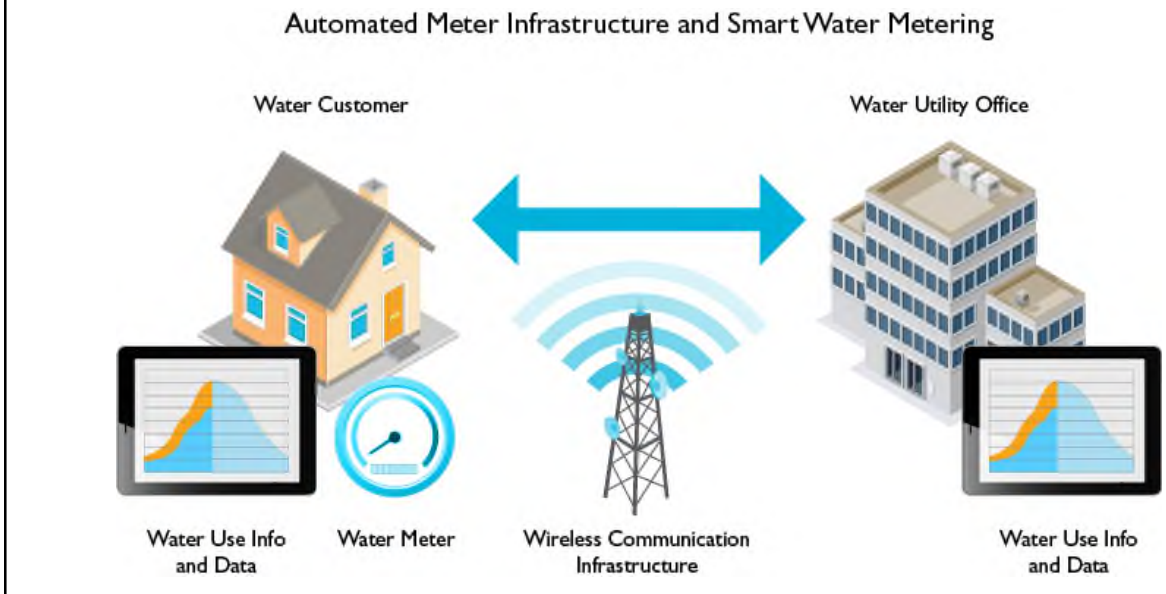
Automated Metering Project

- Water meters have an expected accuracy life of approximately 20 years. In particular, as mechanical meters age, they will slow down.
- Majority of meters in the Village's inventory are mechanical meters.
- Average age of Village's water meters is 29.5 years old with 49% more than 30 years old.
  - 12% of meter inventory is between 31 and 40 years old.
  - 29% of meter inventory is between 41 and 50 years old.
  - 8 % of meter inventory is older than 50 years.

Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Automated Metering Project

- As Village has replaced meters, a sample of those replaced have been sent for testing to gauge accuracy of meters within the system.
  - 527 meters have been tested, of those 125 have passed (24%) and 402 have failed (76%).
  - AWWA standard (industry standard) for accuracy is +/- 1.5% or 98.5% to 101.5%.
  - Average Accuracy of Meters Tested That Were Installed for:
    - 0 - 5 Years = 44% (18/22 Meters Failed Test)
    - 6 - 10 Years = 49% (9/15 Meters Failed Test)
    - 11 - 15 Years = 63% (19/29 Meters Failed Test)
    - 16 - 20 Years = 62% (14/20 Meters Failed Test)
    - 21 - 30 Years = 72% (45/85 Meters Failed Test)
    - 31 - 40 Years = 73% (76/96 Meters Failed Test)
    - 41- 50 Years = 65% (172/200 Meters Failed Test)
    - More Than 50 Years = 69% (49/60 Meters Failed Test)



Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Automated Metering Project

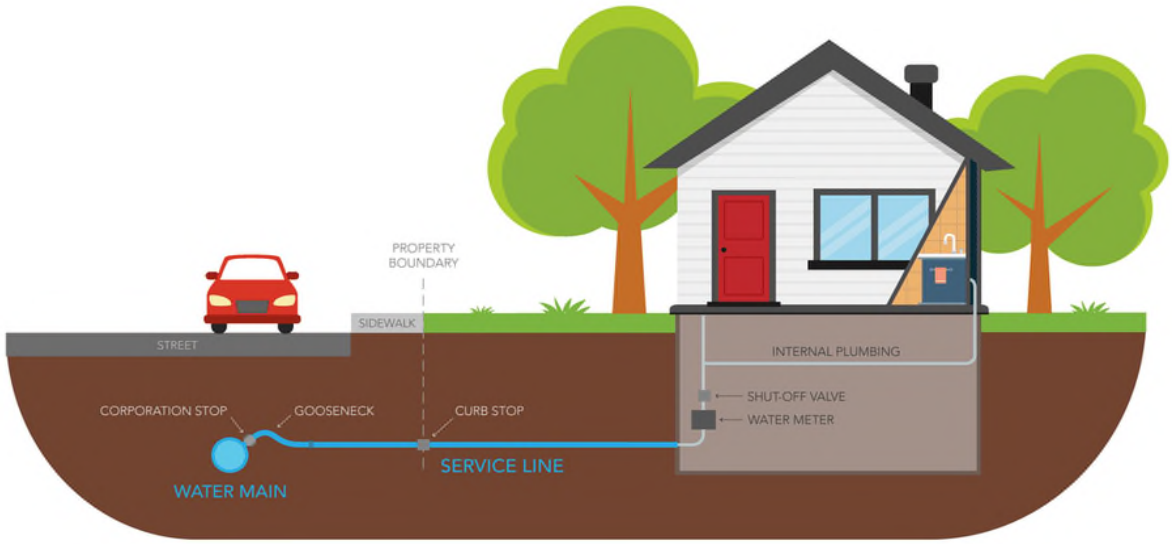
- Included in the Capital Improvement Plan and Utility Rate Study is the implementation of an automated meter reading system. The project will be a joint endeavor amongst the Finance, Public Works, and IT Departments.
- An estimated schedule for the project is as follows:
  - January 2023 – August 2023 – Meter and software research
  - September 2023 – November 2023– RFQ/RFP documents prepared for procurement process
  - December 2023 – March 2024 – Procurement process
  - April 2024 – October 2024 – Meter material ordered and delivery begins, Communications with customers
  - November 2024 – Meter installation begins
  - September 2024 – April 2027 – Meter installation completed
- The estimated cost of the project is $4.5 million.

Automated Metering Project

- Why is the Village undertaking this project?
  - New meters will accurately accounting for water being used by customers.
  - Meters also play an important part in regulatory reporting, specifically in determining unaccounted for water, aka “water loss” which impacts the Village’s allocation of Lake Michigan water.
  - Accurately metering water usage impacts revenues of the Water, Sanitary Sewer, and Stormwater Funds.
- At the next meeting of the Public Works and Facilities Committee, the Committee will be asked to consider policy recommendations such as:
  - What ramifications if any will there be for residents that do not allow for a remote radio read capable meter?
  - What costs will the Village be responsible for if shut off valves within a home do not work and need to be replaced?
  - What costs will the Village be responsible for if residents have blocked access to the meter (i.e. sealed meters in ceilings or constructed walls over them)?

Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Lead Service Line Regulations



Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Lead Service Line Regulations

- The State of Illinois passed Public Act 102-0613 known as the **Lead Service Line Replacement and Notification Act**.
- Legislation requires an inventory of lead service lines be completed, a replacement plan for public and private portion of lead service lines.
- Partial lead service line (i.e. only the Village's portion of the service line) is not permitted unless there is an emergency repair such as a water main break.
- Legislation allows for assessing costs of private service line replacement to property owners or occupants if using Village funds. If using State of Federal Grants, customers will not be charged.
- Water system owners and operators, such as the Village of Northbrook, are given broad liability protection for damage to private property in conjunction with the replacement of lead service lines.

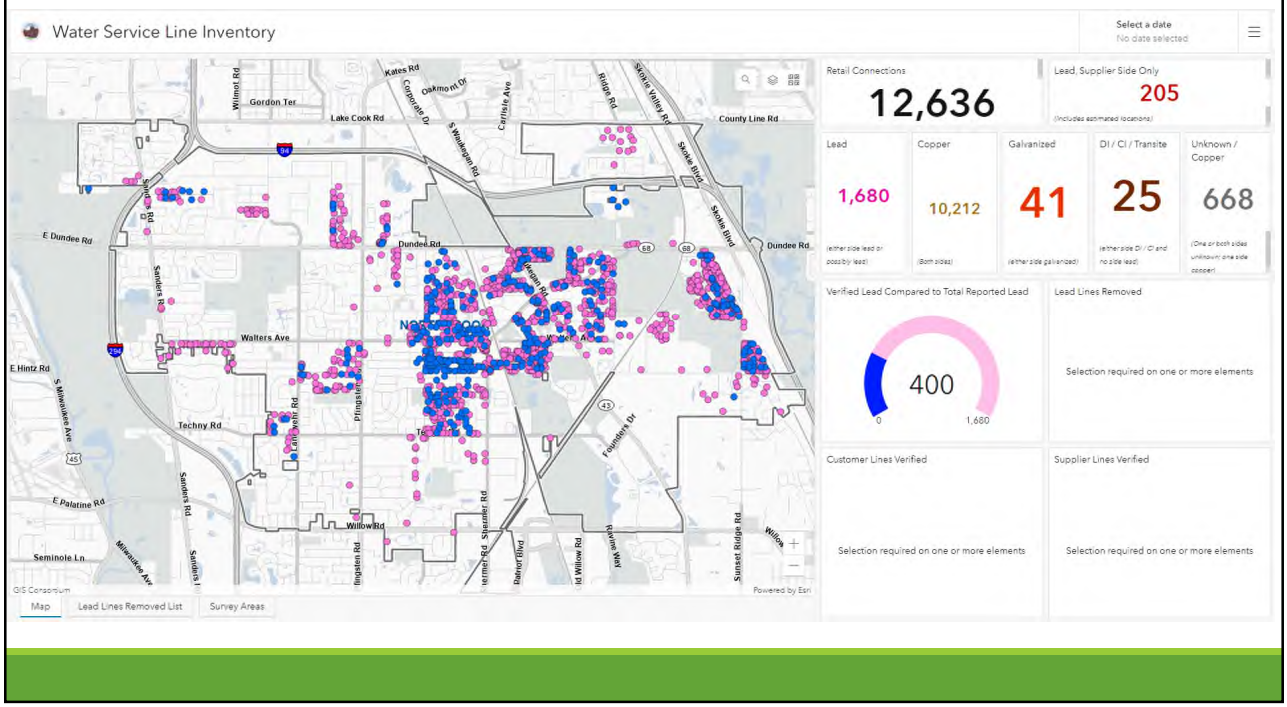
Lead Service Line Regulations

- Regulatory Timelines Water System Owners Must Meet:
  - Initial Lead Service Line Inventory (Preliminary) – April 15, 2022
  - **Updated Lead Service Line Inventory Filed with IEPA – April 15, 2023**
  - Final Service Line Inventory Filed with IEPA – April 15, 2024
  - Initial Service Line Replacement Plan Filed with IEPA – April 15, 2025
  - Updated Service Line Replacement Plan Filed with IEPA – April 15, 2026
  - Final Service Line Replacement Plan Filed with IEPA – April 15, 2027
  - Completion of Service Line Replacement – April 2044 (with minimum of 6% of lines addressed per year)
- Other timelines:
  - Emergency Service Line Replacement (i.e. Water Main Break) – Must notify owner or occupant of the building affected and schedule private portion of service line replacement with in 30 days.
  - Repair may be scheduled up to 120 days out in the event of weather or other circumstances beyond reasonable control that would prohibit replacement of the line.
    - Village must provide water filters during the 30 day or 120 day periods.

Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Lead Service Line Regulations

- Northbrook's Past Approach to Lead Service Lines
  - Village of Northbrook has no lead water mains.
  - Mid-1950's – Use of lead for service lines no longer allowed in the Village of Northbrook.
  - 1990 – Required replacement of lead service lines for properties being demolished.
  - 1995 – Required replacement of lead service lines for properties being remodeled.
  - 1988 – Village's policy is to replace all service lines between the water main and b-box in conjunction with water main project.
- Using the dates above as well as building permit data and home construction dates, an initial inventory of service lines that are in part or wholly lead was built out in GIS.
- Initial inventory yielded approximately 1,800 possible properties with lead service lines.
- Those properties have received letters asking property owners to verify their service line materials. Residents and businesses are also able to make appointments for Public Works staff to come out and assist in verifying the material as well.



Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Lead Service Line Regulations

Summary of Neighboring Communities' Lead Service Line Programs

Community	Number of Lead Service Lines	Lead Service Line Program Cost Share	Maximum Property Reimbursement	Waive Permit Fees
Deerfield	650	50%	$5,000	No
Glenview	3,500	50%	No Cap	No
Highland Park	1,800	20%	$3,000-$5,000	No
Lake Forest	300	None	N/A	Yes
Libertyville	700	50%	$2,500 - $5,000	No
Palatine	1,500	66%	$10,000	No
Winnetka	450	50%	$5,000	No

2023 Water Main Projects





Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

FY 2023/24 Water Main Projects

- Water main replacement projects scheduled for FY 2023/24 have been surveyed and found 8 confirmed lead service lines.
- Estimated cost to replace the 8 lead service lines from the b-box into the home is $7,000 each or $56,000.
- This cost is currently incorporated in the project budget and represents approximately 1.5% of the estimated water main replacement cost identified in the CIP.
- **Should the Village cover the cost of these initial service line replacements to establish a benchmark for costs of future service line replacements or should the property owners be responsible for this cost?**
- With the completion of the service line survey this year, additional policy questions for the Public Works and Facilities Committee will be brought back in conjunction with the development of the comprehensive lead service line replacement program.

Proposed Structure of Future PW&F Committee Meetings

Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

Proposed Structure of Future PW&F Committee Meetings

Proposed Schedule and Structure of Utility Rate Study Meetings			
Meeting	Meeting Number	Meeting Topics	Date of Meeting
Public Works and Facilities Committee	2	Water Meter Project Update Fund Reserve Policy Additional Rate Study Comments Lead Service Lines	June
Public Works and Facilities Committee	3	Rate Structure (Mechanics) Rate Plan Length Water Meter Project Update	TBD
Public Works and Facilities Committee	4	Rate Structure (Mechanics and Numbers) Rate Plan Length Recommendation to Village Board of Trustees Water Meter Project Update	TBD
Board of Trustees	N/A	Consideration of Public Works and Facilities Committee Recommendations Consideration of Multi-Year Rate Plan	TBD

Additional Comments/Discussion of Utility Rate Study

Attachment: Exhibit C - 2.7.23 PW&F Committee Presentation (6573 : A Resolution Authorizing the Approval of a Policy on Lead Service Line

MEMORANDUM
VILLAGE OF NORTHBROOK
VILLAGE MANAGER'S OFFICE

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: DEBBIE FORD, VILLAGE CLERK

DATE: APRIL 11, 2023

SUBJECT: AN ORDINANCE AMENDING THE ANNUAL FEE ORDINANCE TO INCREASE CLASS A LIQUOR LICENSE FOR BUTTERFIELD'S

S and A Restaurant, Inc. d/b/a Butterfield's has applied for a liquor license. The applicants are the owner and manager of Butterfield's located at 4195 Dundee Road.

The applicant has paid the application fee, the Police Department has conducted their investigation, and Butterfield's complies with the requirements of the Municipal Code.

The attached ordinance amends the Annual Fee Ordinance to increase the number of Class "A" liquor licenses.

> Class "A "authorizes and allows the prime function of retail sale on the premise specified of alcoholic beverages for consumption only upon the premises where sold, which premises shall be a restaurant … where the food service component of the business is operational during the hours of sale and service of alcoholic liquor and a printed menu is on display and in effect.

The applicant will attend the meeting to address any questions.

Ordinance (ID # 6625)

An Ordinance Amending the Annual Fee Ordinance to Increase the Number of Class A Liquor Licenses for Butterfield's

Passed by the Board of Trustees, 4/11/2023
Printed and Published 4/12/2023

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

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

_____
Village Clerk

Ordinance (ID # 6625)

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

An Ordinance Amending the Annual Fee Ordinance to Increase the Number of Class A Liquor Licenses for Butterfield's

shall be, and is hereby, adopted as follows:

Section 1. Recitals.

Section 5, entitled "Schedule of Fees, Charges and Rates," of the Annual Fee Ordinance (No. 2022-25), as amended, shall be, and is hereby, further amended by repealing the portion of Section 5 corresponding to Section 4-54 of the Northbrook Municipal Code as amended, and replacing it with the following:

"Corresponding Section of the Northbrook" Municipal Code	Description and Amount	
Sec. 4-54.	Class	Number of Licenses
	A	~~30~~ 31
	B	11
	B-1	3
	C	1
	D	No Limit
	E	~~4~~
	F	5
	G	1
	G-1	2
	H	0
	I	0
	J	2
	K	2
	L	1
	M	No Limit
	N	No Limit
	O	No Limit
	P-1	0
	P-2	0
	Q	0
	Q-1	No Limit

Section 2. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage and publication in pamphlet form in accordance with State Statutes.

Scheduled: 4/11/2023

ATTEST:

Village President

Village Clerk