Village of Northbrook

Board of Trustees

REGULAR MEETING AGENDA

SANDRA "SANDY" FRUM BOARD ROOM
NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE
TUESDAY, MAY 9, 2023

7:30 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MINUTES APPROVAL

A. Review and Approval of the April 23, 2023 Regular Board of Trustees Meeting Minutes

4. WARRANT LIST

A. Review and Approval of Payments to be Made

ATTACHMENTS:

- Payments to be Made Per Listing Dated April 16, 2023 - April 30, 2023 (Alpha & Descending Lists)

B. Review of Frontage Deposit List Dated April 29, 2023

ATTACHMENTS:

- Frontage Deposit List Dated April 29, 2023

5. 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.

6. ADJOURN SINE DIE

Prior to starting a new meeting

SWEARING IN OF ELECTED OFFICIALS

1. ROLL CALL

2. 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

3. MANAGERS REPORT

4. PRESIDENT'S REPORT

A. **RESOLUTION NO.23-**
A Resolution Approving the Welcoming and Inclusive Community Pledge

B. **RESOLUTION NO.23-**
A Resolution Recognizing Commander Jeffrey Petersen for 30 Years of Service

C. **RESOLUTION NO.23-**
A Resolution Recognizing Deputy Chief Michael Metrick for 30 Years of Service

D. PROCLAMATION:
A Proclamation Recognizing May as Mental Health Awareness Month

E. PROCLAMATION:
A Proclamation Recognizing May as Older Americans Month

F. PROCLAMATION:
A Proclamation Recognizing May 21-27, 2023 as Public Works Week

G. **ORDINANCE NO.23-**
An Ordinance Amending Chapter 2 of the Northbrook Municipal Code Concerning Commissions

H. Commission Appointments

5. 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 Pipeline License Agreement with METRA for the Dundee Road Watermain

ATTACHMENTS:

- Exhibit A - Northbrook Pipeline Agreement with Metra

B. **RESOLUTION NO.23-**

A Resolution Authorizing Renewal of an Agreement for Parking Meter Maintenance with Total Parking Solutions of Downers Grove, Illinois

ATTACHMENTS:

- Exhibit A - 2023 - 2024 Parking machine repair unit price

C. **RESOLUTION NO.23-**

A Resolution Authorizing a Contract for Overhead Door Maintenance Services with Allied Garage Door, Inc. of Lombard, Illinois

ATTACHMENTS:

- Exhibit A - Unit Pricing for Overhead Door Supplemental Repair Services

D. **RESOLUTION NO.23-**

A Supplemental Resolution Appropriating Motor Fuel Tax (MFT) Funds for the Fiscal Year 2023/24 Asphalt Street Rehabilitation Program

ATTACHMENTS:

- Exhibit A - MFT Project Location Map
- Exhibit B - BLR 09110 - Supplemental Resolution

E. **RESOLUTION NO.23-**

A Resolution Authorizing a Contract for Replacement of the Sanitary Sewer Lift Station Generator located at 1328 Edgewood Lane ("Edgewood Sanitary Lift Station") with Cummins, Inc. of Columbus, Indiana

F. **RESOLUTION NO.23-**

A Resolution Authorizing the Execution of a Contract with Brothers Asphalt Paving, Inc. of Addison, Illinois for the 2023 Asphalt Street Rehabilitation Program

ATTACHMENTS:

- Exhibit A - MFT Project Location Map
- Exhibit B - 2023 Pavement Patching Locations

G. **RESOLUTION NO.23-**

A Resolution Approving an Agreement for the 2023 Sidewalk Replacement Program with Schroeder & Schroeder, Inc. of Skokie, Illinois

ATTACHMENTS:

- Exhibit A - Sidewalk 2023 - 2024

H. **RESOLUTION NO.23-**

A Resolution Authorizing the Purchase of Water Meters and Associated Parts from Water Resources, Inc. of Elgin, Illinois

ATTACHMENTS:

- Exhibit A - Water Meter & Water Meter Prices

- Exhibit B - Neptune Sole Source Provider Letter

I. **RESOLUTION NO.23-**

A Resolution Authorizing the Renewal of an Agreement for Custodial Maintenance Services at Certain Village Buildings with Alpha Building Services, Inc. of Bridgeview, Illinois

ATTACHMENTS:

- Exhibit A - Custodial Services Unit Pricing

J. **RESOLUTION NO.23-**

A Resolution Authorizing the Purchase of Water Main Tap and Repair Supplies as Needed from Ziebell Water Service Products, Inc. of Elk Grove Village, Illinois; Core & Main LP of St. Louis, Missouri; and Mid-American Water of Wauconda, Inc. of Wauconda, Illinois

ATTACHMENTS:

- Exhibit A - Water Main Tap and Repair Supplies Unit Pricing

K. **RESOLUTION NO.23-**

A Resolution Approving a Managed Print Services Contract with Xerox Business Systems Midwest

ATTACHMENTS:

- Exhibit A - XBS Midwest - Sales and Service Agreement
- Exhibit A - XBS Sales and Service Terms and Conditions
- Exhibit A - XBS Amendment to Sales and Service Agreement
- Exhibit A - XBS Schedule A - Copiers
- Exhibit A - XBS Schedule A - Printers
- Exhibit A - XBS Customer Authorization for Equipment Removal

L. **RESOLUTION NO.23-**

A Resolution Approving a Subdivision and Development Agreement for a Three-Lot Single Family Residential Subdivision (2005 Techny Road) (Docket No. PCD-22-06)

ATTACHMENTS:

- 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement
- 2005 Techny - PC Resolution & Staff Report
- 2005 Techny - Ordinance 2021-37 Rezoning
- 2005 Techny - Resolution 2021-128 Tentative Plat
- 2005 Techny - Tentative Plat of Subdivision
- 2005 Techny - Formal Application & Letters
- 2005 Techny - Final Plat of Subdivision
- 2005 Techny - Engineering & Landscape Plans

M. **RESOLUTION NO.23-**

A Resolution Approving a Final Plat of Subdivision (2005 Techny Road – Docket No. PCD-22-06)

ATTACHMENTS:

- 2005 Techny - Final Plat of Re-Subdivision

N. **RESOLUTION NO.23-**

A Resolution Approving an IGA with the Northbrook Foreign Fire Insurance Board

ATTACHMENTS:

- FFIB IGA 2023

COMMITTEE REPORTS

6. ADMINISTRATION AND FINANCE

7. 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.

B. Docket No. PCD-22-02: 916, 940 & 1002 Dundee - Erickson Senior Living (First Joint Public Hearing). An application by Erickson Living Properties, LLC as contractual purchaser of 916, 940, and 1002 Dundee Road which is owned by GA Northbrook, LLC for the purpose of authorizing the following zoning relief to allow construction of a senior living facility consisting of 800 independent living units, and 108 assisted living units consisting of 155 beds: A) Comprehensive Plan Amendment; B) Rezoning approximately 52.52 (of the 127.11) acres of the Subject Property from Open Space (OS) District to Residential Specialty (RS) District; C) Rezoning approximately 11.315 (of the 127.11) acres of the Subject Property from Open Space (OS) and R-2 Single Family Residential to Institutional Building (IB) District; D) Special Permit for Concept Planned Development; E) Special Permit to allow an increased maximum building height of 65 feet and 4-stories in the RS District; F) Special Permit to allow an increased maximum floor area ratio (FAR) to 0.645 in the RS District; G) Tentative Plat of Subdivision; H) Site Plan approval; I) Variation of the Subdivision Code to allow construction and maintenance of private streets; J) Waiver of the Subdivision Code requirement to bury overhead utility lines; K) Exception for parking stall dimensions; L) Approval of such other zoning relief as may be necessary .

ATTACHMENTS:

- 1 - Application Summary 916, 940 and 1002 Dundee
- 2 - Sustainability Addendum
- 3 - CPAH Memo Erickson Options
- 4 - Draft PC Resolution PCD 22-02 Denial
- 5 - Draft PC Resolution PCD 22-02 Approval
- A - Narrative Statement - Updated Spring 2023
- B - Conceptual Site Plan
- C - Applicant Submittal Applications and Statements of Justification
- D - Applicant Comment Response Letter
- E - Applicant Sustainability Submittal
- F - Greenspace Plans
- G - Tentative Plat of Survey
- H1 - Landscape Plans part 1
- H2 - Landscape Plans part 2
- I1 - Architecture Plans part 1
- I2 - Architecture Plans part 2
- J1 - Preliminary Engineering Plans part1

- J2 - Preliminary Engineering Plans part 2
- K - Applicant Traffic Study

8. COMMUNITY AND SUSTAINABILITY

9. PUBLIC WORKS AND FACILITIES

A. Review and Approval of the April 21, 2023 Public Works and Facilities Meeting Minutes

10. PUBLIC SAFETY

11. COMMUNICATIONS AND OUTREACH

12. RERMARKS FOR THE GOOD OF THE ORDER

13. CLOSED SESSION

14. 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, May 9, 2023

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302567	3CMA	ADS - GG	99.00
302595	3M COMPANY	SUPPLIES - PW	282.00
302640	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW	2,967.01
302695	AARON FOLEY	REIMBURSEMENT - PW	124.20
302646	ACCURATE EMPLOYMENT SCREENING, LLC	PROFESSIONAL SERVICES - GG	408.08
302596	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PD	1,035.50
302672	ADAM WORTHINGTON	REIMBURSEMENT - PD	38.45
5646(A)	ADVANCED TREE CARE	SERVICES - PW (*)	1,974.00
302586	ALAN F. FRIEDMAN PH.D., INC.	PROFESSIONAL SERVICES - PD	725.00
302673	ALAN SMITH	TUITION REIMBURSEMENT - PD	1,032.00
302706	ALEKSANDRA LISIECKA TAYLOR	UTILITY REFUND - FIN	9.30
5647(A)	ALEXANDER CHEMICAL CORPORATION	SUPPLIES - PW	6,076.00
302641	ALEXANDER'S METER READING SOLUTIONS	SERVICES - PW	1,274.00
302636	ALL TRAFFIC SOLUTIONS, INC.	SUPPLIES - PD	500.00
5648(A)	ALPHA PRIME COMMUNICATIONS	SUPPLIES - FD	595.00
302671	AMANDA WRANN	REIMBURSEMENT - PD	62.75
5675(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PW	2,097.84
302657	AMERICAN HOME FITNESS	SUPPLIES - PD	1,394.99
302668	ANGELA BAIOCCHI	REIMBURSEMENT - PD	273.28
302674	ANGELIKA MCGEE	REIMBURSEMENT - PD	142.05
302650	ARLINGTON HEIGHTS FORD, LLC	PARTS - PW	190.09
302632	ARTISTIC ENGRAVING	PROMOTIONS - PD	248.00
302569	ASSOCIATED TECHNICAL SERVICES, LTD	SERVICES - PW	796.00
302631	ATLAS BOBCAT, LLC	PARTS - PW	1,692.89
302570	AVOCATION SOFTWARE/ EAC SUBMISSIONS	SUPPLIES - FD	313.75
5650(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW (*)	28,284.00
302653	BEARING DISTRIBUTORS, INC	EQUIPMENT - PW	8,907.00
302709	BEN RICHARDS	UTILITY REFUND - FIN	41.86
302675	BRENDAN CAIN	REIMBURSEMENT - PD	417.32
302663	BRENT MADISON	REIMBURSEMENT - PW	30.00
302661	BRETT KIM	REIMBURSEMENT - PD	130.39
302664	BRETT KIM	REIMBURSEMENT - PD	162.99
302676	BRYAN MEENTS	REIMBURSEMENT - PD	447.31
302645	BUILDERS PAVING, LLC	PROFESSIONAL SERVICES - PW (*)	26,814.05
5655(A)	C.E.S.	SUPPLIES - PW	1,391.00
302677	CANDY ERICKSON	REIMBURSEMENT - PD	43.98
5654(A)	CDW GOVERNMENT INC.	SUPPLIES - IT	1,426.79
302707	CEISEL & MC GUIRE	UTILITY REFUND - FIN	333.74
5651(A)	CHICAGO COMMUNICATIONS LLC	MAINTENANCE - PD	2,494.50
302571	CHICAGO TRIBUNE	ADVERTISEMENT - PW	315.82
302572	CHICAGO TRIBUNE	SUBSCRIPTIONS - FD	235.42
302573	CHRISTOPHER B. BURKE ENGINEERING	PROFESSIONAL SERVICES - DPS	540.00
302618	CINTAS CORPORATION #2	SUPPLIES - PD	324.10
302619	CINTAS CORPORATION #2	UNIFORMS - PW	162.84
5653(A)	COMCAST	TELECOMMUNICATIONS - IT	2,626.10
302574	COMCAST CABLE	UTILITIES - FD	258.84
302575	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	2,869.84
302576	COOK COUNTY HIGHWAY DEPT.	SERVICES - PW	11,463.45
302577	COSTAR REALTY INFORMATION INC.	PROFESSIONAL SERVICES - DPS	987.00
302578	CURRIE MOTORS	VEHICLE - PW (*)	48,001.00
302579	CUSTOM PRINT GRAPHICS	UNIFORMS - PD	10.50
302580	CUSTOM PRINT GRAPHICS	UNIFORMS - PD	21.00

Attachment: Payments to be Made Per Listing Dated April 16, 2023 - April 30, 2023 (Alpha & Descending Lists) (6706 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302700	DANIEL GLASS	REIMBURSEMENT - PW	2,380.00
302678	DENISE JASSO	REIMBURSEMENT - PD	123.80
302582	DJS SCUBA LOCKER, INC	TRAINING - FD	625.00
302583	DJS SCUBA LOCKER, INC	EQUIPMENT - FD	2,245.50
302669	DONALD ANDERSON	REIMBURSEMENT - PD	123.88
302679	DORIS OTERO	REIMBURSEMENT - PD	99.39
5656(A)	ENGINEERING RESOURCE ASSOCIATES INC	PROFESSIONAL SERVICES - PW	13,158.60
302680	ERIC GUSTASON	REIMBURSEMENT - PD	312.82
302639	F.H. PASCHEN, S.N. NIELSEN & ASSOC.	PROFESSIONAL SERVICES - PW (*)	321,357.35
302655	FGM ARCHITECTS. INC	PROFESSIONAL SERVICES - PW	10,940.00
302584	FIRE INVESTIGATORS STRIKE FORCE	SUPPLIES - FD	140.00
5673(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	590.00
5674(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - PD	319.98
5657(A)	FLUORECYCLE, INC.	RECYCLING - PW	604.09
5658(A)	GALLS, LLC	UNIFORMS - PD	2,310.41
302587	GENE'S VILLAGE TOWING INC	SERVICES - PW	140.00
302588	GOLF MILL FORD	PARTS - PW	1,384.79
5659(A)	GRAINGER	SUPPLIES - FD	59.80
302696	GREG HOJEK	REIMBURSEMENT - FD	40.00
302635	GRIFFON SYSTEMS, INC	EQUIPMENT - IT	8,310.00
302656	HERO INDUSTRIES, INC	SUPPLIES - PD	2,765.00
302589	HOME DEPOT CREDIT SERVICES	SUPPLIES - PW	172.65
302590	HYDRO FLOW PRODUCTS, LLC	SUPPLIES - PW	1,862.00
302637	IL DEPT. OF INNOVATION AND TECHNOLOGY	TELECOMMUNICATIONS - IT	1,833.91
302591	ILCMA	ADS - GG	50.00
302592	ILLINOIS CPA SOCIETY	MEMBERSHIP - FIN	370.00
302593	IMAGE SPECIALTIES OF GLENVIEW	RECOGNITION - PD	116.00
302634	INSIGHT PUBLIC SECTOR, INC	EQUIPMENT - IT (*)	26,858.10
302705	J M BARRETT	UTILITY REFUND - FIN	16.28
302594	J.G. UNIFORMS, INC.	UNIFORMS - PD	12,338.47
302681	JARROD DEITRICH	REIMBURSEMENT - PD	339.94
302702	JOHN ADAMS	VEHICLE STICKER REFUND - FIN	15.00
302682	JOHN SEILER	REIMBURSEMENT - PD	483.34
302662	JONATHAN SALMI	REIMBURSEMENT - PD	45.43
302683	JONATHAN SALMI	REIMBURSEMENT - PD	189.67
302665	JOSEPH KINNEY	REIMBURSEMENT - FD	40.00
302698	KATE PETERSON	PARKING TICKET REFUND - PD	20.00
302660	KATHLEEEN DORSEY	ANIMAL LICENSE REFUND - FIN	5.00
5661(A)	KIESLER POLICE SUPPLY, INC.	SUPPLIES - PD	2,000.00
302659	KNAPHEIDE-EQUIPMENT CO-CHICAGO	EQUIPMENT MAINTENANCE - FD	1,185.00
302704	LEAH PARK	VEHICLE STICKER REFUND - FIN	15.00
302633	LIFE FITNESS, LLC	EQUIPMENT - PD	3,946.55
302651	LINDE GAS & EQUIPMENT INC.	SUPPLIES - PW	455.35
5662(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - PW	83.99
5676(A)	MACQUEEN EMERGENCY GROUP	PROFESSIONAL SERVICES - PW (*)	27,222.18
302684	MARC FAINMAN	REIMBURSEMENT - PD	313.93
302701	MARCIE KARLIN	VEHICLE STICKER REFUND - FIN	15.00
302666	MATTHEW PLACEK	REIMBURSEMENT - PD	532.45
5663(A)	MEADE INC.	SERVICES - PW	4,117.49
302670	MELISSA PIERCE	REIMBURSEMENT - PD	36.10
302652	MESCADA LLC	SERVICES - PW	7,375.00
5664(A)	METROPOLITAN INDUSTRIES	SUPPLIES - PW	4,460.00

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
5665(A)	MGP, INC.	SERVICES - PW (*)	18,540.00
302685	MICHAEL TRACY	REIMBURSEMENT - PD	723.62
5666(A)	MID AMERICAN WATER OF WAUCONDA INC.	SUPPLIES - PW (*)	10,406.00
302626	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	7,990.00
302627	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	20,761.00
302628	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	29,232.00
302629	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	799.00
302630	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	799.00
302649	MIDWEST POWER INDUSTRY, INC	PROFESSIONAL SERVICES - PW	2,934.59
302638	NAPA AUTO PARTS	PARTS - PW	3,312.25
302699	NEERVALUR AND VATHSALA RAGHAVA	EASEMENT ACQUISITION - PW	3,900.00
302686	NICHOLE OCHAB	REIMBURSEMENT - PD	507.57
302597	NICOR	UTILITIES - PW	52.74
302598	NORTH SHORE GAS COMPANY	UTILITIES - PW	253.49
5667(A)	NORTHERN SAFETY CO. INC.	SUPPLIES - PW	225.75
302599	NORTHSHORE OMEGA	PROFESSIONAL SERVICES - PD	1,405.00
302600	NORTHSHORE UNIVERSITY HEALTHSYSTEM	TRAINING - FD	5.90
302710	OK REAL ESTATE LLC	UTILITY REFUND - FIN	81.40
302622	PARTNERS & PAWS VETERINARY SERVICE	K-9 CARE - PD	726.00
5668(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	2,045.54
302658	PRAIRIE STATE CYCLING SERIES LLC	MEMBERSHIP - GG	3,333.33
302602	PROMO'S 911, INC.	SUPPLIES - PD	3,475.88
302601	PROMOTIONAL SOLUTIONS INC.	SUPPLIES - FD	2,335.00
302603	PROVANTAGE LLC	SUPPLIES - PW	1,962.98
302604	PUMPBIZ, INC.	SUPPLIES - PW	37.75
302568	RAY ALLEN MANUFACTURING CO.	K-9 SUPPLIES - PD	254.98
5669(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	19,851.57
302605	REGIONAL EMERGENCY DISPATCH CENTER	DISPATCH - FD	50,110.00
302687	RICHARD RASH	REIMBURSEMENT - PD	108.98
302667	ROBERT BUJAK	REIMBURSEMENT - PD	30.91
302688	ROBERT BUJAK	REIMBURSEMENT - PD	531.44
302697	ROBERT PENTEK	REIMBURSEMENT - FD	215.00
5649(A)	ROSE MARY JURINEK	PROFESSIONAL SERVICES - PD	1,170.00
302606	ROWELL CHEMICAL CORPORATION	SUPPLIES - PW	7,236.00
302607	SAFE KIDS WORLDWIDE	TRAINING - PD	380.00
302608	SAF-T-GARD INTERNATIONAL, INC.	SUPPLIES - PW	302.40
302609	SANTUCCI PLUMBING, INC.	SERVICES - PW	278.00
302694	SCOTT DUNHAM	REIMBURSEMENT - PD	203.60
302689	SCOTT PLEPEL	REIMBURSEMENT - PD	128.45
302703	SEAN SERVISS	VEHICLE STICKER REFUND - FIN	15.00
302610	SENTINEL TECHNOLOGIES, INC.	EQUIPMENT - IT	1,224.00
302624	SMG SECURITY SYSTEMS, INC.	SERVICES - PW	357.50
302648	STAKING UNIVERSITY	TRAINING - PW	795.00
302690	STAN FERGUSON	REIMBURSEMENT - PD	150.00
302611	STANDARD EQUIPMENT COMPANY	PARTS - PW	299.37
302612	SUNSET FOOD MART, INC.	KITCHEN/DORM - FD	474.18
302613	TAPCO	SUPPLIES - PW	170.92
302691	TERESA DREWES	REIMBURSEMENT - PD	126.34
302643	THALMANN ALIGNMENT INC	SERVICES - PW	290.00
302585	THE FITNESS MECHANIC INC.	EQUIPMENT MAINTENANCE - FD	200.00
302621	THE LOCKER SHOP & UNIQUE APPAREL	SUPPLIES - FD	275.32
302614	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES - DPS	1,462.00

Attachment: Payments to be Made Per Listing Dated April 16, 2023 - April 30, 2023 (Alpha & Descending Lists) (6706 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302642	TIDE CLEANERS	SERVICES - PD	56.00
302644	TODAY'S UNIFORMS INC.	UNIFORMS - FD	8,415.65
302692	TODD FEINGOLD	REIMBURSEMENT - PD	917.13
302615	TRAFFIC CONTROL & PROTECTION INC	SUPPLIES - PW	3,877.50
302616	TURNKEY NETWORK SOLUTIONS INC.	MAINTENANCE - IT (*)	34,607.21
302617	TURNOUT RENTAL	SUPPLIES - FD	120.00
302654	TWIN SUPPLIES, LTD	SUPPLIES - PW	660.00
5660(A)	USABLUEBOOK	SUPPLIES - PW	3,483.74
5671(A)	USALCO	SUPPLIES - PW	4,061.90
302708	W FEIGEN	UTILITY REFUND - FIN	20.64
302581	W S DARLEY & COMPANY	SUPPLIES - FD	760.69
5672(A)	WATER RESOURCES INC	PROFESSIONAL SERVICES - PW (*)	14,524.00
302623	WATERWAY GAS AND WASH COMPANY	SERVICES - PW	12.00
302647	WAUCONDA ANIMAL HOSPITAL	K-9 CARE - PD	140.00
5670(A)	WEIDNER FARMS MATERIAL INC.	MATERIALS - PW	2,787.49
302620	WHEEL-INN BODY & MOTOR WORKS	SERVICES - PW	357.65
302693	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	267.02
5652(A)	XEROX BUSINESS SOLUTIONS MIDWEST	PRINTING - IT	232.40
302625	ZOLL MEDICAL CORP	SUPPLIES - FD	792.26
		CLASS 'A' TOTAL	**906,216.29**

Attachment: Payments to be Made Per Listing Dated April 16, 2023 - April 30, 2023 (Alpha & Descending Lists) (6706 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
302565	JOHN JONES AUTOMOTIVE DEALERSHIP	VEHICLES - PW	142,173.00
302566	NORTHBROOK FFIB	FY 22-23 YE FFIB TRANSFER	599,055.20
4/28/23	PAYROLL	4/28/2023 PAYROLL	1,060,612.74
373(E)	UPS	PROFESSIONAL SERVICES - PW	71.89
		CLASS 'B' TOTAL	**1,801,912.83**
		REPORT TOTAL	***2,708,129.12***

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 April 16, 2023 - April 30, 2023 (Alpha & Descending Lists) (6706 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302639	F.H. PASCHEN, S.N. NIELSEN & ASSOC.	PROFESSIONAL SERVICES - PW (*)	321,357.35
302605	REGIONAL EMERGENCY DISPATCH CENTER	DISPATCH - FD	50,110.00
302578	CURRIE MOTORS	VEHICLE - PW (*)	48,001.00
302616	TURNKEY NETWORK SOLUTIONS INC.	MAINTENANCE - IT (*)	34,607.21
302628	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	29,232.00
5650(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW (*)	28,284.00
5676(A)	MACQUEEN EMERGENCY GROUP	PROFESSIONAL SERVICES - PW (*)	27,222.18
302634	INSIGHT PUBLIC SECTOR, INC	EQUIPMENT - IT (*)	26,858.10
302645	BUILDERS PAVING, LLC	PROFESSIONAL SERVICES - PW (*)	26,814.05
302627	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	20,761.00
5669(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	19,851.57
5665(A)	MGP, INC.	SERVICES - PW (*)	18,540.00
5672(A)	WATER RESOURCES INC	PROFESSIONAL SERVICES - PW (*)	14,524.00
5656(A)	ENGINEERING RESOURCE ASSOCIATES INC	PROFESSIONAL SERVICES - PW	13,158.60
302594	J.G. UNIFORMS, INC.	UNIFORMS - PD	12,338.47
302576	COOK COUNTY HIGHWAY DEPT.	SERVICES - PW	11,463.45
302655	FGM ARCHITECTS. INC	PROFESSIONAL SERVICES - PW	10,940.00
5666(A)	MID AMERICAN WATER OF WAUCONDA INC.	SUPPLIES - PW (*)	10,406.00
302653	BEARING DISTRIBUTORS, INC	EQUIPMENT - PW	8,907.00
302644	TODAY'S UNIFORMS INC.	UNIFORMS - FD	8,415.65
302635	GRIFFON SYSTEMS, INC	EQUIPMENT - IT	8,310.00
302626	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	7,990.00
302652	MESCADA LLC	SERVICES - PW	7,375.00
302606	ROWELL CHEMICAL CORPORATION	SUPPLIES - PW	7,236.00
5647(A)	ALEXANDER CHEMICAL CORPORATION	SUPPLIES - PW	6,076.00
5664(A)	METROPOLITAN INDUSTRIES	SUPPLIES - PW	4,460.00
5663(A)	MEADE INC.	SERVICES - PW	4,117.49
5671(A)	USALCO	SUPPLIES - PW	4,061.90
302633	LIFE FITNESS, LLC	EQUIPMENT - PD	3,946.55
302699	NEERVALUR AND VATHSALA RAGHAVA	EASEMENT ACQUISITION - PW	3,900.00
302615	TRAFFIC CONTROL & PROTECTION INC	SUPPLIES - PW	3,877.50
5660(A)	USABLUEBOOK	SUPPLIES - PW	3,483.74
302602	PROMO'S 911, INC.	SUPPLIES - PD	3,475.88
302658	PRAIRIE STATE CYCLING SERIES LLC	MEMBERSHIP - GG	3,333.33
302638	NAPA AUTO PARTS	PARTS - PW	3,312.25
302640	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW	2,967.01
302649	MIDWEST POWER INDUSTRY, INC	PROFESSIONAL SERVICES - PW	2,934.59
302575	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	2,869.84
5670(A)	WEIDNER FARMS MATERIAL INC.	MATERIALS - PW	2,787.49
302656	HERO INDUSTRIES, INC	SUPPLIES - PD	2,765.00
5653(A)	COMCAST	TELECOMMUNICATIONS - IT	2,626.10
5651(A)	CHICAGO COMMUNICATIONS LLC	MAINTENANCE - PD	2,494.50
302700	DANIEL GLASS	REIMBURSEMENT - PW	2,380.00
302601	PROMOTIONAL SOLUTIONS INC.	SUPPLIES - FD	2,335.00
5658(A)	GALLS, LLC	UNIFORMS - PD	2,310.41
302583	DJS SCUBA LOCKER, INC	EQUIPMENT - FD	2,245.50
5675(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PW	2,097.84
5668(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	2,045.54
5661(A)	KIESLER POLICE SUPPLY, INC.	SUPPLIES - PD	2,000.00
5646(A)	ADVANCED TREE CARE	SERVICES - PW (*)	1,974.00
302603	PROVANTAGE LLC	SUPPLIES - PW	1,962.98
302590	HYDRO FLOW PRODUCTS, LLC	SUPPLIES - PW	1,862.00

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302637	IL DEPT. OF INNOVATION AND TECHNOLOGY	TELECOMMUNICATIONS - IT	1,833.91
302631	ATLAS BOBCAT, LLC	PARTS - PW	1,692.89
302614	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES - DPS	1,462.00
5654(A)	CDW GOVERNMENT INC.	SUPPLIES - IT	1,426.79
302599	NORTHSHORE OMEGA	PROFESSIONAL SERVICES - PD	1,405.00
302657	AMERICAN HOME FITNESS	SUPPLIES - PD	1,394.99
5655(A)	C.E.S.	SUPPLIES - PW	1,391.00
302588	GOLF MILL FORD	PARTS - PW	1,384.79
302641	ALEXANDER'S METER READING SOLUTIONS	SERVICES - PW	1,274.00
302610	SENTINEL TECHNOLOGIES, INC.	EQUIPMENT - IT	1,224.00
302659	KNAPHEIDE-EQUIPMENT CO-CHICAGO	EQUIPMENT MAINTENANCE - FD	1,185.00
5649(A)	ROSE MARY JURINEK	PROFESSIONAL SERVICES - PD	1,170.00
302596	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PD	1,035.50
302673	ALAN SMITH	TUITION REIMBURSEMENT - PD	1,032.00
302577	COSTAR REALTY INFORMATION INC.	PROFESSIONAL SERVICES - DPS	987.00
302692	TODD FEINGOLD	REIMBURSEMENT - PD	917.13
302629	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	799.00
302630	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	799.00
302569	ASSOCIATED TECHNICAL SERVICES, LTD	SERVICES - PW	796.00
302648	STAKING UNIVERSITY	TRAINING - PW	795.00
302625	ZOLL MEDICAL CORP	SUPPLIES - FD	792.26
302581	W S DARLEY & COMPANY	SUPPLIES - FD	760.69
302622	PARTNERS & PAWS VETERINARY SERVICE	K-9 CARE - PD	726.00
302586	ALAN F. FRIEDMAN PH.D., INC.	PROFESSIONAL SERVICES - PD	725.00
302685	MICHAEL TRACY	REIMBURSEMENT - PD	723.62
302654	TWIN SUPPLIES, LTD	SUPPLIES - PW	660.00
302582	DJS SCUBA LOCKER, INC	TRAINING - FD	625.00
5657(A)	FLUORECYCLE, INC.	RECYCLING - PW	604.09
5648(A)	ALPHA PRIME COMMUNICATIONS	SUPPLIES - FD	595.00
5673(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	590.00
302573	CHRISTOPHER B. BURKE ENGINEERING	PROFESSIONAL SERVICES - DPS	540.00
302666	MATTHEW PLACEK	REIMBURSEMENT - PD	532.45
302688	ROBERT BUJAK	REIMBURSEMENT - PD	531.44
302686	NICHOLE OCHAB	REIMBURSEMENT - PD	507.57
302636	ALL TRAFFIC SOLUTIONS, INC.	SUPPLIES - PD	500.00
302682	JOHN SEILER	REIMBURSEMENT - PD	483.34
302612	SUNSET FOOD MART, INC.	KITCHEN/DORM - FD	474.18
302651	LINDE GAS & EQUIPMENT INC.	SUPPLIES - PW	455.35
302676	BRYAN MEENTS	REIMBURSEMENT - PD	447.31
302675	BRENDAN CAIN	REIMBURSEMENT - PD	417.32
302646	ACCURATE EMPLOYMENT SCREENING, LLC	PROFESSIONAL SERVICES - GG	408.08
302607	SAFE KIDS WORLDWIDE	TRAINING - PD	380.00
302592	ILLINOIS CPA SOCIETY	MEMBERSHIP - FIN	370.00
302620	WHEEL-INN BODY & MOTOR WORKS	SERVICES - PW	357.65
302624	SMG SECURITY SYSTEMS, INC.	SERVICES - PW	357.50
302681	JARROD DEITRICH	REIMBURSEMENT - PD	339.94
302707	CEISEL & MC GUIRE	UTILITY REFUND - FIN	333.74
302618	CINTAS CORPORATION #2	SUPPLIES - PD	324.10
5674(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - PD	319.98
302571	CHICAGO TRIBUNE	ADVERTISEMENT - PW	315.82
302684	MARC FAINMAN	REIMBURSEMENT - PD	313.93
302570	AVOCATION SOFTWARE/ EAC SUBMISSIONS	SUPPLIES - FD	313.75

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302680	ERIC GUSTASON	REIMBURSEMENT - PD	312.82
302608	SAF-T-GARD INTERNATIONAL, INC.	SUPPLIES - PW	302.40
302611	STANDARD EQUIPMENT COMPANY	PARTS - PW	299.37
302643	THALMANN ALIGNMENT INC	SERVICES - PW	290.00
302595	3M COMPANY	SUPPLIES - PW	282.00
302609	SANTUCCI PLUMBING, INC.	SERVICES - PW	278.00
302621	THE LOCKER SHOP & UNIQUE APPAREL	SUPPLIES - FD	275.32
302668	ANGELA BAIOCCHI	REIMBURSEMENT - PD	273.28
302693	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	267.02
302574	COMCAST CABLE	UTILITIES - FD	258.84
302568	RAY ALLEN MANUFACTURING CO.	K-9 SUPPLIES - PD	254.98
302598	NORTH SHORE GAS COMPANY	UTILITIES - PW	253.49
302632	ARTISTIC ENGRAVING	PROMOTIONS - PD	248.00
302572	CHICAGO TRIBUNE	SUBSCRIPTIONS - FD	235.42
5652(A)	XEROX BUSINESS SOLUTIONS MIDWEST	PRINTING - IT	232.40
5667(A)	NORTHERN SAFETY CO. INC.	SUPPLIES - PW	225.75
302697	ROBERT PENTEK	REIMBURSEMENT - FD	215.00
302694	SCOTT DUNHAM	REIMBURSEMENT - PD	203.60
302585	THE FITNESS MECHANIC INC.	EQUIPMENT MAINTENANCE - FD	200.00
302650	ARLINGTON HEIGHTS FORD, LLC	PARTS - PW	190.09
302683	JONATHAN SALMI	REIMBURSEMENT - PD	189.67
302589	HOME DEPOT CREDIT SERVICES	SUPPLIES - PW	172.65
302613	TAPCO	SUPPLIES - PW	170.92
302664	BRETT KIM	REIMBURSEMENT - PD	162.99
302619	CINTAS CORPORATION #2	UNIFORMS - PW	162.84
302690	STAN FERGUSON	REIMBURSEMENT - PD	150.00
302674	ANGELIKA MCGEE	REIMBURSEMENT - PD	142.05
302584	FIRE INVESTIGATORS STRIKE FORCE	SUPPLIES - FD	140.00
302587	GENE'S VILLAGE TOWING INC	SERVICES - PW	140.00
302647	WAUCONDA ANIMAL HOSPITAL	K-9 CARE - PD	140.00
302661	BRETT KIM	REIMBURSEMENT - PD	130.39
302689	SCOTT PLEPEL	REIMBURSEMENT - PD	128.45
302691	TERESA DREWES	REIMBURSEMENT - PD	126.34
302695	AARON FOLEY	REIMBURSEMENT - PW	124.20
302669	DONALD ANDERSON	REIMBURSEMENT - PD	123.88
302678	DENISE JASSO	REIMBURSEMENT - PD	123.80
302617	TURNOUT RENTAL	SUPPLIES - FD	120.00
302593	IMAGE SPECIALTIES OF GLENVIEW	RECOGNITION - PD	116.00
302687	RICHARD RASH	REIMBURSEMENT - PD	108.98
302679	DORIS OTERO	REIMBURSEMENT - PD	99.39
302567	3CMA	ADS - GG	99.00
5662(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - PW	83.99
302710	OK REAL ESTATE LLC	UTILITY REFUND - FIN	81.40
302671	AMANDA WRANN	REIMBURSEMENT - PD	62.75
5659(A)	GRAINGER	SUPPLIES - FD	59.80
302642	TIDE CLEANERS	SERVICES - PD	56.00
302597	NICOR	UTILITIES - PW	52.74
302591	ILCMA	ADS - GG	50.00
302662	JONATHAN SALMI	REIMBURSEMENT - PD	45.43
302677	CANDY ERICKSON	REIMBURSEMENT - PD	43.98
302709	BEN RICHARDS	UTILITY REFUND - FIN	41.86
302696	GREG HOJEK	REIMBURSEMENT - FD	40.00

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302665	JOSEPH KINNEY	REIMBURSEMENT - FD	40.00
302672	ADAM WORTHINGTON	REIMBURSEMENT - PD	38.45
302604	PUMPBIZ, INC.	SUPPLIES - PW	37.75
302670	MELISSA PIERCE	REIMBURSEMENT - PD	36.10
302667	ROBERT BUJAK	REIMBURSEMENT - PD	30.91
302663	BRENT MADISON	REIMBURSEMENT - PW	30.00
302580	CUSTOM PRINT GRAPHICS	UNIFORMS - PD	21.00
302708	W FEIGEN	UTILITY REFUND - FIN	20.64
302698	KATE PETERSON	PARKING TICKET REFUND - PD	20.00
302705	J M BARRETT	UTILITY REFUND - FIN	16.28
302702	JOHN ADAMS	VEHICLE STICKER REFUND - FIN	15.00
302704	LEAH PARK	VEHICLE STICKER REFUND - FIN	15.00
302701	MARCIE KARLIN	VEHICLE STICKER REFUND - FIN	15.00
302703	SEAN SERVISS	VEHICLE STICKER REFUND - FIN	15.00
302623	WATERWAY GAS AND WASH COMPANY	SERVICES - PW	12.00
302579	CUSTOM PRINT GRAPHICS	UNIFORMS - PD	10.50
302706	ALEKSANDRA LISIECKA TAYLOR	UTILITY REFUND - FIN	9.30
302600	NORTHSHORE UNIVERSITY HEALTHSYSTEM	TRAINING - FD	5.90
302660	KATHLEEEN DORSEY	ANIMAL LICENSE REFUND - FIN	5.00
		CLASS 'A' TOTAL	**906,216.29**

Attachment: Payments to be Made Per Listing Dated April 16, 2023 - April 30, 2023 (Alpha & Descending Lists) (6706 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 16, 2023 - APRIL 30, 2023
FOR 05/09/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
4/28/23	PAYROLL	4/28/2023 PAYROLL	1,060,612.74
302566	NORTHBROOK FFIB	FY 22-23 YE FFIB TRANSFER	599,055.20
302565	JOHN JONES AUTOMOTIVE DEALERSHIP	VEHICLES - PW	142,173.00
373(E)	UPS	PROFESSIONAL SERVICES - PW	71.89
		CLASS 'B' TOTAL	**1,801,912.83**
		REPORT TOTAL	***2,708,129.12***

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 April 16, 2023 - April 30, 2023 (Alpha & Descending Lists) (6706 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

APRIL 29, 2023 FRONTAGE DEPOSIT REFUNDS

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302711	ABT ELECTRONICS, INC	FRONTAGE DEPOSIT REFUND ®	50.00
302712	SHERRY GALLARNEAU	FRONTAGE DEPOSIT REFUND ®	500.00
302713	MAGIC IRRIGATION	FRONTAGE DEPOSIT REFUND ®	1,000.00
302714	KLOEPFER CONSTRUCTION	FRONTAGE DEPOSIT REFUND ®	500.00
302715	BILLS PLUMBING AND SEWER INC	FRONTAGE DEPOSIT REFUND ®	500.00
302716	SHALINI K SHAH	FRONTAGE DEPOSIT REFUND ®	3,000.00
302717	ABC PLUMBING, HEATING, COOLING & ELECTRIC	FRONTAGE DEPOSIT REFUND ®	500.00
302718	ROTO ROOTER SERVICES	FRONTAGE DEPOSIT REFUND ®	1,000.00
302719	CALIBER HOLDINGS CORPORATION	FRONTAGE DEPOSIT REFUND ®	207.00
302720	THE EMJAY GROUP	FRONTAGE DEPOSIT REFUND ®	3,000.00
302721	JOSE D DIAZ	FRONTAGE DEPOSIT REFUND ®	171.00
302722	PERMA-SEAL BASEMENT SYSTEMS INC	FRONTAGE DEPOSIT REFUND ®	500.00
302723	OLIVE BRANCH DEVELOPMENT LLC	FRONTAGE DEPOSIT REFUND ®	1,000.00
302724	RAVINIA PLUMBING & HEATING CO., INC	FRONTAGE DEPOSIT REFUND ®	500.00
302725	MICHELLE KOBRAN	FRONTAGE DEPOSIT REFUND ®	500.00
302726	NORTH COAST SEWER AND DRAINAGE INC	FRONTAGE DEPOSIT REFUND ®	500.00
302727	GLOBEX DEVELOPMENT	FRONTAGE DEPOSIT REFUND ®	1,000.00
		CLASS 'A' TOTAL	14,428.00

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 April 29, 2023 (6707 : Frontage Deposit)

Resolution (ID # 6655)

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 Welcoming and Inclusive Community Pledge

is hereby adopted, as follows:

WHEREAS, the Village of Northbrook supports and serves all residents of Northbrook regardless of their background; and

WHEREAS, the Village of Northbrook supports THE WELCOMING AND INCLUSIVE COMMUNITY PLEDGE and commits to calling out hate and discrimination; and

WHEREAS, the Village of Northbrook commits to helping promote the core American value that no one should be targeted because of their race, color, ethnicity, ancestry, national origin, religion, age, sex, sexual orientation, gender identity or expression, marital and/or familial status, language, mental and/or physical impairment and/or disability, military status, economic class, immigration status, or any of the other characteristics that are often used to divide people; and

WHEREAS, as public servants of the Village of Northbrook we have an even greater responsibility to speak out against discrimination, xenophobia, and hatred because when the unacceptable becomes the norm in society, human rights for all are threatened; and

WHEREAS, THE WELCOMING AND INCLUSIVE COMMUNITY PLEDGE inspires a positive perception of all people and engages individuals to help build a greater capacity for understanding others.

NOW, THEREFORE BE IT RESOLVED, that the Village President and Board of Trustees of the Village of Northbrook, Illinois, publicly endorse THE WELCOMING AND INCLUSIVE COMMUNITY PLEDGE and agree to support and serve all Northbrook residents and families regardless of their background; and FURTHER, the Village of Northbrook encourages all residents to sign THE WELCOMING AND INCLUSIVE COMMUNITY PLEDGE.

Scheduled: 5/9/2023

ATTEST:

_____
Village President

_____
Village Clerk

Resolution (ID # 6691)

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

A Resolution Recognizing Commander Jeffrey Petersen for 30 Years of Service

is hereby adopted, as follows:

Jeffrey Petersen was sworn in as a Village of Northbrook Police Officer on July 19, 1993. Jeff completed his academy training with the Village of Grayslake, where he previously was employed as a sworn Police Officer. Commander Petersen attended Triton College and Illinois State University studying law enforcement.

After completing the required Northbrook training protocols, Jeff was assigned to the Uniform Patrol Division. In April 2002, Jeff was assigned as a Detective in the Investigations Unit, where he assumed the responsibilities of investigating numerous homicide and death investigations, financial cases, sex crimes, arsons, drug and money laundering cases, burglary investigations as well as routine cases assigned to him. In June 2013, Detective Petersen was promoted to Patrol Sergeant then later assigned as the Detective Sergeant in the Investigations Unit.

Commander Petersen has been awarded numerous commendations and notable performance reports as well as letters of appreciation from surrounding Villages, the Northbrook community and surrounding law enforcement agencies. Jeff's personnel file also contains letters of appreciation from citizens and business owners, expressing gratitude for his assistance.

While Jeff is the recipient of numerous accolades, there were three significant cases that Jeff was assigned or assisted with while in the Investigations Unit. Two of the cases occurred in 2012 and involved the investigation and arrest of offenders for ATM thefts in which cash, fraudulent cards and vehicles were seized.

The third case occurred in August 2007. Detective Petersen began an investigation regarding a fraud scheme, involving at least 28 properties and almost $30 million in mortgage fraud. Over the period of four years, Jeff kept this case active, continuing to procure information in his limited spare time, while maintaining a normal caseload and serving on a major crimes taskforce. This type of dedication was routinely evidenced by Detective Petersen, but in reality was anything but routine.

Jeff received the Chief's Award of Merit for his dedicated work in these cases.

Detective Petersen also received an Award of Merit for Outstanding and Exceptional Accomplishment and Performance for his investigation and delicate handling of an elder neglect case in 2011.

In December 2014, Sergeant Petersen graduated from the Northwestern University Center for

Public Safety School of Police Staff and Command with an impressive score of straight A's. In August 2017, Jeff graduated from Northwestern's Executive Management Program and received the Executive Leadership Award.

After 25 years, in June 2019, Jeff Petersen was promoted to Police Commander.

During Commander Petersen's time on the street and in the Investigations Unit, Jeff served as Northbrook's representative on NORTAF's Major Crimes Unit and MCAT, has been a state certified Arson Investigator, a Juvenile Officer, School Liaison Officer to Northbrook Jr. High, a Motorcycle and Truck Enforcement Officer, Evidence Technician and assisted with Police Recruit testing sessions.

During Jeff's tenure, he also represented Northbrook with numerous association memberships in the Alliance Against Financial Crimes, Association of Financial Crimes Investigators, International Association of Special Investigations Unit, National Association of Fire Investigators, and the Illinois Homicide Investigators Association.

Thank you, Jeff, for your sincere dedication to your profession and to the safety and welfare of the public you served. Congratulations on your 30 years of service and best wishes for your future endeavors.

Scheduled: 5/9/2023

ATTEST:

_____
Village President

_____
Village Clerk

Resolution (ID # 6690)

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

A Resolution Recognizing Deputy Chief Michael Metrick for 30 Years of Service

is hereby adopted, as follows:

Mike Metrick was hired as a Police Officer on September 28, 1992. He attended and graduated from the Cook County Sheriff's Police Academy. Prior to becoming a Police Officer, Mike graduated from Northern Illinois University with a Bachelor's Degree in Applied Management.

Mike worked the street in the Patrol Division until December 2002. He was transferred to the Investigations Unit as a Detective in January 2003, until his promotion to Sergeant in November 2004 where he supervised a shift in the Patrol Division. In January 2006, Mike was transferred back to the Investigations Unit serving as an Investigations Unit Sergeant.

While in Patrol Mike performed as an Evidence Technician, Field Training Officer and Uniform Bike Patrol Officer. In the Investigations Unit, Mike served as the lead officer on a murder/suicide case and took the lead on an aggravated kidnapping/sexual abuse case which led to a 28-year sentence for the offender.

In 2007, Metrick assisted with a tactical mission for the Skokie Police Department, involving four individuals selling drugs in Skokie. After only a week of mobile surveillance, warrants for this case were executed without incident.

Also in 2007, Northbrook Police responded to a reported bank robbery where Metrick and other officers arrived to the scene and assisted with operations. With the help of a witness to the incident the suspect was arrested.

During his time as Investigations Unit Sergeant, Mike spent two years as Operations Commander on the NORTAF Burglary Task Force.

In January 2011, Metrick returned to the street as a Patrol Sergeant until his promotion to Police Commander in January 2018. In May 2021, Metrick was promoted to Deputy Chief of Operations.

During Mike's tenure with the department, he received the prestigious Chief's Award of Merit and Lifesaving award. Deputy Chief Metrick's file is well documented with numerous department commendations and notable performance reports as well as letters of appreciation from surrounding Villages, the Northbrook community, and his law enforcement associates.

Thank you, Mike, for your sincere dedication to your profession and to the safety and welfare of the public you served. Congratulations on your 30 years of service and best wishes for a well-earned retirement.

Scheduled: 5/9/2023

ATTEST:

Village President

Village Clerk

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

During the month of May we raise awareness about the importance of mental health and its impact on the well-being of children, adults, families, and communities across the country. We also give thanks to the dedicated mental health providers whose service and support improve the lives of so many. We stand in solidarity with those who are experiencing mental health conditions, renewing our commitment to providing them with the support they need and deserve.

Each of us has an important role to play in supporting those living with mental health conditions. Learn the warning signs of emotional distress and suicide. Engage affected loved ones in supportive dialogue. Fight the prejudice and negative attitudes that discourages those in need from seeking mental health support. Above all, let us collectively ensure that all children and adults experiencing mental health challenges are treated with the compassion, respect, and understanding they deserve.

Mental health is essential to everyone's overall health and well-being. Mental illnesses are real and prevalent in our nation. Everyone experiences times of difficulty and stress in their lives, and should feel comfortable in seeking help and support to manage these times. Engaging in prevention, early identification, and early intervention are effective ways to reduce the impact of mental illnesses.

Recommit to increasing awareness and understanding of mental health, the steps we can take to protect mental health, and the need for appropriate and accessible services for all people with mental illnesses.

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

MENTAL HEALTH AWARENESS MONTH

in the Village of Northbrook and urge all community members to join in activities and take action to strengthen the mental health of our community.

Dated: This 9th day of May, 2023.

Kathryn L Ciesla
Village President

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

Whereas, Northbrook includes a growing number of older Americans who contribute their time, wisdom, and experience to our community; and

Whereas, communities benefit when people of all ages, abilities, and backgrounds have the opportunity to participate and live independently; and

Whereas, Northbrook recognizes the need to create a community that offers the services and supports older adults may need to make choices about how they age; and

Whereas, Northbrook can work to build an even better community for our older residents by not limiting our thinking about aging, exploring and combating stereotypes, emphasizing the many positive aspects of aging, inspiring older adults to push past traditional boundaries, and embracing our community's diversity.

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

Older Americans Month

in the Village of Northbrook and urge all community members to celebrate our older citizens, help to create an inclusive society, and accept the challenge of flexible thinking around aging.

Dated: This 9th day of May, 2023.

Kathryn L Ciesla
Village President

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

Public Works professionals are essential employees who impact the daily lives of residents, support local businesses, and make the community enjoyable for those just passing through. Public Works professionals help build and maintain the infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Northbrook.

Specifically, Public Works personnel are responsible for maintaining and caring for the Village's urban forest, sustaining critical systems such as our sanitary and storm water sewer systems, producing and distributing clean water, maintaining our Village facilities in a safe and inviting manner, repairing the Village's fleet of vehicles and equipment, repairing Village roadways and sidewalks for motorists, bicyclists, and pedestrians, designing and constructing public infrastructure improvements, reviewing and inspecting private developments, and first class snow removal - all for the betterment of the community.

As first responders, Public Works professionals help maintain the safety of our community by responding to emergencies and providing essential services that are a hallmark of Northbrook.

The week of May 21-27, 2023, the Village will join communities throughout the nation to celebrate Public Works Week. This year marks the 63rd annual National Public Works Week sponsored by the American Public Works Association. This year's theme, "Connecting the World through Public Works", highlights the way public works professionals connect us physically, through infrastructure, and inspirationally, through service to their communities, whether as first responders, or daily workers carrying out their duties with pride.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim May 21-27, 2023 as

PUBLIC WORKS WEEK

in the Village of Northbrook and urge all residents to help us pay tribute to our Public Works professionals for their role in making Northbrook the community that it is.

Dated: This 9th day of May, 2023.

Kathryn L Ciesla
Village President

MEMORANDUM
VILLAGE OF NORTHBROOK
VILLAGE MANAGER'S OFFICE

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: DEBBIE FORD, VILLAGE CLERK

DATE: MAY 9, 2023

SUBJECT: AN ORDINANCE AMENDING CHAPTER 2 OF THE NORTHBROOK MUNICIPAL CODE CONCERNING COMMISSIONS

Village Commissions are established to foster community input and involvement, move Village initiatives forward, and provide the Village Board with suggestions for community events, outreach, and work that is necessary to the overall success of the Village. From time to time, the mission, scope, and/or function of a particular Commission is reviewed and adjusted to better suit the current Village needs.

The attached Municipal Code amendment addresses the following change:

- Increasing the membership of the Economic Strategy Commission

Ordinance (ID # 6698)

An Ordinance Amending Chapter 2 of the Northbrook Municipal Code Concerning Commissions

Passed by the Board of Trustees, 5/9/2023
Printed and Published 1/12/2022

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 # 6698)

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

An Ordinance Amending Chapter 2 of the Northbrook Municipal Code Concerning Commissions

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Village Commissions are established to foster community input and involvement, move Village initiatives forward, and provide the Board with suggestions for community events, outreach, and work that is necessary to the overall success of the Village. From time to time, the mission, scope, and/or function of a particular Commission is reviewed and adjusted to better suit the current Village needs.

Pursuant to the Village's home rule authority under the Constitution of the State of Illinois of 1970, the President and the Board of Trustees find that it is necessary and in the public interest of the Village that the Northbrook Municipal Code, as amended ("***Village Code***"), be further amended as provided in this Ordinance.

Section 2. AMENDMENTS TO CHAPTER 2 OF THE MUNICIPAL CODE.

Section 2-427, entitled "Membership" of Division 7, entitled "Economic Strategy Commission" of Article VI, entitled "Boards, Commissions, Etc.," of Chapter 2, entitled "Administration" of the Municipal Code, shall be amended as follows:

"Sec. 2-427. - Membership

(a) The economic strategy commission shall consist of ~~**seven**~~ **nine** members. Members shall be residents of the village or representatives of businesses or organizations conducting business in the village. To maintain a diverse membership, no more than two members should be from the same sector/professional affiliation.
(b) Each member of the commission shall serve a term of three years. The term of ~~three~~ **four** members shall terminate at the end of the fiscal year in odd numbered years with the term of the remaining ~~four~~ **five** members terminating at the end of the fiscal year in even numbered years in repeating fashion."

Section 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect ten days after its passage and approval as provided by law.

Scheduled: 5/9/2023

ATTEST:

Village President

Village Clerk

MEMORANDUM
VILLAGE OF NORTHBROOK
VILLAGE MANAGER'S OFFICE

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: DEBBIE FORD, VILLAGE CLERK

DATE: May 9, 2023

SUBJECT: COMMISSION APPOINTMENTS

With the Board's approval and consent, the following appointments will be made at the May 9, 2023 Board Meeting:

Board of Fire and Police Commissioners

Steven Baerson - (Appointment) Expires 2024

Jeremy Margolis (Appointment - Chairperson) Expires 2026

Economic Strategy Commission

Adam Firsel (Appointment) Expires 2025

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: May 9, 2023

SUBJECT: A RESOLUTION AUTHORIZING A PIPELINE LICENSE AGREEMENT WITH METRA FOR THE DUNDEE WATERMAIN

At its August 13, 2019 regular meeting, the Village Board approved Resolution No 2019-110, which authorized a contract for Phase II Engineering Services for water main improvements on Dundee Road between Meadow Road and Ash Lane. This segment of main also traverses under the West Fork of the North Branch of the Chicago River and the Metra Railroad tracks. The Project is included in the Village's Capital Improvement Plan for construction in Fiscal Year 2023/24.

As described above, a portion of the 1,400 feet of 24-inch water main that will be replaced will go under the Metra railroad tracks and thus requires a pipeline license agreement with that agency. The Village of Northbrook has been working with Metra to obtain a pipeline license agreement to allow the Village to install the new 24-inch water main along Dundee Road under the Metra rail line. Metra has conducted an engineering review of the water main installation and approved it for use under their railroad tracks.

Metra has presented an agreement to allow the Village install and maintain the 24-inch water main within their Right of Way. In exchange for Metra granting of the license, the Village will pay Metra a one-time fee of $2,500 and accept liability for and defend Metra in the case of any claims related to the water main. There are sufficient funds in account 21-4180-727-00 (Water Main Extension) to pay the fee associated with this license. Metra's standard terms of indemnification for licenses are broad and protective of Metra and railroad operators who use their tracks.

Following a review of the license agreement by staff and the Village Attorney, the agreement is in a form acceptable to the Village Attorney.

Staff recommends Village Board approval of a Resolution authorizing a license agreement with Metra for the Village to install and maintain a new 24-inch water main under the railroad tracks along Dundee. Staff will be present at the Village Board meeting to answer any questions that may arise.

Resolution (ID # 6621)

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 Pipeline License Agreement with METRA for the Dundee Road Watermain

is hereby adopted, as follows:

Section 1. Recitals.

At its August 13, 2019 regular meeting, the Village Board approved Resolution No 2019-110, which authorized a contract for Phase II Engineering Services for water main improvements on Dundee Road between Meadow Road and Ash Lane ("***Project***"). The Project is included in the Village's Capital Improvement Plan for construction in Fiscal Year 2023/24. As part of the project, the Village intends to replace approximately 1,400 feet of water main with a new 24-inch water main that will traverse the Metra railroad tracks which requires a pipeline license agreement from the Commuter Rail Division of the Regional Transportation Authority (***"Metra"***).

Metra has drafted a Pipeline License Agreement ("***Agreement***") providing the Village with a license for the installation and maintenance of the 24-inch water main. In exchange for the agreement, the Village will pay Metra a one-time sum of $2,500 and accept liability for claims arising from the Village's use of the premises for the Project.

Based on these factors, Village staff recommends execution of the Agreement.

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 License Agreement.

The Agreement between the Village of Northbrook and Metra is hereby approved in a final form acceptable to the Village Manager and the Village Attorney.

Section 3. Authorization to Execute Agreement.

The Village Manager and Village Clerk are hereby authorized and directed to execute the Agreement in its final form.

Scheduled: 5/9/2023

ATTEST:

_____
Village President

_____
Village Clerk

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

PIPELINE LICENSE

Prepared by:
Commuter Rail Division of the Regional Transportation Authority d/b/a Metra
547 West Jackson Boulevard
Chicago, Illinois 60661
Attn: Director, Real Estate and Contract Management
Phone: (312) 542-8189

After recording return to:
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attn: Village Manager
Phone: (847) 272-5050

PIN(s): (portion of) 04-09-500-002-0000
(Cook County)

(Above Space for Recorder's Use Only)

PIPELINE LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("**Agreement**"), Metra Agreement No. _____, is entered into by and between the Commuter Rail Division of the Regional Transportation Authority, a division of an Illinois municipal corporation whose address is 547 West Jackson Boulevard, Chicago, Illinois 60661 ("**Metra**"), and Village of Northbrook, a(n) Illinois municipal corporation with offices located at 1225 Cedar Lane, Northbrook, Illinois 60062 ("**Licensee**").

NOW, THEREFORE, for and in consideration of payments to be made to Metra by Licensee, as hereinafter set forth, and also of the covenants and agreements hereinafter stated, Metra hereby grants to Licensee a non-exclusive license ("**License**"), being five (5) feet in width to use Metra's property for the purpose of installing a twenty-four (24)-inch carrier pipe within a thirty-six (36)-inch steel casing to transport water ("**Pipeline**"), and for no other purpose, along, across and underneath the right of way and tracks (or track, as the case may be) owned and/or controlled by Metra located at Dundee Road, (MP 21.92) in Northbrook, Illinois, on Metra's Milwaukee District North Line (GPS coordinates 42.138141, -87.832573), as delineated on **Exhibit "A"** ("**License Premises**") attached to and made a part of this Agreement, together with the right of reasonable access thereto for the purpose of exercising the rights and privileges granted in this Agreement. Licensee to maintain, operate and renew the same during the continuance of this License.

THIS LICENSE is granted upon the following express conditions, terms, and covenants to be observed, kept and performed by Licensee:

1. As one of the considerations for this License, Licensee agrees to pay to Metra the sum of $2,500 for the cost of preparing this License, payable in advance.

2. (a) Said Pipeline shall be constructed in accordance with the specifications and notes set forth on Exhibit A. The installation of said Pipeline, including but not limited to the digging and filling of any trench and the time and manner of doing all of the work or of any maintenance, repairs, replacements, or renewals upon the License Premises, shall be as directed by Metra's authorized representatives.

(b) All of said work shall be done at Licensee's sole cost and expense, in a good and workmanlike manner, and in accordance with the plans, specifications, and profiles to be prepared by Licensee and submitted for approval to Metra's authorized representative(s), and until such approval is given, said work shall not be commenced by Licensee.

(c) Licensee agrees that it will bear and pay the entire cost of constructing, maintaining, repairing, replacing, and operating said Pipeline. Licensee shall install, construct, maintain, repair, replace, and operate the Pipeline in accordance with all applicable federal, state, and local municipal laws, ordinances, rules, and regulations promulgated by governmental authorities.

(d) Licensee shall not commence work upon the License Premises until Metra shall have approved Licensee's plans, specifications and profiles, such approval not to be unreasonably withheld or delayed. Metra's approval of Licensee's plans, specifications, and profiles shall not relieve Licensee of the duty to verify that the plans, specifications and profiles, and all amendments thereto, are in compliance with the requirements of this paragraph.

(e) Any assignment, sub-licensing, leasing, addition of more pipes, capacity, equipment, or any other expansion of the use of the License Premises beyond that indicated in the plans and specifications approved by Metra, is strictly prohibited without the prior written consent by Metra. Any such changes made without Metra's consent shall be void and will be considered a material breach of this Agreement allowing Metra, at its discretion, to terminate this Agreement and require Licensee to remove the Pipeline and any other facilities or equipment from the License Premises.

3. Upon completion of the initial installation and construction of the Pipeline, and upon completion of any subsequent installation, reconstruction, replacement, repair or maintenance of the Pipeline subsequent to its construction, Licensee, at its own cost and expense, shall remove any debris and restore, or cause to be restored to the reasonable satisfaction of Metra, the License Premises and any other affected portion of Metra's property ("**Property**") as nearly as may be possible, to the same or better condition than that which existed immediately prior to commencement of such activities by Licensee. In the event Licensee fails to cause the Premises and the Property to be restored to the reasonable satisfaction of Metra as provided for herein, Metra shall have the right to restore the License Premises and the Property and Licensee shall reimburse Metra for all costs and expenses incurred by Metra in its performance of the obligations imposed upon Licensee hereunder.

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

4. Metra shall permit Licensee reasonable right of entry to the License Premises for the purpose of routine maintenance and operation of said Pipeline. Licensee's contractor(s) will be required to enter into a Right of Entry Agreement with Metra prior to any access to the License Premises for the purpose(s) of installation, construction, reconstruction, repair, replacement, or removal of said Pipeline. An application for a Right of Entry Agreement can be found at Metra's website: https://metra.com/real-estate-leasing, or by contacting Metra's Right of Way Administrator at 312-542-8189. Licensee shall contact Metra's Right of Way Administrator prior to performing any construction, revision, or action to the Pipeline or on the License Premises or Property beyond that which would be reasonably considered routine maintenance and/or operation of the Pipeline. Said construction, revision, or action may require railroad flagging protection and/or revised insurance requirements depending on the scope of the work to be performed and the proximity of said work to the live tracks.

5. Any rights to the License Premises not specifically granted to Licensee herein are reserved to Metra and its successors and/or assigns. The Pipeline shall be installed, constructed, repaired, maintained and operated in a manner so as not to interfere with efficient rail operations or any other business operations or activities being conducted by Metra or Metra's tenants or permittees on the License Premises and so as not to prevent or unreasonably interfere with use and enjoyment of the License Premises by Metra, its employees, agents or permittees for the purpose(s) to which the License Premises is now, or may hereafter be, committed by Metra. Metra shall have the right to retain the existing tracks and other improvements at the location of this Pipeline on or adjacent to the License Premises and also shall have the right at any and all times in the future to construct, maintain and operate over, under, across or parallel to said Pipeline such additional track or tracks as it may from time to time elect. Nothing shall be done or caused to be done by Licensee that will in any manner impair the usefulness or safety of the tracks and other improvements of Metra, or such track or tracks and other improvements as Metra may in the future construct or cause to be constructed over, under, across, or parallel to said Pipeline. This License is expressly subject to the rights of third parties to maintain utility and other improvements permitted by Metra on the License Premises and the Property. Metra reserves the exclusive right to grant future licenses over, under, across or parallel to said Pipeline, provided such licenses do not interfere with the Pipeline and the rights granted Licensee pursuant to this Agreement, as determined by Metra in its sole discretion.

6. Licensee shall not place, keep, store, or otherwise permit any equipment or materials to be placed, kept or stored on the License Premises or the Property except during such time as Licensee's employees, agents or contractors are physically present and conducting activities permitted under the terms of this License. Licensee agrees that it shall not operate or cause to be operated any vehicle of any kind on the License Premises, on any track or on the Property without prior authorization from Metra's authorized representative; provided, however, that Licensee shall not be prohibited from operating Licensee's vehicles and equipment on any public crossing of Metra's tracks and rights of way. If deemed necessary by Metra, Railroad flagging will be provided by Metra, the cost of such services to be paid by Licensee. An $850.00 minimum daily deposit is required for flagging costs. Metra's flagging fees are based on actual expenses incurred for the project. The daily deposit is based on one (1) flagger during the hours of 7am to 3pm. Additional costs may be incurred for: additional flaggers, travel hours, overtime

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

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or holiday work, equipment and/or materials. Expenses charged against the project will be deducted from the initial deposit. Any costs exceeding the deposit will be billed accordingly.

7. Licensee agrees that it will, immediately upon receipt of a statement showing the amount thereof, pay all costs of any and all work performed upon the right of way and tracks of Metra which shall be made necessary by the construction, maintenance, repair, replacement, renewal, or presence thereon of said Pipeline.

8. Licensee agrees that before and during the installation, construction, replacement, repair, maintenance, or operation of said Pipeline, or at any other time, Metra shall have the right to provide such safe and temporary structures as it may deem necessary for safely caring for and preserving its tracks, buildings or other improvements and Licensee agrees to pay to Metra the entire cost of putting in or removing such temporary structures and of restoring the License Premises and the Property as near as may be possible to the same condition that existed before the commencement of said work.

9. Licensee agrees that should the construction, maintenance, operation, repair, or presence of the Pipeline necessitate any change or alteration in the location or arrangement of any other pipelines, appurtenances or other improvements located on the License Premises or the Property, the cost of such change or alteration shall be paid by Licensee within thirty (30) days of presentation of a bill by Metra.

10. Licensee shall at all times install, construct, replace, repair, maintain and operate said Pipeline in a secure, safe and sanitary condition and in accordance with all applicable laws, ordinances, rules and regulations. Licensee shall take all reasonable safety precautions to adequately secure the License Premises, warn of risks and ensure the safety of the public during periods of construction, reconstruction, replacement, repair, maintenance, and operation of the Pipeline. If the manner of installing, constructing, repairing, maintaining, replacing, or operating said Pipeline shall at any time be in violation of any applicable law, rule, regulation or ordinance, then Licensee, at no cost or expense to Metra and upon receipt of appropriate notice from a governmental agency having enforcement jurisdiction over the License Premises, shall make such changes or repairs as shall be necessary. Failure or refusal of Licensee to make the required changes or repairs within the time prescribed by said agency shall terminate this License, provided that it shall not terminate as long as Licensee, in good faith and by pursuit of appropriate legal or equitable remedies, enjoins, defends against, appeals from or pursues other lawful measures to avoid the enforcement of said laws, rules, regulations or ordinances.

11. To the fullest extent permitted by law, Licensee hereby assumes and agrees to release, acquit and waive any rights against and forever discharge Metra, the Regional Transportation Authority ("**RTA**") and the Northeast Illinois Regional Commuter Railroad Corporation ("**NIRCRC**"), their respective directors, administrators, officers, employees, agents, successors, assigns and all other persons, firms and corporations acting on their behalf or with their authority from and against any and all claims, demands or liabilities imposed upon them by law or otherwise of every kind, nature and character on account of personal injuries, including death at any time resulting therefrom, or on account of damage to or destruction of property arising out of or in any way relating to or occurring in connection with, the use of the License Premises or any

other Metra property ("**Property**") for the purposes set forth in this Agreement, or which may occur to or be incurred by Licensee, its employees, officers, agents and all other persons, firms and corporations acting on Licensee's behalf or with Licensee's authority while on the License Premises or Property or arising from the condition of the License Premises or the Property during the term of this Agreement, whether or not such injuries or damages are caused by the actions, omissions or negligence of Metra, the RTA, or the NIRCRC. Notwithstanding anything in this Agreement to the contrary, the releases and waivers contained in this paragraph shall survive termination of this Agreement.

12. To the fullest extent permitted by law, Licensee agrees to indemnify, defend and hold harmless Metra, the RTA and the NIRCRC, their respective directors, administrators, officers, agents, employees, successors, assigns and all other persons, firms and corporations acting on their behalf or with their authority, from and against any and all injuries, liabilities, losses, damages, costs, payments and expenses of every kind and nature (including court costs and attorneys' fees) as a result of claims, demands, actions, suits, proceedings, judgments or settlements arising out of or in any way relating to or occurring in connection with, the use of the License Premises or the Property for the purposes set forth in this Agreement, or the condition of the License Premises or the Property, or which may occur to or be incurred by Licensee, its employees, officers, agents, and all other persons, firms and corporations acting on Licensee's behalf or with Licensee's authority while on the License Premises or the Property, whether or not such injuries, liabilities, losses, damages, costs, payments or expenses are caused by the actions, omissions or negligence of Metra, the RTA or the NIRCRC. Metra agrees to notify Licensee in writing within a reasonable time of any claim of which it becomes aware which may fall within this indemnity provision. Licensee further agrees to defend Metra, the RTA, the NIRCRC, their respective directors, administrators, officers, agents and employees against any claims, suits, actions or proceedings filed against any of them with respect to the subject matter of this indemnity provision, whether such claims, suits, actions or proceedings are rightfully or wrongfully made or filed; provided, however, that Metra, the RTA and the NIRCRC, may elect to participate in the defense thereof at their own expense or may, at their own expense, employ attorneys of their own selection to appear and defend the same on behalf of Metra, the RTA, the NIRCRC, and their respective directors, administrators, officers, agents or employees. Licensee shall not enter into any compromise or settlement of any such claims, suits, actions or proceedings without the consent of Metra, the RTA and the NIRCRC, which consent shall not be unreasonably withheld. Notwithstanding anything to the contrary contained in this Agreement, the indemnities contained in this paragraph shall survive termination of this Agreement.

13. Prior to entering upon the Premises, Licensee agrees to furnish insurance in form and in such amounts as required by Metra's Risk Management Department (312-322-1455) and shall deliver to Metra's Risk Management Department certificates of insurance or such other documentation acceptable to Metra's Risk Management Department. At a minimum, Licensee shall obtain and keep in force the insurance coverages, kinds, and amounts, relating to the Premises as listed on **Exhibit "B"** ("**Insurance Requirements**") during all periods that Licensee or those persons authorized by or acting on behalf of Licensee are on the Premises to perform or cause to be performed any installation, construction, maintenance, or repair with respect to the Pipeline. (Metra may change said insurance requirements from time to time). The total cost of the premium for such insurance shall be at the expense of Licensee or its contractor(s) and/or sub-contractor(s).

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

14. Licensee or its contractor(s) shall not commence any work until it has obtained and provided the required insurance and has received approval of same by Metra. All policies must be in full force at the time of submission and shall not be canceled, modified, limited, or allowed to expire without having given Metra thirty (30) days prior written notice of such. Notice must be sent via certified mail to: Metra, Attention: Director, Risk Management, 15th Floor, 547 West Jackson Boulevard, Chicago, Illinois 60661.

15. This License may be terminated by Metra effective immediately upon notice to Licensee if the License Premises, or any portion thereof, are needed for any Metra or railroad purposes as determined by Metra in its sole discretion or Licensee ceases to operate or maintain the Pipeline or violates any of the terms, conditions or provisions set forth in this License. In case of termination, Licensee shall remove from the License Premises said Pipeline and shall restore said License Premises to the same or better condition than that which existed prior to the construction and installation of said Pipeline; or upon failure, neglect or refusal of Licensee to do so, Metra may make or cause to be made such removal and restoration, and the total cost hereof shall be paid by Licensee; or, if Metra shall so elect, it may treat the said Pipeline as abandoned by Licensee and may make such disposition thereof as it may see fit. This License shall be perpetual unless terminated in accordance with the terms.

16. This License and all of the terms, conditions, rights, and obligations herein contained shall inure to and be binding upon the Parties, their respective legal representatives, lessees, permittees, successors and/or assigns whether hereinabove so stated or not; but it is distinctly agreed that Licensee shall not assign its rights under this License without first having received the prior written consent of Metra.

17. All payments required to be made by Licensee to Metra under the terms, conditions, or provisions of this License shall be made within sixty (60) days of Licensee's receipt of any demand or invoice from Metra evidencing the amount due to Metra. Payments not made within said sixty (60) day period shall accrue interest at a rate of one and one half percent (1 ½%) per month or the highest amount permitted by Illinois law, whichever is less, from the date payment is due until paid.

18. All notices, demands and elections required or permitted to be given or made by either party upon the other under the terms of this License or any statute shall be in writing. Such communications shall be deemed to have been sufficiently served if sent by certified or registered mail, return receipt requested, with proper postage prepaid, or hand delivered to the respective addresses shown below or to such other party or address as either party may from time to time furnish to the other in writing. Such notices, demands, elections and other instruments shall be considered delivered to recipient on the second business day after deposit in the U.S. Mail, or on the day of delivery if hand delivered.

(a) Notices to Metra shall be sent to:

Metra
547 West Jackson Boulevard
Chicago, Illinois 60661

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

Attn: Real Estate & Contract Management, Director
Phone: (312) 542-8189

(b) Notices to Licensee shall be sent to:

Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attn: Village Manager
Phone: (847) 272-5050

19. This Agreement shall be governed by the internal laws of the State of Illinois. If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word or the application thereof is held invalid, the remainder of this Agreement shall be construed as if such invalid part were never included and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law provided that the Agreement, in its entirety as so reconstituted, does not represent a material change to the rights or obligations of either of the parties. No waiver of any obligation or default of Licensee shall be implied from omission by Metra to take any action on account of such obligation or default and no express waiver shall affect any obligation or default other than the obligation or default specified in the express waiver and then only for the time and to the extent therein stated. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable. In the event the time for performance hereunder falls on a Saturday, Sunday or holiday, the actual time for performance shall be the next business day. This License constitutes the entire agreement between the parties with respect to the subject matter hereof.

LICENSEE ACKNOWLEDGES THAT INSTRUMENTS OF RECORD, COURT DECISIONS, OR THE LAWS OF THE STATE IN WHICH THE LICENSE PREMISES ARE LOCATED MAY LIMIT THE QUALITY OF METRA'S TITLE. LICENSEE FURTHER ACKNOWLEDGES THAT LICENSEE PURCHASES THE LICENSE SUBJECT TO THESE POSSIBLE LIMITATIONS ON THE TITLE AND ASSUMES ALL RESPONSIBILITY FOR INVESTIGATING THE TITLE TO THE LICENSE PREMISES AND THE APPLICABLE LAWS OF THE STATE.

(Signature Page to Follow)

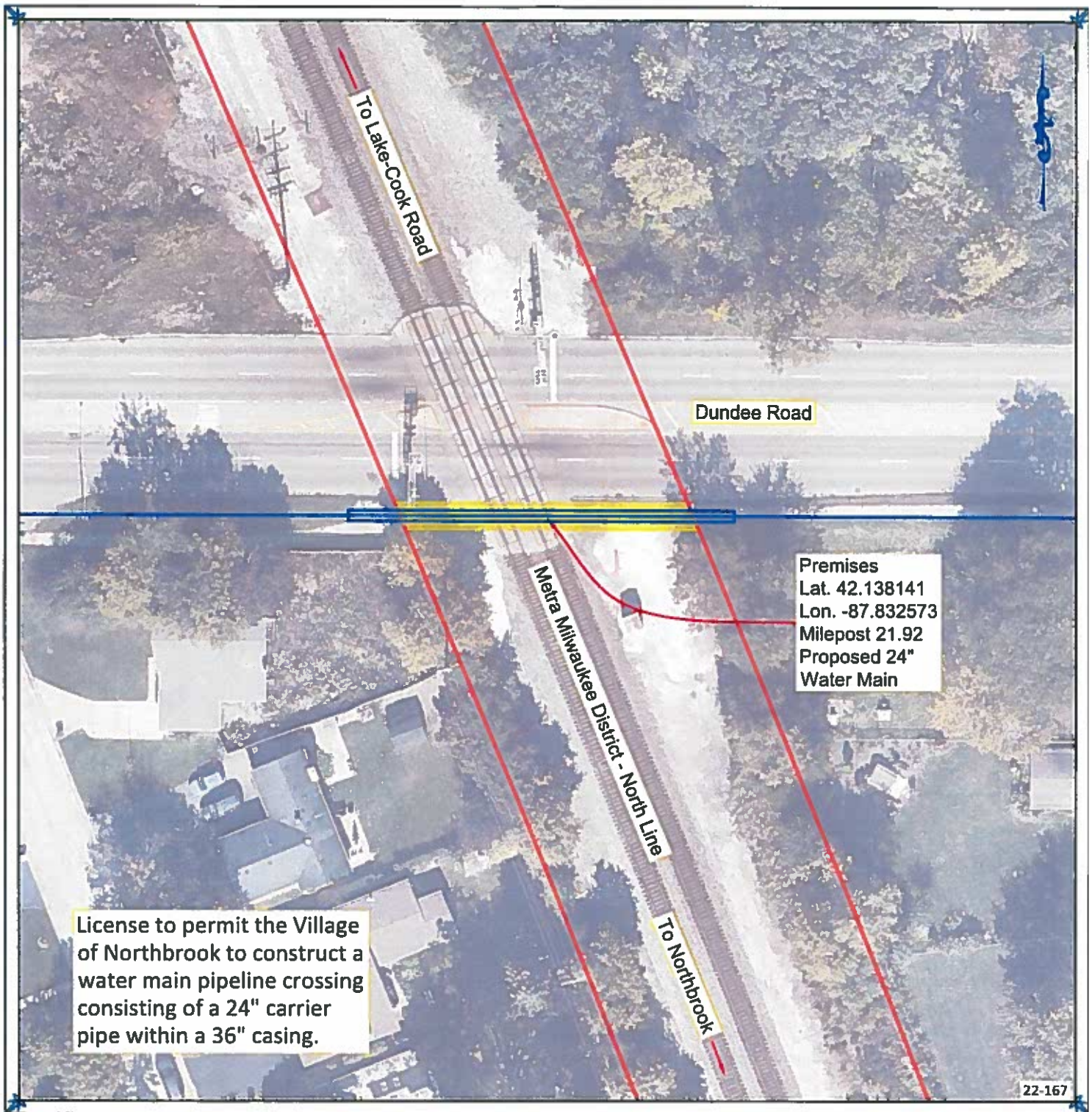
Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of this_____ day of _____, 20___.

LICENSEE, VILLAGE OF NORTHBROOK:	**THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY D/B/A METRA:**
By: _____	By: _____
Name: _____	Name: James M. Derwinski
Title: _____	Title: CEO/Executive Director

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

Exhibit A



Metra Stipulations:

The contractor, when awarded, will require a right of entry.

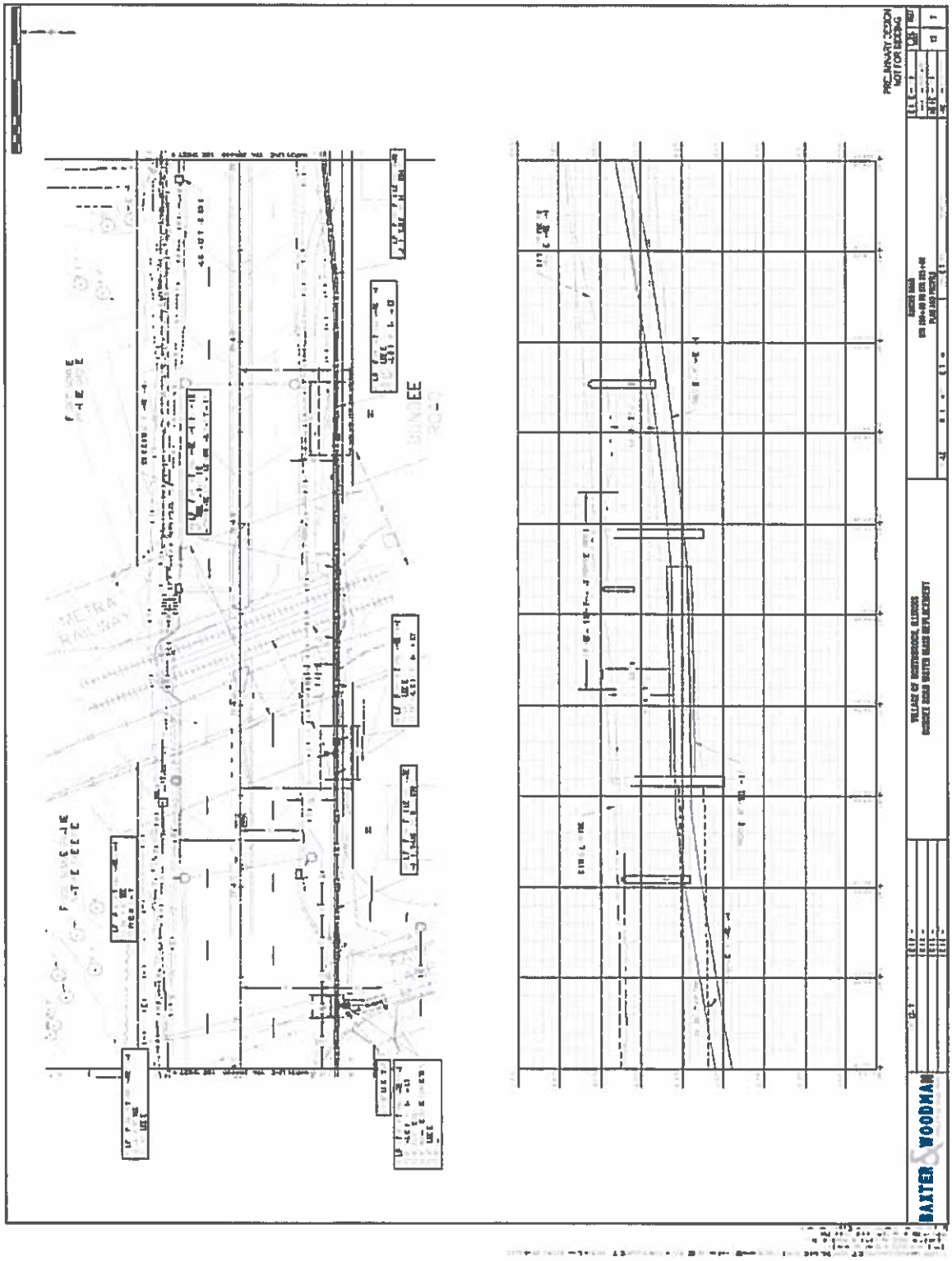
EXHIBIT "A"

Metra

547 W. JACKSON BLVD.
CHICAGO, IL. 60661

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

Exhibit A
Continued



Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

Exhibit B

METRA'S INSURANCE REQUIREMENTS

1. **Commercial General Liability Insurance**

   The CGL policy shall include the following coverage limits when limits are indicated:

   $2,000,000 per occurrence, $4,000,000 aggregate
   $2,000,000 aggregate for completed operations & products liability

2. **Automobile Liability Insurance**

   The Automobile policy shall include the following additional coverage limits:

   -Include "any" auto (i.e., all autos owned by the contractor/vendor as well as hired and non-owned autos used by the contractor/vendor and autos used by the contractor/vendors' employees while on Metra property).

   $1,000,000 for Property Damage (if not combined in single limit)

3. **Worker's Compensation and Employer's Liability Insurance**

   Workers Compensation Insurance coverage should be at statutory limits.
   As a minimum, the Employers Liability policy shall include coverage limits of:

   $1,000,000 for bodily injury by accident
   $1,000,000 for bodily injury by disease, each employee
   $1,000,000 aggregate liability

4. **Contractor's Pollution Liability Insurance (if applicable)**

   Coverage shall:

   -Cover losses caused by pollution conditions (including sudden and non-sudden pollution conditions) arising from the services and operations of the contractor/vendor and all subcontractors involved in the work.

   -Apply, without limitation, to bodily injury, property damage (including loss of use of damaged property or of property which has not been physically injured or destroyed) and clean-up costs.

   -Provide coverage for pollution conditions which arise from encountering pre-existing environmental conditions at the project site.

   -Provide coverage for liability resulting from the transportation of hazardous wastes.

   -Shall be written on a "project specific" basis.

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

Exhibit B
continued

5. **Railroad Protective Liability Insurance**

   LIMITS REQUIRED: $2,000,000 / $6,000,000

   Insure all liabilities assumed under the provisions of the Hold Harmless and Indemnity Clause in the contract and not exclude any construction and/or demolition work performed within 50 feet of railroad track. Commercial General Liability policies, including excess/umbrella, must contain contractual language covering construction and/or demolition being performed on or near railroad property. Commercial General Liability must be written on the ISO Occurrence Form CG 00 01 12 04 (or a substitute form providing equivalent coverage) and include the following endorsement: Contractual Liability Railroads ISO Form CG 24 17 10 01 (or a substitute form providing equivalent coverage).

6. **Additional/Named Insured shall be as follows:** *"The Commuter Rail Division of the Regional Transportation Authority, a division of an Illinois municipal corporation, and its affiliated separate public corporation known as the Northeast Illinois Regional Commuter Railroad Corporation, both operating under the service mark Metra as now exists or may hereafter be constituted or acquired, The Regional Transportation Authority, an Illinois municipal corporation and all other railroads operating on Metra property."*

ADDITIONAL INSURED IS REQUIRED ON THE GENERAL LIABILITY CERTIFICATE AND NAMED INSURED IS REQUIRED ON THE RAILROAD PROTECTIVE LIABILITY CERTIFICATE

7. **Each Policy shall:**

   -Include a waiver of subrogation, thereby waiving your rights of subrogation against Metra and any additional insureds.

   -Include the Additional Insured Endorsement for all coverages including products and completed operations, excluding Workers Compensation and Professional Liability.

   -Be primary and non-contributory on all coverages.

8. **Deductibles** All deductibles applicable to the insurance coverage shall be borne by the contractor/vendor. The certificate of insurance shall clearly state how defense costs (also known as "allocated loss adjustment expenses") shall apply in terms of the deductible and the insurance limits. (SIR programs are prohibited, unless approved by Metra's Risk Management Department.)

9. **Subcontractors** All subcontractors retained or hired for the work shall be required to maintain limits and term equivalent to those required of the prime contractor.

10. **Cancellation** Should any of the above-described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions. Contractor/Vendor will immediately notify Metra of the cancellation, non-renewal, material change or reduction in coverage of any required insurance policy. Such notice shall be sent certified mail to Metra, care of Director of Risk Management, 547 W. Jackson, Suite 1500, Chicago, IL 60661.

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

Exhibit B
continued

11. **No Waiver** The failure by Metra to receive certificates of insurance required hereunder, or to receive them by the date(s) required hereunder, be construed as a waiver of the contractor/vendor's obligation to obtain the required insurance coverages. Failure by Metra to demand any certificate of insurance or other evidence of full compliance with the insurance requirements set forth herein, or failure by Metra to identify a deficiency in the evidence provided, shall not be construed as a waiver of the obligation to procure, or maintain the insurance required hereunder. The acceptance of delivery by Metra of any certificate of insurance does not constitute approval or agreement that the insurance requirements have been met or that the insurance policies identified in the certificates of insurance are in compliance with such requirements.

12. **Certificates**

Certificates of Insurance shall be sent to:

- Ann Hammo
  Metra Risk Management
  547 W. Jackson Blvd
  Chicago, IL 60661
  (phone) 312-322-1455
  (email) AHammo@METRARR.com

Attachment: Exhibit A - Northbrook Pipeline Agreement with Metra (6621 : A Resolution Authorizing a Pipeline License Agreement with Metra

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: May 9, 2023

SUBJECT: A RESOLUTION APPROVING A RENEWAL OF AN AGREEMENT FOR PARKING METER MAINTENANCE

As part of operating the Village's commuter lots, the Village utilizes eight automated Cale Compact XL parking machines to collect payment of daily parking fees. These machines allow for cash and credit card transactions. Prior to the pandemic, these machines collectively processed over 100,000 transactions per year.

In 2022, the Village executed a maintenance agreement with Total Parking Solutions, Inc. of Downers Grove, Illinois (the "Contractor"). The maintenance agreement includes physical maintenance of the machines and technology support. The preventative maintenance includes quarterly cleaning of the machines and their components, quarterly inspection of mechanical operations, calibration and lubrication, as required. The Contractor also provides technology support for the machines, which includes software upgrades and integration with the Village's mobile payment application vendor. While current lot utilization is down, the on-going maintenance and support are necessary to ensure the machines function as designed. Failure to continue either component could potentially lead to damage to the machines or inability to process credit card payments.

The initial term of the maintenance agreement was May 1, 2022 to April 30, 2023 and included the option for up to three, one-year renewals based on mutual consent. The Contractor is interested in renewing the existing agreement for Fiscal Year 2023/2024 at no cost increase. This would be the first renewal of this agreement. While base services are within the Manager's spending authority, it is anticipated that maintenance to the machines, such as reordering receipt paper, along with service calls at the unit price listed in Exhibit A will incur costs above the $20,000 dollar threshold per the Village's purchasing policy.

Sufficient funds have been included for the Fiscal Year 2023/24 Budget for this agreement.

Account	Account Number	Budget	Available	Request	Amount Remaining	Within Budget
Commuter Parking Fund - Other Professional Services	22-7200-554-00	$36,015	$36,015	$17,760	$18,255	Yes

Staff recommends Village Board approval of a Resolution authorizing renewal of an agreement with Total Parking Solutions, Inc. of Downers Grove, Illinois for maintenance of the Village's eight automated parking machines. Staff will be present at the Board of Trustees meeting to address any questions that may arise.

Resolution (ID # 6688)

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 Parking Meter Maintenance with Total Parking Solutions of Downers Grove, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Budget provides funds in Account No. 22-7200-554-00 for maintenance of the automated parking payment machines located in the Village's commuter lots. The Village utilizes contractual assistance for preventative maintenance of the machines including both physical maintenance and technology support. Total Parking Solutions, Inc., of Downers Grove, Illinois ("***Vendor***") is the sole vendor in the Chicagoland area authorized by the manufacturer of the parking payment machines to provide the necessary preventative maintenance.

In 2022, staff negotiated a preventative maintenance agreement with the Vendor for a scope of services ("***Agreement***"). The Agreement included a one-year initial term with the option for up to three one-year renewals upon mutual agreement between the Village and the Vendor with cost adjustments not-to-exceed the average CPI increase for the Chicago area over the previous 12 months. The Vendor has provided satisfactory service over the past year and both the Village and the Vendor wish to renew the agreement again for Fiscal Year 2023/24 at the current pricing.

Based on these factors, staff recommends that the Board authorize renewal of an Agreement with the Vendor in the base amount of $17,760 for physical maintenance and technological support ("***Renewal***"). Additional repairs will be performed as needed at the unit prices attached to this Resolution as Exhibit A ("***Exhibit A***").

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.

Section 2. Approval of Renewal.

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

Section 3. 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 Renewal and additional repairs, as needed at the unit prices in ***Exhibit A***, from the Vendor during Fiscal Year 2023/24.

Scheduled: 5/9/2023

ATTEST:

Village President

Village Clerk

Exhibit A Fiscal Year 2023/2024 Parking Machine Maintenance Repair Rates		
Description	**Unit**	**Price**
Standard Rate	hour	$150.00
Weekend Rate Friday from 5:00 pm - Monday at 7:30 am	hour	$300.00

Attachment: Exhibit A - 2023 - 2024 Parking machine repair unit price (6688 : A Resolution Approving a Renewal of an Agreement for Parking

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: May 9, 2023

SUBJECT: A RESOLUTION AUTHORIZING A CONTRACT FOR OVERHEAD DOOR MAINTENANCE SERVICES

As part of its on-going maintenance responsibilities, the Public Works Department maintains 36 overhead doors at eight public facilities including the Fleet Maintenance Garage, Public Works Center, Water Plant, Police Department, Civic Building and Fire Stations 10, 11 and 12. These doors allow access to each of these facilities for vehicles and larger equipment. Due to the specialized nature of these doors, the Village utilizes contractual assistance to perform all maintenance and repairs as required.

In February 2023, staff prepared a request for proposals (RFP) for the annual preventative maintenance and supplemental repair services for the Village's 36 overhead doors and sent it to five contractors specializing in this work. The RFP was also made available on the Village website. On Thursday, April 6, the Village received four responses. A summary of proposals can be found below in Table 1.

Table 1: Summary of Bids

Firm	Annual Inspection & Preventative Maintenance
Allied Garage Door, Inc.	**$2,227.50**
Anagnos Door Company	$4,455.00
United Door and Dock	$4,500.00
Builders Chicago Corp.	$7,359.00

After review, staff determined that Allied Garage Door, Inc. of Lombard, Illinois submitted the lowest responsible bid. References were checked with the Cities of Naperville and Elmhurst and the Villages of Brookfield, Downers Grove and Oak Park. All references were positive. Staff is confident the vendor will be able to provide services as proposed. The initial term for this agreement is 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 CPI average increase for the previous 12-month period.

The Fiscal Year 2023/24 Budget provides funds in Account Nos. 11-4100-524-71 through 11-4100-524-76, 11-4100-524-80 (General Fund) and 21-4170-524-82 (Water Production Fund) for facility maintenance. Funds will be drawn from these accounts for the base maintenance services and any repairs using the costs outlined in ***Exhibit A***.

Account Name	Number	Budget	Available	Requested	Remaining	Within Budget
Maintenance - Buildings and Grounds	11-4100-524-71	$6,610	$6,610	$540	$6,070	Yes

Fleet Maintenance Garage						
Maintenance - Buildings and Grounds Public Works Center	11-4100-524-73	$22,975	$19,815	$337.50	$19,477.50	Yes
Maintenance - Buildings and Grounds Police Department	11-4100-524-75	$19,505	$15,240	$135	$15,105	Yes
Maintenance - Buildings and Grounds Fire Stations	11-4100-524-76	$36,575	$30,890	$810	$30,080	Yes
Maintenance - Buildings and Grounds Other Village Facilities	11-4100-524-80	$7,815	$2,748	$135	$2,613	Yes
Maintenance - Buildings and Grounds Water Filtration Plant	21-4170-524-82	$5,400	$3,840	$270	$3,570	Yes

Staff recommends Village Board approval of a Resolution authorizing the execution of a contract with Allied Garage Door, Inc. of Lombard, Illinois in the amount of $2,227.50 for preventative maintenance and hourly rates for as-needed repairs identified in ***Exhibit A***. Staff will be available at the Board of Trustees meeting to answer any questions that may arise.

Resolution (ID # 6665)

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 Overhead Door Maintenance Services with Allied Garage Door, Inc. of Lombard, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Budget provides funds for maintenance of Village buildings, including annual overhead door preventative maintenance and supplemental repairs at the Fleet Maintenance Garage, Public Works Center, Water Plant, Police Department, Civic Building and Fire Stations 10, 11, and 12 ("***Services***"). Contractual assistance is required to maintain safe, reliable operation of the overhead doors used for routine and emergency response vehicles and equipment.

In February 2023, staff issued a Request for Proposals (RFP) document for the Services, sent it to five local vendors and posted it on the Village website. Staff received proposals from four companies on April 6, 2023, and Allied Garage Door, Inc. of Lombard, Illinois ("***Contractor***") provided the lowest responsible bid. The initial term of the contract will be from May 2023 through April 30, 2024 with the option for up to four one-year renewals with cost adjustments not exceeding the Chicago area consumer price index average over the previous 12-month period.

The Fiscal Year 2023/24 Budget provides funds in Account Nos. 11-4100-524-71, 11-4100-524-73, 11-4100-524-75, 11-4100-524-76, 11-4100-524-80 (General Fund) and 21-4170-524-82 (Water Production Fund) for the inspection and maintenance of overhead doors. Based on these factors, Village staff recommends the execution of a contract with the Contractor in the amount of $2,227.50 for preventative maintenance services ("***Contract***") and for emergency repairs at the hourly rates for supplemental repair services set forth in Exhibit A ("***Exhibit A***") of this Resolution.

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

Section 2. Approval of the Contract.

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

Section 3. Authorization to Execute Contract.

The Village Manager is hereby authorized and directed to execute and seal, on behalf of the Village, the Contract only after receipt by the Village Clerk of at least three original copies of the Contract executed by the Contractor; provided, however, that if such executed copies of the Contract are not received by the Village Clerk within 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: 5/9/2023

ATTEST:

Village President

Village Clerk

Exhibit A FY 2023/2024 Unit Price for Overhead Door Supplemental Repair Services	
ITEM	**Unit Price**
Call Back Rate: Regular Time Hourly Rate	$ 135.00
Call Back Rate: Overtime Hourly Rate	$ 202.50
Call Back Rate: Trip Charge	$ 135.00
Call Back Rate: Material Markup	20%

Attachment: Exhibit A - Unit Pricing for Overhead Door Supplemental Repair Services (6665 : A

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: May 9, 2023

SUBJECT: A SUPPLEMENTAL RESOLUTION APPROPRIATING MFT FUNDS FOR THE FY 2023/24 ASPHALT REHABILITATION PROGRAM

The Village utilizes Motor Fuel Tax (MFT) funds to finance its annual asphalt street rehabilitation program. MFT funds are derived from the sale of gasoline and diesel fuel purchased within the State and are appropriated to municipal, township, county and other transportation agencies based on set formulas for use in road and transportation projects. The Village anticipates that it will receive $1,405,350 in MFT funds in Fiscal Year 2023/24. MFT revenues do not have to be used in the year they are received. With approximately 75% of the Village's street system being comprised of asphalt, these funds are a critical component in improving and maintaining the condition of the Village's road network.

On April 6, the Village received six sealed bids for the annual asphalt street rehabilitation program. A map of program area is attached as Exhibit A. All of the bids were higher than the engineer's estimate for this work. Bids for the proposed work came in 13.8% higher than the engineer's estimate. This is attributed to the rise in the cost of petroleum crude oil and material supply issues. This can be seen for the individual pay items that include oil. For this reason, the total MFT funds required for this year are $1,399,692 (inclusive of contingency).

The Illinois Department of Transportation (IDOT) is the State agency that administers the use of MFT funds. The initial estimated MFT funding required to rehabilitate these streets was $995,480 and was approved via the MFT Funding Appropriation resolution 2023-28 at the March 14, 2023 Village Board meeting. Due to the higher than anticipated costs, additional MFT funding will be required. In order to access these funds, IDOT requires the Village to pass a standard supplemental resolution (BLR Form 09110) to appropriate the necessary additional funding for expenditure of the allocated MFT funds. This resolution, included as Exhibit B, allocates supplemental MFT funds in the amount of $404,212 to fund the difference in cost from the original resolution and the actual project costs.

Staff recommends Village Board approval of the attached Illinois Department of Transportation Supplemental Resolution, appropriating MFT revenues for the Fiscal Year 2023/24 asphalt street rehabilitation program. Staff will be present at this meeting to answer any questions that may arise.

Resolution (ID # 6679)

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

A Supplemental Resolution Appropriating Motor Fuel Tax (MFT) Funds for the Fiscal Year 2023/24 Asphalt Street Rehabilitation Program

is hereby adopted, as follows:

Scheduled: 5/9/2023

ATTEST:

_____
Village President

_____
Village Clerk

Asphalt Resurfacing

GIS Consortium 7/12/2022

Capital Improvment Projects

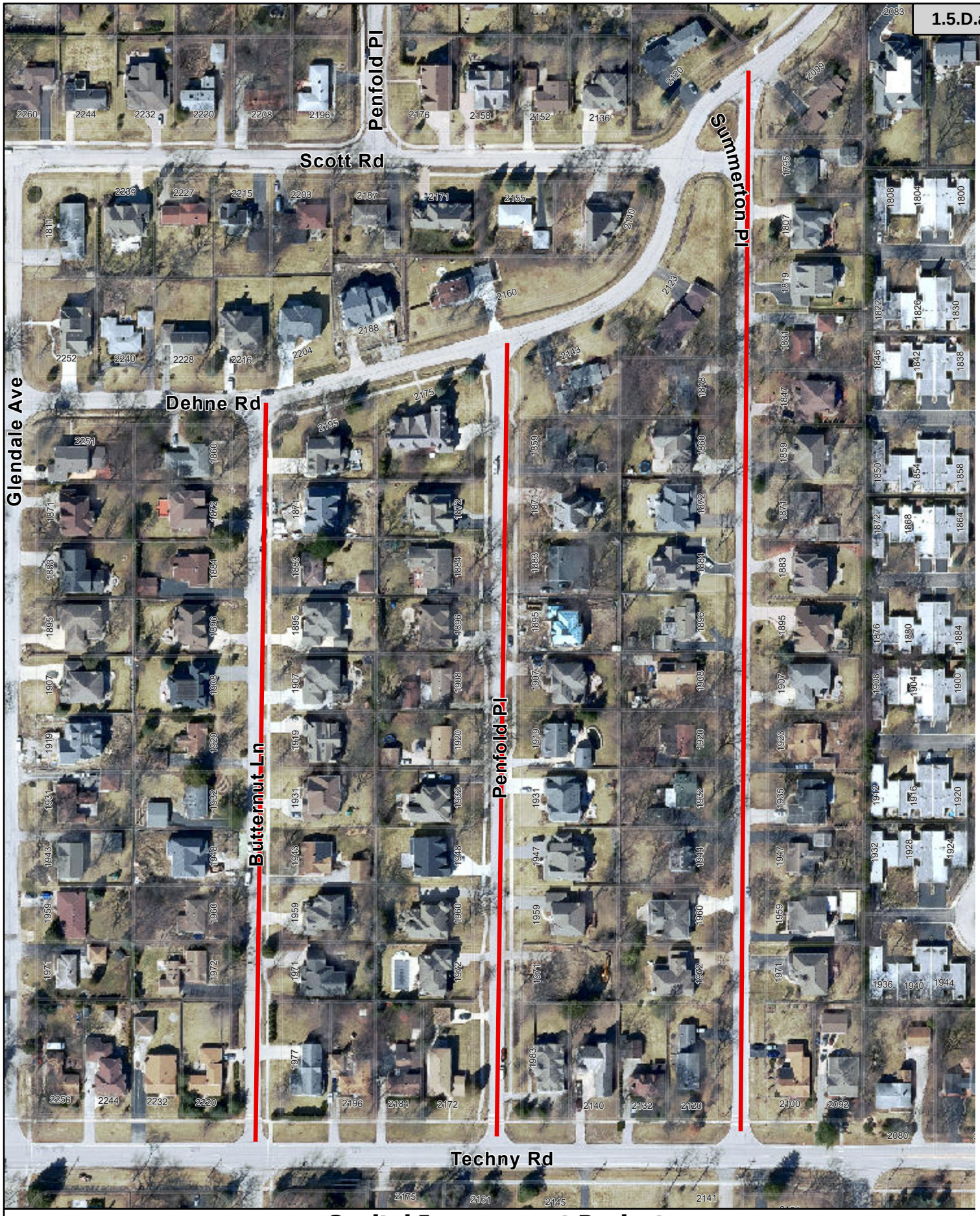
Asphalt Resurfacing

2023 - 2024

EXHIBIT A

0 100 200 400

Attachment: Exhibit A - MFT Project Location Map (6679 : A Supplemental Resolution Appropriating MFT Funds for the FY 2023/24 Asphalt



Asphalt Resurfacing

GIS Consortium 7/12/2022

Capital Improvment Projects

Asphalt Resurfacing

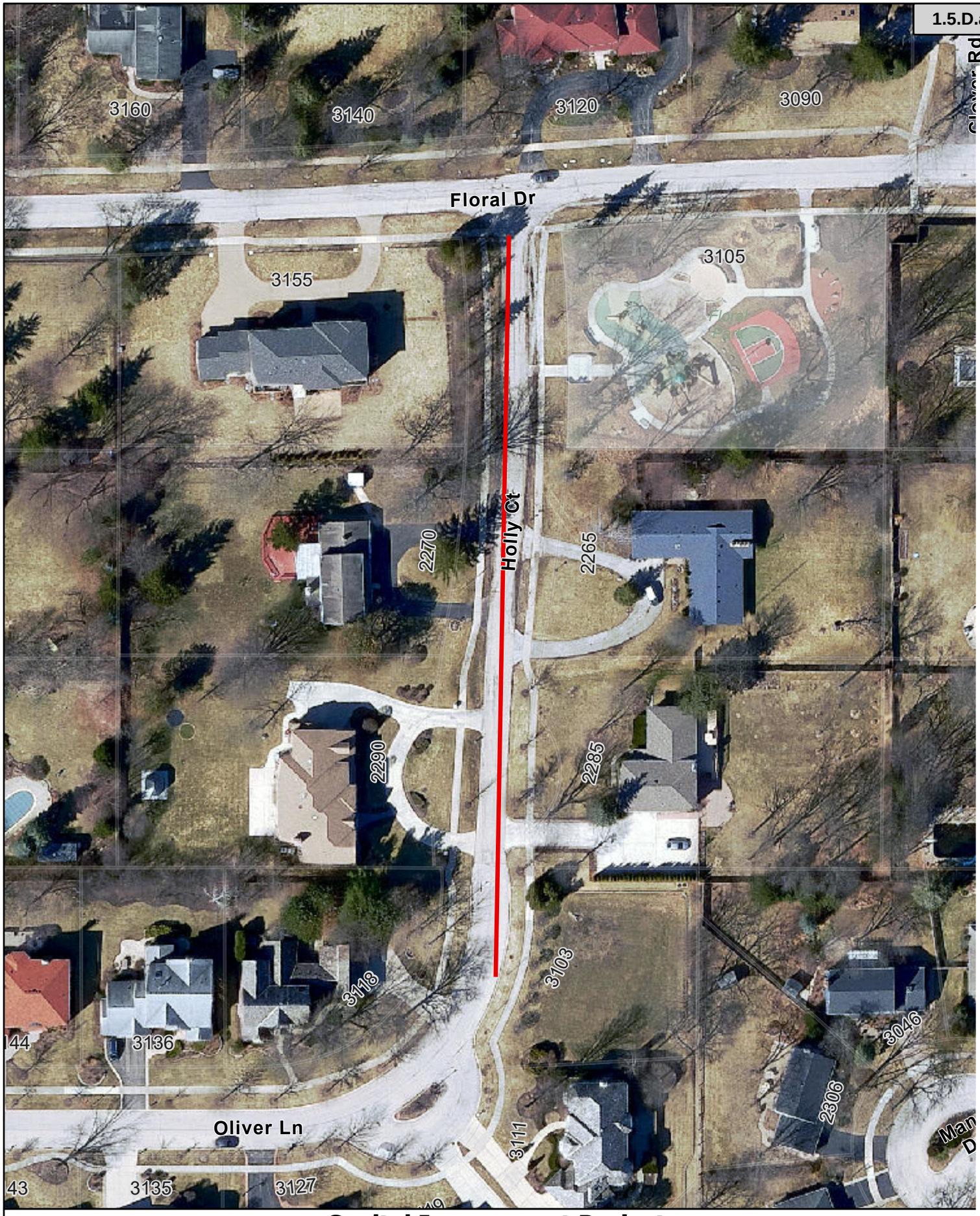
2023 - 2024

EXHIBIT A

0 65 130 260

N

Attachment: Exhibit A - MFT Project Location Map (6679 : A Supplemental Resolution Appropriating MFT Funds for the FY 2023/24 Asphalt



Capital Improvment Projects

Asphalt Resurfacing

2023 - 2024

EXHIBIT A

0 30 60 120

GIS Consortium 7/12/2022

Attachment: Exhibit A - MFT Project Location Map (6679 : A Supplemental Resolution Appropriating MFT Funds for the FY 2023/24 Asphalt

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?
☐ Yes ☒ No

Resolution Type	Resolution Number	Section Number
Supplemental		23-00184-00-RS

BE IT RESOLVED, by the President and Board of Trustees (Governing Body Type) of the Village (Local Public Agency Type)
of Northbrook (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

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

For Structures:

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

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

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

2. That there is hereby appropriated the sum of four hundred four thousand two hundred twelve Dollars ($404,212.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

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

I, Debra Ford (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type)
of Northbrook (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by
President and Board of Trustees (Governing Body Type) of Northbrook (Name of Local Public Agency) at a meeting held on May 09, 2023 (Date).

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

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

Attachment: Exhibit B - BLR 09110 - Supplemental Resolution (6679 : A Supplemental Resolution Appropriating MFT Funds for the FY 2023/24

Instructions for BLR 09110 - Page 1 of 2

NOTE: Form instructions should not be included when the form is submitted.

This form shall be used when a Local Public Agency (LPA) wants to construct an improvement using Motor Fuel Tax(MFT) funds. Refer to Chapter 9 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Is this project a bondable capital improvement?	Check Yes if the project was a bondable capital improvement, check no if it is not. An example of a bondable capital project may include, but is not limited to: project development, design, land acquisition, demolition when done in preparation for additional bondable construction, construction engineering, reconstruction of a roadway, designed overlay extension or new construction of roads, bridges, ramps, overpasses and underpasses, bridge replacement and/or major bridge rehabilitation. Permanent ADA sidewalk/ramp improvements and seeding/sodding are eligible expenditures if part of a larger capital bondable project. A bondable capital improvement project does not mean the LPA was required to sell bonds to fund the project, however the project did meet the criteria to be bondable.
Resolution Number	Enter the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box choose the type of resolution: - Original would be used when passing a resolution for the first time for this project. - Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. - Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement the resolution covers.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town.
LPA Type	From the drop down box choose the LPA body type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Contract or Day Labor	From the drop down choose either Contract or Day Labor.

Roadway/Street Improvements:

Name Street/Road	Insert the name of the Street/Road to be improved. For additional locations use the Add button.
Length	Insert the length of this segment of roadway being improved in miles.
Route	Insert the Route Number of the road/street to be improved if applicable.
From	Insert the beginning point of the improvement as it relates to the Street/Road listed to the left.
To	Insert the ending point of the improvement as it relates to the Street/Road listed to the left.

Structures:

Name Street/Road	Insert the name of the Street/Road on which the structure is located. For additional locations use the Add button.
Existing Structure No.	Insert the existing structure number this resolution covers, if no current structure insert n/a.
Route	Insert the Route number on which the structure is located.
Location	Insert the location of the structure.

Attachment: Exhibit B - BLR 09110 - Supplemental Resolution (6679 : A Supplemental Resolution Appropriating MFT Funds for the FY 2023/24

Instructions for BLR 09110 - Page 2 of 2

Name of Clerk	Insert the name of the LPA clerk.
LPA Type	Insert the type of clerk based on the LPA type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	Insert the type of administrative body. choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day Clerk is signing the document.
Month, Year	Insert the month and year of the Clerk's signature.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation shall sign and date here once approved.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.
Following IDOT's approval, distribution will be as follows:

Local Public Agency Clerk
Engineer (Municipal, Consultant or County)
District

Attachment: Exhibit B - BLR 09110 - Supplemental Resolution (6679 : A Supplemental Resolution Appropriating MFT Funds for the FY 2023/24

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, DIRECTOR OF PUBLIC WORKS

DATE: May 9, 2023

SUBJECT: A RESOLUTION AUTHORIZING A CONTRACT FOR REPLACEMENT OF A SANITARY SEWER LIFT STATION GENERATOR

The Village of Northbrook owns and maintains approximately 132 miles of sanitary sewers with 13 lift stations. The sanitary sewer system primarily uses gravity as a means of transporting wastewater from individual properties to the Village's feeder lines and ultimately to the Metropolitan Water Reclamation District's trunk line system to its North Side Treatment Plant in Skokie. In places where sewer lines reach a depth that is lower than the trunk lines, a lift station pumps the wastewater up to a higher elevation where gravity can again be used. In the event of a power outage, a natural gas back-up generator is used to ensure the continued operation of the lift station.

The Edgewood lift station serves the Lee Woods subdivision, is original to the construction of the subdivision and is in need of replacement. An oil analysis conducted during annual maintenance, identified metal particulates in the oil indicating heavy engine wear due to its age and condition.

To ensure a permanent source of back-up power, staff again worked with Cummins to secure a quote for the replacement generator at the Edgewood lift station. Sourcewell awarded a contract for generator engineering design and replacement (Contract #120617-CMM) to Cummins, Inc. of Columbus, Indiana (the "Contractor"). The Village often works with purchasing cooperatives such as Sourcewell, an organization focused solely on competitive bidding for government purchasing. This contract meets both the Village's specifications for generator services and its competitive purchasing requirements.

The Contractor submitted a quote of $75,710 for the work. A contingency of $7,571 (10% of the total contract amount) is recommended to provide additional funding should additional work become necessary due to unforeseen field conditions that need to be addressed. Currently, due to demand and existing production backlogs, the Vendor has stated the anticipated delivery of the selected unit would be approximately 400 days after receipt of the order. This would place the receipt of the unit in Fiscal Year 2024/25. Due to the length of time prior to delivery; sufficient funds for the generator will be included in the Fiscal Year 2024/2025 Budget in the Sanitary Sewer Fund Account No. 14-4160-723-00 (Sewer Line Construction) for the final purchase.

Staff recommends Village Board approval of a Resolution authorizing a contract with Cummins, Inc., of Columbus, Indiana, for the purchase and installation of the Edgewood lift station generator in the amount of $75,710 with a contingency of $7,571 for a total spending authority of $83,281 to occur in Fiscal Year 2024/2025. Staff will be available at the Board of Trustees meeting to answer any questions that may arise.

Resolution (ID # 6623)

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 Replacement of the Sanitary Sewer Lift Station Generator located at 1328 Edgewood Lane ("Edgewood Sanitary Lift Station") with Cummins, Inc. of Columbus, Indiana

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook's sanitary sewer system includes 13 lift stations that are designed to pump wastewater up and discharge at a higher elevation so that flow can be maintained by gravity until reaching a Metropolitan Water Reclamation District (MWRD) main trunk line. In the event of a power outage, a natural gas generator is used to ensure the lift station can continue operating and avoid sewer back-ups into structures.

The lift station located at 1328 Edgewood Lane, has reached the end of its useful life and needs to be replaced ("***Project***"). The Village participates in a collective purchasing program that provides the Village with access to competitive pricing for generator engineering, procurement and installation services offered through Sourcewell (formerly National Joint Powers Alliance) contract #120617-CMM ("***Sourcewell***"). Village staff has determined that the Sourcewell purchasing policies satisfy the Village's and State's competitive bidding requirements. Cummins, Inc. of Columbus, Indiana ("***Contractor***") was selected as the low-bidder for the Sourcewell contract and has submitted a quote in the amount of $75,710 for the Project.

Based on these factors, staff recommends entering into a contract with the Contractor for the Project in the amount of $75,710 ("***Contract***"). Based on the Contractor's current projected timeline, delivery and installation of the generator will occur in Fiscal Year 2024/25. Staff will include sufficient funds in the Village's Fiscal Year 2024/2025 Budget in the Sanitary Sewer Fund Account No. 14-4160-723-00 (Sewer Line Construction) for the Project. Staff recommends a 10% contingency be approved in the amount of $7,571 for any unforeseen field conditions for a total amount of $83,281. The President and the Board of Trustees intend to include and retain funding in the Final Fiscal Year 2024/2025 Budget as approved for this expenditure

The President and the Board of Trustees have considered the Contract and determined that their approval is in the best interest of the Village and the public.

Section 2. Approval of Contract.

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

Section 3. Authorization to Execute Contract.

The Village Manager is hereby authorized to execute and seal, on behalf of the Village, the Contract only after receipt by the Village Clerk of at least three original copies of the Contract executed by the Contractor and compliance by the Contractor with all conditions precedent to closing; provided, however, that if such executed copies of the Contracts 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 to Execute Change Orders.

The Village Manager and Village Clerk are authorized to execute change orders in the amount of up to $7,571, subject to the Village Manager making the necessary determination that the increase in 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: 5/9/2023

ATTEST:

_____
Village President

_____
Village Clerk

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, DIRECTOR OF PUBLIC WORKS

DATE: May 9, 2023

SUBJECT: A RESOLUTION AUTHORIZING A CONTRACT FOR THE 2023 ASPHALT STREET REHABILITATION PROGRAM

As part of its ongoing maintenance responsibilities, the Public Works Department utilizes both a computerized pavement management system program and an annual review of the relative condition and age of asphalt to rate each segment of Asphalt Street, select the streets to be scheduled for rehabilitation, and determine the most cost-effective strategy for rehabilitation. The Village utilizes a five-point scale (1 is "Poor" and 5 is "Like New") when completing these ratings. As discussed in the Capital Improvement Plan (CIP), the Village's goal is to have no more than 10% of the Village's streets rated in the two lowest categories: poor or many failures. Programs such as the 2023 Asphalt Resurfacing Program are a critical component in working toward this goal.

Resurfacing work planned for Ash Lane, Butternut Lane, Cedar Lane, Peachtree Lane, Penfold Place, and Summerton Place will begin later this fall after water main installation work has been completed. In addition to the pavement resurfacing, the project work includes spot removal and replacement of defective concrete curb & gutter and public sidewalk, utility structure adjustments, and restoration of the parkway on these streets following construction. A map of the streets to be rehabilitated this year is attached as Exhibit A.

The program also includes patching of defective pavement on streets that are rated as "Limited Failures" or a 3 on the Village's scale. Performing this select patching is a cost-effective way to extend the useful life of streets by dealing with localized failures before they compromise more of the roadway. A map showing the location of this work is included as Exhibit B.

Bid packages were prepared by staff and the project was advertised on the Village website. It was also advertised in the Illinois Department of Transportation (IDOT) Local Roads Transportation bulletin on March 23. Bid packages were picked up by nine local paving contractors. On Thursday, April 6, the Village received six sealed bids. A summary of bids can be found below under Table 1.

Table 1. Summary of Bids

Firm	Bid Amount
Brothers Asphalt Paving, Inc.	**$1,392,447**
Peter Baker and Son Company	$1,430,673
Johnson Paving	$1,436,557
Arrow Road Construction Company	$1,464,964
Builders Asphalt	$1,488,000
A Lamp Concrete Contractors	$1,678,933

After review, staff determined that Brothers Asphalt Paving, Inc. of Addison, Illinois (the "Contractor") submitted the lowest, most responsive bid in the amount of $1,392,447. The Contractor has completed recent paving projects for the Village. Project representatives from the Villages of Vernon Hills and Schiller Park both provided a positive reference and indicated the Contractor completed their projects without major issues. Staff anticipates the Contractor will be able to complete the work on time and in accordance with the plans and specifications.

Bids for the proposed work came in 13.8% higher than staff's estimate. This is attributed to the rise in the cost of petroleum crude oil and material supply issues. For this reason, staff has included a supplemental resolution on this agenda for the remaining MFT funds needed to complete the work and there are sufficient funds available to cover these costs. This is a procedural step required by IDOT to utilize the MFT funds.

The Infrastructure Capital Projects Fund account 40-7400-531-11 will cover the cost for the road resurfacing and account 40-7400-531-10 will cover the road patching costs. Staff is seeking a contingency in the amount of $127,245 for any additional work that may become necessary due to unforeseen field conditions associated with road resurfacing and is included within the 40-7400-531-11 request. Below is a summary table for the costs.

Account Name	Account #	Budget	Available	Requested	Remaining	Within Budget
Maintenance of Asphalt Streets (non-MFT)	40-7400-531-10	$120,000	$120,000	$120,000	$0	Yes
Maintenance of Asphalt Streets (MFT)	40-7400-531-11	$1,602,915	$1,602,915	$1,399,692	$203,223	Yes

Staff recommends Village Board approval of a Resolution authorizing a contract with Brothers Asphalt Paving, Inc. of Addison, Illinois for the Fiscal Year 2023/24 Asphalt Resurfacing and Rehabilitation Program in the amount of $1,392,447 with a contingency of $127,245 for a total spending authority of $1,519,692. Staff will be present at the Village Board of Trustees meeting to answer any questions that may arise.

Resolution (ID # 6664)

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

A Resolution Authorizing the Execution of a Contract with Brothers Asphalt Paving, Inc. of Addison, Illinois for the 2023 Asphalt Street Rehabilitation Program

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Budget provides for the maintenance of asphalt streets. The Village's asphalt street rehabilitation program for Fiscal Year 2023/24 ("***Asphalt Street Rehabilitation Program***") includes pavement milling and resurfacing of public asphalt streets and select patching of defective areas of pavement on various streets. Bid packages for the Asphalt Street Rehabilitation Program were prepared by staff and picked up by nine local paving contractors. On Thursday, April 6, the Village received six sealed bids. The lowest, most responsive bid was submitted by Brothers Asphalt Paving, Inc. of Addison, Illinois ("***Contractor***") in the amount of $1,392,447.

The Village's Fiscal Year 2023/24 Budget contains sufficient funds for the Asphalt Street Rehabilitation Program in Account Nos. 40-7400-531-11, and 40-7400-531-10 (Infrastructure Capital Projects Fund).

Based on these factors, Village staff recommends entering into a contract between the Village and the Contractor for the Asphalt Street Rehabilitation Program ("***Contract***").

Due to various unforeseeable factors and the involvement of outside agencies for the review and approval associated with the Asphalt Street Rehabilitation Program, Village staff recommends authorizing a contingency for additional unforeseen services that are deemed necessary to complete the Asphalt Street Rehabilitation Program in an amount not to exceed $127,245.

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

Section 2. Approval of Contract.

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

Section 3. Authorization to Execute Contract.

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

Section 4. Authorization to Execute Change Order

The Village Manager and Village Clerk are authorized to execute one or more Contract Change Orders for additional work consisting of additional unforeseen items of work related to, or arising from other work contemplated by, the scope of work in the Contract in the amount of $127,245 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: 5/9/2023

ATTEST:

Village President

Village Clerk

Asphalt Resurfacing

GIS Consortium 7/12/2022

Capital Improvment Projects

Asphalt Resurfacing

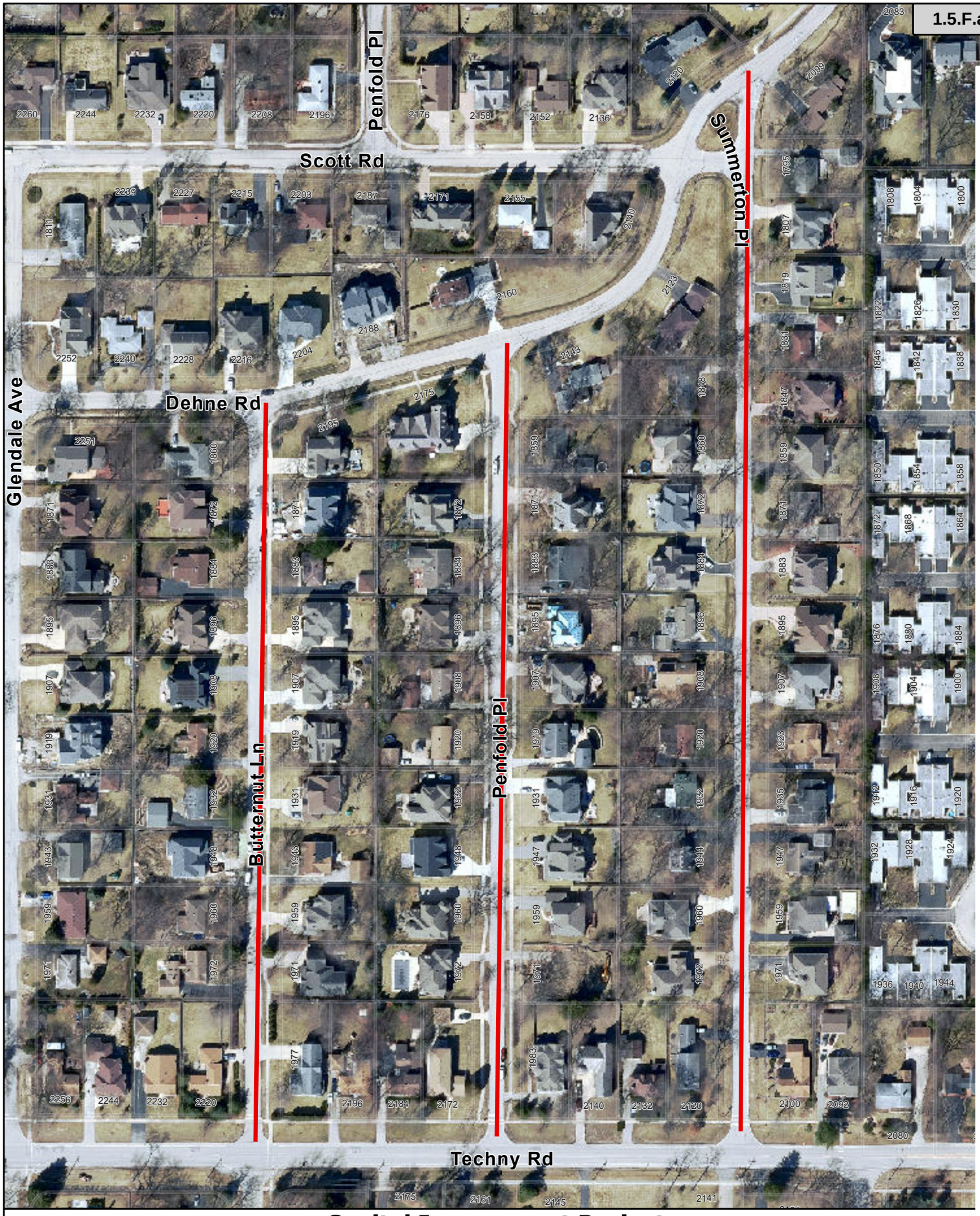
2023 - 2024

EXHIBIT A

0 100 200 400

N

Attachment: Exhibit A - MFT Project Location Map (6664 : A Resolution Authorizing a Contract for the 2023 Asphalt Street Rehabilitation



Asphalt Resurfacing

GIS Consortium 7/12/2022

Capital Improvment Projects

Asphalt Resurfacing

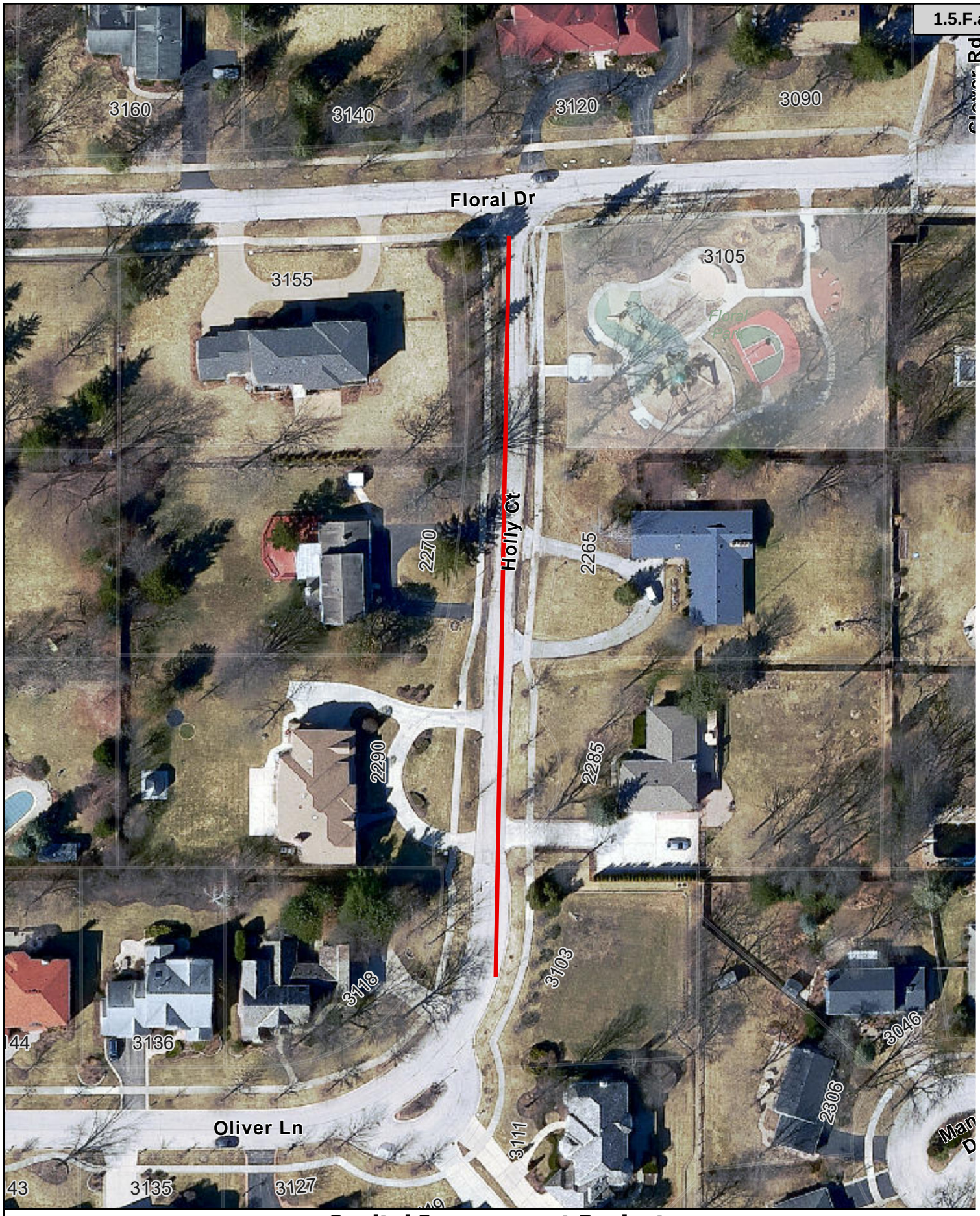
2023 - 2024

EXHIBIT A

0 65 130 260

N

Attachment: Exhibit A - MFT Project Location Map (6664 : A Resolution Authorizing a Contract for the 2023 Asphalt Street Rehabilitation



Asphalt Resurfacing

GIS Consortium 7/12/2022

Capital Improvment Projects

Asphalt Resurfacing

2023 - 2024

EXHIBIT A

0 30 60 120

N

Attachment: Exhibit A - MFT Project Location Map (6664 : A Resolution Authorizing a Contract for the 2023 Asphalt Street Rehabilitation

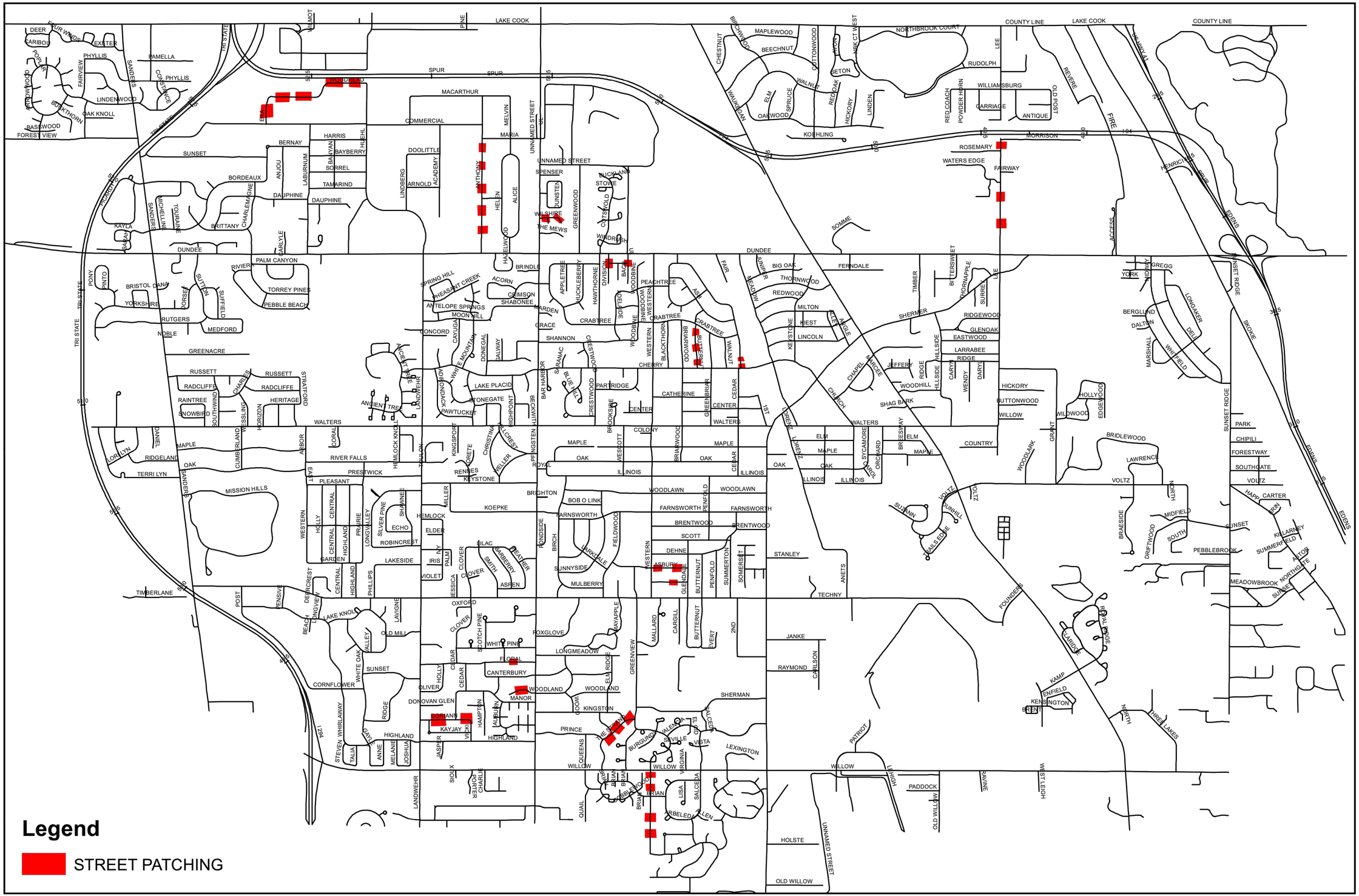


EXHIBIT B

Village of Northrook
665 Huehl Road, Northbrook, Illinois, 60062
847-272-4711 • www.northbrook.il.us

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PAVEMENT PATCHING LOCATION MAP

2023 HOT MIX ASPHALT STREET REHABILITATION

FIELD WORK COMPLETED: 11/14/2022	DRAFTING COMPLETED: 01/09/2023	DRAWN BY: Jim Huff	CHECKED BY: Jack Bielak	PROJECT MANAGER: M. Weller & J. Huff	SCALE: 1" = N/A

ENGINEER'S SEAL

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NUMBER 7 OF 40 SHEETS

Attachment: Exhibit B - 2023 Pavement Patching Locations (6664 : A Resolution Authorizing a Contract for the 2023 Asphalt Street Rehabilitation Program)

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: May 9, 2023

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT FOR THE 2023 SIDEWALK REPLACEMENT PROGRAM

The Village of Northbrook systematically surveys public sidewalks to identify defective and deteriorated sections that create a potential hazard and liability for the Village. Tree roots that have sections of sidewalk, winter freeze/thaw cycles and de-icing materials are the primary cause of sidewalk deterioration. In addition to the replacement of failed sidewalk squares, the Village also installs Americans with Disabilities Act (ADA) required ramps at intersections and replaces select curbs adjacent to the sidewalks.

Additionally, beginning in Fiscal Year 2019/20, the Village has dedicated funding toward the removal and replacement of sidewalk on arterial roadways (non-Village streets) in the Village. Sidewalk replacement on higher traffic volume arterial roadways is important to maintaining an accessible network for bicyclists and pedestrians as outlined in the Master Bicycle and Pedestrian Plan, but the work requires that the contractor provide additional traffic control and protection to ensure motorists can safely navigate around sidewalk construction equipment and vehicles making replacement along these roads, that are often owned and maintained by other agencies, more expensive.

The Village of Northbrook last bid out its sidewalk work in 2020 for the FY 2020/21 project that included an expanded scope of work and helped drive down unit prices. That contract was renewed for FY 2021/22 and FY 2022/23 with the allowable CPI increases. That history is included in Table 1 below. Two contract renewals remained for this agreement. When approached by the Village to renew with the applicable CPI increase, the contractor declined and the Village was forced to go back to the market and bid this year's work.

Table 1. History of Sidewalk Replacement Program Costs

Fiscal Year	CPI Increase	Neighborhood Street Unit Price	Arterial Street Unit Price
2022/23	5.1%	$5.71	$6.13
2021/22	1.4%	$5.43	$5.83
2020/21		$5.35	$5.75

In February 2023, staff assembled bid packages for the 2023 Sidewalk Replacement Program. The areas identified for sidewalk work, as shown in Exhibit A, included the Forest Vista and Northbrook Estates subdivisions (neighborhood sidewalks) and Sunset Ridge Road (arterial sidewalks). The bid document requested separate pricing for neighborhood and arterial sidewalk work to account for extra traffic control effort. A legal notice for the work was published in the March 23, 2023 edition of the *Northbrook Star* and was included on the Village's website. Four bid packages were purchased, and three bids were

received and opened on Thursday, April 6. The low bidder submitted pricing which is $10.50 for neighborhood sidewalk and $12.50 for arterial roads. The low bid for neighborhood sidewalk represents an 83% increase and a 104% increase for arterial sidewalks. Village staff reached out to neighboring communities to get a sense of whether our bids were reasonable and the higher pricing is comparable for similar work. Our historically low pricing is out of market conditions and not attainable at this time.

Upon review of the bids staff evaluated the scope of work to be performed. Given the available budget for this work, staff recommends postponing the arterial sidewalk program for FY 2023/24 and reducing quantities of work for the neighborhood sidewalk program in an effort to stay within our budget. A summary of the bids reflecting this reduced scope work is included in Table 2.

Table 2. Summary of Bids	
Vendor	**Total**
Schroeder and Schroeder	$236,700
Globe Construction	$239,110
Alliance Contractors	$493,595

After review, staff determined that Schroeder & Schroeder, Inc. of Skokie, Illinois (the "Contractor") submitted the lowest, most responsive bid. The Contractor has been the Village's contractor for sidewalk work for many years, and staff is confident that the Contractor can successfully complete the work as specified.

The Fiscal Year 2023/24 Budget provides sufficient funds for the reduced scope of work in the amount of $236,700. Funds for this work have been included in Account No. 40-7400-722-02 (Capital Infrastructure Fund).

Fund	**Act. Number**	**Budget**	**Available**	**Requested**	**Remaining**	**Within Budget**
Capital Infrastructure Fund - Sidewalk Construction	40-7400-722-02	$236,755	$236,755	$236,700	$55	Yes

Staff recommends Village Board approval of a Resolution authorizing a contract with Schroeder & Schroeder, Inc. of Skokie, Illinois in the amount of $236,700 for the 2023 Sidewalk Replacement project. Staff will be present at the Village Board meeting to address any questions that may arise.

Resolution (ID # 6666)

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 the 2023 Sidewalk Replacement Program with Schroeder & Schroeder, Inc. of Skokie, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Budget provides for continuation of the Village's sidewalk removal and replacement program, which also includes installation of ADA handicap ramps at certain intersections, curb replacement, and related Village sidewalk work ("***Program***").

Public Works prepared specifications and bid documents for the Program and advertised them. Four contractors specializing in sidewalk construction purchased bid packages. Three sealed bids were received, publicly opened and read on Thursday, April 6, 2023. Schroeder & Schroeder, Inc. of Skokie, Illinois ("***Contractor***") submitted a total bid in the amount of $315,550. Staff then reviewed the scope of work and reduced it to within the available budget by postponing this year's arterial sidewalk program and reducing approximately 25% of the quantities in the neighborhood sidewalk program. These areas will be programmed with next year's work. The Contractor has successfully completed many concrete street and sidewalk maintenance projects for the Village in the past.

The Village's Annual Budget for Fiscal Year 2023/24 provides funds in Account No. 40-7400-722-02 (Infrastructure Capital Fund - Sidewalk Construction) for this year's Program.

Based on these factors, Village staff recommends entering into a contract between the Village and the Contractor for the Program in the amount of $236,700 ("***Contract***").

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

Section 2. Approval of the Contract

The Contract for the 2023/24 Fiscal Year Sidewalk Removal and Replacement Program with the Contractor is hereby, approved in a form acceptable to the Village Manager and Village Attorney.

Section 3. Authorization to Execute Contract

The Village Manager shall be, and is hereby, authorized and directed to execute and seal, on behalf of the Village, the Contract only after receipt by the Village Clerk of at least three original copies of the Contract executed by the Contractor and compliance by the Contractor with the conditions precedent to closing; provided, however, that if such requirements are not met by within 21 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: 5/9/2023

ATTEST:

Village President

Village Clerk

Neighborhood Sidewalk

GIS Consortium

7/12/2022

Capital Improvment Projects

Neighborhood Sidewalk Improvements

2023 - 2024

EXHIBIT A

0 180 360 720

N

Attachment: Exhibit A - Sidewalk 2023 - 2024 (6666 : A Resolution Approving an Agreement for the 2023 Sidewalk Replacement Program)

Arterial Sidewalk

GIS Consortium

7/12/2022

Capital Improvment Projects

Arterial Sidewalk

2023 - 2024

EXHIBIT A

0 255 510 1,020

N

Attachment: Exhibit A - Sidewalk 2023 - 2024 (6666 : A Resolution Approving an Agreement for the 2023 Sidewalk Replacement Program)

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: May 9, 2023

SUBJECT: A RESOLUTION AUTHORIZING THE PURCHASE OF WATER METERS AND ASSOCIATED PARTS

Water meters measure the volume of water used at a residence or business allowing the Village to accurately charge property owners for their usage. All properties have at least one meter for their main service line with some properties having a second meter for their irrigation systems.

Over time, meters must be replaced for various reasons including the redevelopment of a property, the upgrading of a water service, meter damage, or the meter has reached the end of its useful life. In order to meet this demand, the Village orders and maintains a limited stock of 5/8-inch through 4-inch meters and orders 6-inch meters as necessary.

The Village has consolidated and standardized to one meter manufacturer, Neptune Technology Group, Inc. of Tallassee, Alabama for meter replacements. The benefit of doing so limits the amount of meter stock and associated parts on hand. Additionally, this allows staff to standardize the parts they carry on vehicles for meter repairs. Lastly, the Neptune meters used by the Village are the only current meters on the market compatible with our current electronic meter reading devices and touch pads. It is important to note that these meters can be integrated with the meter replacement program that the Village is preparing to undertake.

In April 2023, as in past years, staff sought unit pricing quotations from vendors for water meters and associated parts for Fiscal Year 2023/24. Neptune Technology Group (meter manufacturer) changed their distribution method in recent years, limiting the sale of their meters to one vendor per geographic district. Water Resources, Inc. of Elgin, Illinois is the sole distributor of Neptune Technology Group water meters for the district where Northbrook is located. Furthermore, because of the volatile price of raw materials used in manufacturing the meters, the vendor will only hold prices for a period ending December 31, 2023. These prices are included as Exhibit A. A sole source distributor letter is included as Exhibit B.

The Fiscal Year 2023/24 Budget provides funds in account number 21-4180-702-00 for the purchase of water meters and associated parts in the amount of $100,000; account number 21-4180-645-00 for the purchase of large meters in the amount of $30,000; and account number 21-4180-529-00 for meter repairs in the amount of $5,000 on an as-needed basis. Funds will be taken from these accounts as necessary for the purchase of meters and associated parts.

Staff recommends Village Board approval of a Resolution authorizing the purchase of water meters and associated parts at the unit costs outlined in Exhibit A from Water Resources, Inc. of Elgin, Illinois. Staff will be present at the meeting to answer any questions that may arise.

Resolution (ID # 6683)

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

A Resolution Authorizing the Purchase of Water Meters and Associated Parts from Water Resources, Inc. of Elgin, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Budget provides funds for the purchase of water meters and water meter connection supplies ("***Water Meters and Connections***") in the amount of $100,000 in Account No. 21-4180-702-00; $30,000 in Account No. 21-4180-645-00; and $5,000 in Account No. 21-4180-529-00. Water Meters are vital for ensuring accurate measurement of water usage and apportioning usage charges. Connections are those items that are needed to connect Water Meters to a customer's plumbing system.

Water Meters are purchased at various times during the year to meet demand for new construction and replacement of existing meters that are worn, frozen, or broken. Such purchases are based on the projected need for the next six to eight weeks at the time of purchase. The Village of Northbrook uses Neptune Technology Group water meters as they are the only current meter on the market compatible with our water meter reading equipment. Neptune Technology Group has recently restructured their distribution of meters, limiting to only one vendor to distribute them per geographic district, thus making this a sole source item. The area that Northbrook is in is serviced by Water Resources, Inc. of Elgin, Illinois ("***Vendor***").

Based on these factors, staff recommends Village Board authorization for the purchase of Water Meters and Connections at unit prices outlined in ***Exhibit A*** through December 31, 2023 from the Vendor.

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

Section 2. Waiver of Competitive Bidding Requirements; Acceptance.

The requirement that competitive sealed bids be solicited for this purchase is hereby waived.

Section 3. 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 Water Meters and Connections from the Vendor.

Scheduled: 5/9/2023

ATTEST:

Village President

Village Clerk

Exhibit A
Fiscal Year 2023/2024 Summary of Costs for Water Meter & Water Meter Parts

Item	Item Name	Item size	Cost
Meter	Mach10 Meter Gallons (Pit Set)	5/8" by 3/4"	$ 194.00
Meter	SL Mach10 Meter Gallons (Pit Set)	3/4"	$ 212.00
Meter	Mach10 Meter Gallons (Pit Set)	1"	$ 245.00
Meter	Mach10 Meter Gallons (Pit Set)	1.5"	$ 545.00
Meter	Mach10 Meter Gallons (Pit Set)	2" by 10" or 2" by 17"	$ 610.00
Meter	Mach10 Meter Gallons (Pit Set)	2" by 15.25"	$ 715.00
Meter	Mach10 Meter Gallons (Pit Set)	3" by 17"	$ 2,310.00
Meter	Mach10 Meter Gallons (Pit Set)	4" by 20"	$ 2,710.00
Meter	Mach10 Meter Gallons (Pit Set)	6" by 24"	$ 5,285.00
Meter	Mach10 Meter Gallons (Pit Set)	3" by 12"	$ 2,240.00
Meter	Mach10 Meter Gallons (Pit Set)	4" by 14"	$ 2,630.00
Meter	Mach10 Meter Gallons (Pit Set)	6" by 18"	$ 4,930.00
Accessory	Connection per pair (includes gaskets & lead free)	3/4"	$ 41.00
Accessory	Connection per pair (includes gaskets & lead free)	1"	$ 55.00
Accessory	Connection per pair (includes gaskets & lead free)	1.5"	$ 215.00
Accessory	Brass flange kit (lead free)	1.5"	$ 190.00
Accessory	Brass flange kit (lead free)	2"	$ 202.50
Accessory	Flange kit (cast iron)	3"	$ 225.00
Accessory	Flange kit (cast iron)	4"	$ 300.00
Accessory	Flange kit (cast iron)	6"	$ 495.00
Accessory	Flange kit (brass)	3"	$ 620.00
Accessory	Flange kit (brass)	4"	$ 845.00
Accessory	Flange kit (brass)	6"	$ 1,295.00

Attachment: Exhibit A - Water Meter & Water Meter Prices (6683 : A Resolution Authorizing the Purchase

NEPTUNE
TECHNOLOGY GROUP

April 27, 2023

Susan Kinney
Village of Northbrook
Public Works Administrator Assistant
655 Huehl
Northbrook, IL 60062

Ref.: Water Resource - Sole Authorized Distributor – Northern Illinois- Cook and Dupage County

Neptune Technology Group Inc is pleased to affirm that Water Resources, is the sole authorized distributor in Northern Illinois for Neptune RF meter reading equipment and software, Neptune water meters, meter interface units and Neptune parts.

Water Resources is authorized by Neptune to submit an offer for Neptune water meters and related products.

Thank you for your interest in Neptune products. If you have any questions, please contact your local Water Resources representative, Mike Pedone at 847-742-3400, your local Neptune representative, Pat Prasifka at 334-391-6128.

Sincerely,

Patrick Prasifka
District Manager

1600 Alabama
Highway 229
Tallassee, AL 36078

800-633-8754
neptunetg.com

Attachment: Exhibit B - Neptune Sole Source Provider Letter (6683 : A Resolution Authorizing the Purchase of Water Meters and Associated

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: May 9, 2023

SUBJECT: A RESOLUTION AUTHORIZING A RENEWAL OF AN AGREEMENT FOR CUSTODIAL MAINTENANCE SERVICES

The Village utilizes contractual custodial maintenance services for the daily cleaning of facilities including the Village Hall, Public Works Center, Fire Station 11, Police Station, Fleet Maintenance Garage, Water Filtration Plant, and Train Station. This contractor provides janitorial services including nightly cleaning of offices, public lobbies, meeting rooms, employee break areas and restrooms. In addition, the contractor provides carpet cleaning, window cleaning and other supplemental services on an as-needed basis. Finally, the contractor supplies a part-time porter at Village Hall and a full-time porter at the Police Station. These porters provide daily custodial services and, in the case of the Police Station porter, on-going cleaning throughout the day due to the facility's 24-hour operations.

In February 2020, staff developed a request for proposals (RFP) document with detailed specifications for daily, weekly, monthly and quarterly custodial tasks as well as a schedule of supplemental services that are paid on a per occurrence basis. This RFP was sent to ten local contractors who specialize in custodial maintenance and was posted on the Village's website. On Thursday, March 19, 2020, the Village received five proposals. After conducting interviews and reviewing qualifications, staff determined that Alpha Building Maintenance Services of Bridgeview, Illinois (the “Contractor”) submitted the lowest, most responsive proposal. The initial term of the agreement was May 1, 2020, through April 30, 2021, with the option for up to four, one-year renewals upon mutual consent and with price increases not exceeding CPI.

Staff has been satisfied with work performed by the contractor. Both staff and the Contractor wish to renew the contract with an allowable 5% price increase for CPI. Staff recommends renewing the agreement with the Contractor. This would be the third renewal of the agreement.

The Fiscal Year 2023/24 Budget contains sufficient funds for custodial services at the Village's facilities in Account Nos. 11-2100-555-00, 11-4100-555-71 through 77, 11-4100-524-77 (General Fund), 21-4170-555-00 (Water Fund) and 22-7200-555-00 (Parking Fund). Funds will be drawn from these accounts for the base services and any supplemental cleaning services on an as-needed basis at the rates established in Exhibit A of the Resolution.

Account	Account Number	Budget	Available	Requested	Remaining	Within Budget
Custodial Services - Police Department	11-2100-555-00	$41,110	$41,110	$41,110	$0	No
Custodial Services - Fleet Garage	11-4100-555-71	$2,185	$2,185	$2,079	$106	Yes

Custodial Services - Public Works	11-4100-555-73	$12,420	$12,420	$12,229	$191	Yes
Custodial Services - Fire Department	11-4100-555-76	$9,550	$9,550	$9,299	$251	Yes
Custodial Services - Village Hall	11-4100-555-77	$31,675	$31,675	$29,726	$1,949	Yes
Custodial Services - Water Plant	21-4170-555-00	$4,265	$4,265	$4,180	$85	Yes
Custodial Services - Train Station	22-7200-555-00	$3,250	$3,250	$2,360	$890	Yes

Staff recommends Village Board approval of a Resolution authorizing renewal of an agreement with Alpha Building Maintenance Services, Inc. of Bridgeview, Illinois for base custodial services in the amount of $100,983 and supplemental cleaning services on an as-needed basis at the unit prices outlined in Exhibit A. Staff will be present at the Village Board of Trustees meeting to address any questions that may arise.

Resolution (ID # 6685)

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 Custodial Maintenance Services at Certain Village Buildings with Alpha Building Services, Inc. of Bridgeview, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Budget provides for custodial maintenance services ("***Services***") at Fire Station 11, Fleet Maintenance Garage, Metra Train Station, Police Station, Public Works Center, Village Hall and Water Filtration Plant ("***Village Facilities***").

In February 2020, staff prepared a Request for Proposals document for the Services as well as supplemental services that are to be performed on an as-needed basis ("***Supplemental Services***"). Bid packages were provided to ten companies that specialize in cleaning commercial buildings and packages were posted on the Village website. On Thursday, March 19, 2020, the Village received five proposals. After review, staff determined that Alpha Building Maintenance Services, Inc. of Bridgeview, Illinois ("***Contractor***") submitted the lowest, most responsive and responsible proposal. The initial term of the agreement was May 1, 2020 through April 30, 2021 with the option for up to four, one-year renewals upon mutual consent and with price increases not exceeding CPI.

Staff has been satisfied with the work performed by the Contractor. Both staff and the Contractor wish to renew the agreement at a 5% price increase for CPI. Staff recommends renewing the agreement with the Contractor. This would be the third renewal of the agreement.

The Fiscal Year 2023/24 Budget provides funds in Account Nos. 11-2100-555-00; 11-4100-555-71 through 11-4100-555-77 (General Fund); 21-4170-555-00 (Water Fund); and 22-7200-555-00 (Parking Fund) for the Services.

Based on these factors, Village staff recommends approval of a renewal of the agreement between the Village and Contractor for the Services at the Village Facilities for the period of May 1, 2023 through April 30, 2024 ("***Renewal***") in the amount of $100,983, with the Supplemental Services to be completed on an as-needed basis at the rates listed in ***Exhibit A***, attached to, and by this reference made a part of, this Renewal.

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.

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 two 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: 5/9/2023

ATTEST:

Village President

Village Clerk

Exhibit A Fiscal Year 2023/2024 Summary of Costs for Cleaning and Custodial Services		
Item	**Unit**	**Price**
Fire Station 11 clean all carpeted areas	Per occasion	$ 206.85
Fire Station 11 clean all exterior windows inside and outside	Per occasion	$ 206.85
Fleet Maintenance Garage clean all exterior windows inside and outside	Per occasion	$ 134.40
Train Depot & Shelters clean all exterior windows inside and outside at main building	Per occasion	$ 280.88
Train Depot & Shelters clean all exterior windows inside & outside at waiting shelters	Per occasion	$ 519.06
Police Department clean all carpeted areas	Per occasion	$ 757.24
Police Department clean all exterior windows inside and outside	Per occasion	$ 408.96
Police Department overtime rate for call backs or extended work	Per occasion	$ 41.48
Public Works Center clean all carpeted areas	Per occasion	$ 438.17
Public Works Center clean all exterior windows inside and outside	Per occasion	$ 87.64
Village Hall clean all carpeted areas	Per occasion	$ 1,112.27
Village Hall clean all exterior windows inside and outside	Per occasion	$ 580.85
Village Hall clean and polish all wood paneled walls in Board Room	Per occasion	$ 235.94
Clean and extract upholstered chair (all locations)	Per unit	$ 13.49
Clean upholstered vertical office panel dividers (all locations)	Per unit	$ 18.04

Attachment: Exhibit A - Custodial Services Unit Pricing (6685 : A Resolution Authorizing a Renewal of an

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, PUBLIC WORKS DIRECTOR

DATE: May 9, 2023

SUBJECT: A RESOLUTION AUTHORIZING THE PURCHASE OF WATER MAIN TAP AND REPAIR SUPPLIES

As part of its on-going maintenance responsibilities, the Public Works Department procures water main tapping and break repair services. Taps are completed when new individual service lines are connected to the system and are done using a special fitted clamp (often called a "saddle" or "tapping sleeve") that secures around the main and provides a watertight seal between the main and connection. Similarly, the most common method for repairing water main breaks, when the overall condition of the pipe is good, is to place a sleeve over the break to secure the broken area. However, in cases where the area around the break is severely compromised, the preferred method is to cut out the compromised section of water main and replace it with a new segment of pipe, which is then secured with sleeves. Sleeves come in a variety of sizes according to the size of the tap (if applicable), the diameter of the main, and the length to be covered by the sleeve.

Staff sought unit pricing quotations for Fiscal Year 2023/24 for both tap and repair sleeves from three vendors who have previously supplied these items to the Village. Orders of water main tap and repair supplies are important for the Village's operations and need to be delivered in a timely fashion. The Village maintains a limited stock of supplies on hand due to the variety of configurations of the parts. Therefore, in addition to the prices of the materials, the availability of the materials from a vendor is of paramount importance. For those reasons, the intent of the solicitation was to establish the low-bidder for each individual item and first attempt to procure the item from that vendor. In those cases where a vendor does not have an item or it is not available in a timely fashion, the Village would then approach the next low-bidder and so forth.

Due to supply chain issues and volatility in raw material costs, the prices submitted by the vendors are valid from May 1, 2023 through December 31, 2023. Staff will obtain updated prices for January 1, 2024 through April 30, 2024. The Fiscal Year 2023/24 Budget provides funds in account number 21-4180-645-00 in the amount of $65,000 for the purchase of water main restoration supplies on an as-needed basis of which the full amount remains available. Staff will draw funds from this account for the purchase of these supplies.

Staff recommends Village Board approval of a Resolution authorizing the purchase of water main tap and repair supplies at the unit costs outlined in Exhibit A from Ziebell Water Service Products, Inc. of Elk Grove Village, Illinois; Core & Main LP of St. Louis, Missouri; and Mid-American Water of Wauconda, Inc. of Wauconda, Illinois. Staff will be present at the meeting to answer any questions that may arise.

Resolution (ID # 6686)

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

A Resolution Authorizing the Purchase of Water Main Tap and Repair Supplies as Needed from Ziebell Water Service Products, Inc. of Elk Grove Village, Illinois; Core & Main LP of St. Louis, Missouri; and Mid-American Water of Wauconda, Inc. of Wauconda, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2023/24 Budget provides $65,000 in Account No. 21-4180-645-00 for the purchase of water main tap and repair supplies, including tapping sleeves and repair sleeves ("***Water Main Supplies***"). These supplies are necessary for maintaining the water distribution system and to establish new service connections and complete repairs for water main breaks.

Staff solicited fixed unit pricing for the various types of Water Main Supplies that the Village uses throughout the year from three local vendors who have previously supplied these items. As Water Main Supplies are often needed on an emergency basis and an individual vendor may not have a particular item at any given time, the purpose of the solicitation was to identify the low-bidder for each individual item. In the event that the Village needed to procure a specific item, staff would first attempt to procure it from the low-bid vendor. If the item was not available from the low-bidder, staff would then approach the next low-bidder for the item. The Village received responses from three vendors: Ziebell Water Service Products of Elk Grove Village, Illinois; Core & Main LP of St. Louis, Missouri; and Mid-American Water of Wauconda, Inc. of Wauconda, Illinois (collectively, the "***Vendors***").

Based on these factors, staff recommends Village Board authorization for the purchase of Water Main Supplies from the Vendors at unit prices outlined in ***Exhibit A*** for the period through April 30, 2024.

The President and the Board of Trustees have considered these procurements and determined that they are the best interests of the Village.

Section 2. Authorization of Procurement.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of Water Main Supplies from the Vendors on an as-needed basis.

Scheduled: 5/9/2023

ATTEST:

Village President

Village Clerk

Exhibit A
Fiscal Year 2023/2024 Unit Prices for Water Main Taps and Repair Supplies

Table 1: Tapped Repair Clamps ("Sleeves")

		Core & Main			Mid-American Water			Ziebell Water Service Products		
Item	Unit of Measurement	1" Tapped	1.5" Tapped	2" Tapped	1" Tapped	1.5" Tapped	2" Tapped	1" Tapped	1.5" Tapped	2" Tapped
4 x 8 Small (4.74-5.14)	Each	$ 110.00	$ 121.00	$ 131.00	$ 155.00	$ 172.00	$ 190.00	$ 115.00	$ 132.00	$ 141.
4 x 12 Small (4.74-5.14)	Each	$ 151.00	$ 162.00	$ 172.00	$ 218.00	$ 232.00	$ 250.00	$ 149.00	$ 168.00	$ 170.
4 x 15 Small (4.74-5.14)	Each	$ 164.00	$ 174.00	$ 185.00	$ 230.00	$ 246.00	$ 265.00	$ 165.00	$ 189.00	$ 193.
4 x 20 Small (4.74-5.14)	Each	$ 227.00	$ 238.00	$ 247.00	$ 338.00	$ 354.00	$ 372.00	$ 250.00	$ 274.00	$ 281.
4 x 24 Small (4.74 - 5.14)	Each	No bid	No bid	No bid	$ 415.00	$ 433.00	$ 450.00	$ 273.00	$ 295.00	$ 299.
4 x 30 Small (4.74-5.14)	Each	No bid	No bid	No bid	$ 447.00	$ 464.00	$ 482.00	$ 350.00	$ 355.00	$ 370.
4 x 36 Small (4.74-5.14)	Each	No bid	No bid	No bid	$ 535.00	$ 552.00	$ 570.00	$ 535.00	$ 540.00	$ 545.
4 x 8 Large (4.95-5.35)	Each	$ 110.00	$ 121.00	$ 131.00	$ 155.00	$ 172.00	$ 190.00	$ 115.00	$ 132.00	$ 141.
4 x 12 Large (4.95-5.35)	Each	$ 151.00	$ 162.00	$ 172.00	$ 218.00	$ 232.00	$ 250.00	$ 149.00	$ 168.00	$ 170.
4 x 15 Large (4.95-5.35)	Each	$ 164.00	$ 174.00	$ 185.00	$ 230.00	$ 246.00	$ 265.00	$ 165.00	$ 189.00	$ 193.
4 x 20 Large (4.95-5.35)	Each	$ 230.00	$ 241.00	$ 250.00	$ 338.00	$ 354.00	$ 372.00	$ 250.00	$ 274.00	$ 281.
4 x 24 Large (4.95-5.35)	Each	No bid	No bid	No bid	$ 415.00	$ 433.00	$ 450.00	$ 273.00	$ 295.00	$ 299.
4 x 30 Large (4.95-5.35)	Each	No bid	No bid	No bid	$ 447.00	$ 464.00	$ 482.00	$ 350.00	$ 355.00	$ 370.
4 x 36 Large (4.95-5.35)	Each	No bid	No bid	No bid	$ 535.00	$ 552.00	$ 570.00	$ 535.00	$ 540.00	$ 545.
6 x 8	Each	$ 122.00	$ 133.00	$ 143.00	$ 177.00	$ 192.00	$ 209.00	$ 125.00	$ 136.00	$ 139.
6 x 12	Each	$ 175.00	$ 187.00	$ 197.00	$ 249.00	$ 265.00	$ 285.00	$ 157.00	$ 180.00	$ 185.
6 x 15	Each	$ 190.00	$ 201.00	$ 211.00	$ 270.00	$ 286.00	$ 304.00	$ 185.00	$ 205.00	$ 215.
6 x 20	Each	$ 278.00	$ 288.00	$ 297.00	$ 406.00	$ 423.00	$ 441.00	$ 265.00	$ 280.00	$ 285.
6 x 24	Each	$ 340.00	$ 350.00	$ 359.00	$ 478.00	$ 495.00	$ 513.00	$ 315.00	$ 330.00	$ 345.
6 x 30	Each	$ 385.00	$ 395.00	$ 404.00	$ 528.00	$ 544.00	$ 562.00	$ 367.00	$ 390.00	$ 395.
6 x 36	Each	No bid	No bid	No bid	$ 655.00	$ 672.00	$ 690.00	$ 568.00	$ 590.00	$ 598.
8 x 8	Each	$ 137.00	$ 149.00	$ 159.00	$ 198.00	$ 213.00	$ 231.00	$ 130.00	$ 149.00	$ 155.
8 x 10	Each	$ 170.00	$ 157.00	$ 192.00	$ 282.00	$ 298.00	$ 316.00	$ 160.00	$ 180.00	$ 185.
8 x 12	Each	$ 200.00	$ 210.00	$ 221.00	$ 282.00	$ 298.00	$ 316.00	$ 174.00	$ 199.00	$ 205.
8 x 15	Each	$ 225.00	$ 235.00	$ 246.00	$ 315.00	$ 330.00	$ 347.00	$ 210.00	$ 229.00	$ 235.
8 x 20	Each	$ 309.00	$ 319.00	$ 328.00	$ 433.00	$ 450.00	$ 468.00	$ 285.00	$ 309.00	$ 315.
8 x 24	Each	$ 378.00	$ 388.00	$ 397.00	$ 528.00	$ 545.00	$ 563.00	$ 330.00	$ 350.00	$ 359.
8 x 30	Each	$ 442.00	$ 453.00	$ 462.00	$ 610.00	$ 626.00	$ 644.00	$ 449.00	$ 470.00	$ 485.
8 x 36	Each	No bid	No bid	No bid	$ 728.00	$ 477.00	$ 765.00	$ 590.00	$ 600.00	$ 610.
10 x 8	Each	$ 166.00	$ 177.00	$ 188.00	$ 253.00	$ 266.00	$ 285.00	$ 153.00	$ 175.00	$ 180.
10 x 10	Each	$ 209.00	$ 218.00	$ 229.00	$ 361.00	$ 377.00	$ 295.00	$ 191.00	$ 210.00	$ 218.
10 x 12	Each	$ 244.00	$ 254.00	$ 262.00	$ 361.00	$ 377.00	$ 295.00	$ 229.00	$ 249.00	$ 255.
10 x 15	Each	$ 277.00	$ 288.00	$ 297.00	$ 407.00	$ 422.00	$ 442.00	$ 250.00	$ 279.00	$ 285.
10 x 20	Each	$ 370.00	$ 380.00	$ 389.00	$ 525.00	$ 542.00	$ 560.00	$ 338.00	$ 372.00	$ 380.
10 x 24	Each	$ 450.00	$ 460.00	$ 470.00	$ 750.00	$ 766.00	$ 784.00	$ 420.00	$ 440.00	$ 450.
10 x 30	Each	$ 513.00	$ 524.00	$ 533.00	$ 843.00	$ 860.00	$ 877.00	$ 486.00	$ 505.00	$ 515.
10 x 36	Each	No bid	No bid	No bid	$ 917.00	$ 944.00	$ 952.00	$ 720.00	$ 730.00	$ 740.
12 x 10	Each	$ 244.00	$ 253.00	$ 262.00	$ 411.00	$ 425.00	$ 445.00	$ 197.00	$ 217.00	$ 222.
12 x 12	Each	$ 288.00	$ 298.00	$ 308.00	$ 411.00	$ 425.00	$ 445.00	$ 241.00	$ 255.00	$ 265.
12 x 15	Each	$ 323.00	$ 334.00	$ 343.00	$ 456.00	$ 473.00	$ 495.00	$ 269.00	$ 290.00	$ 299.
12 x 20	Each	$ 431.00	$ 441.00	$ 450.00	$ 615.00	$ 629.00	$ 651.00	$ 362.00	$ 385.00	$ 395.
12 x 24	Each	$ 512.00	$ 521.00	$ 530.00	$ 824.00	$ 839.00	$ 857.00	$ 460.00	$ 475.00	$ 485.
12 x 30	Each	$ 593.00	$ 605.00	$ 613.00	$ 925.00	$ 945.00	$ 961.00	$ 573.00	$ 590.00	$ 611.
12 x 36	Each	No bid	No bid	No bid	$ 1,060.00	$ 1,090.00	$ 1,140.00	$ 760.00	$ 790.00	$ 810.

Attachment: Exhibit A - Water Main Tap and Repair Supplies Unit Pricing (6686 : A Resolution Authorizing the Purchase of Water Main Tap and

Exhibit A
Fiscal Year 2023/2024 Unit Prices for Water Main Taps and Repair Supplies

Table 2: Repair Clamps ("Sleeves")

Item	Unit of Measurement	Core & Main	Mid-American Water	Ziebell Water Service Products
4 x 8 Small (4.74-5.14)	Each	$ 76.00	$ 102.00	$ 77.
4 x 12 Small (4.74-5.14)	Each	$ 118.00	$ 160.00	$ 126.
4 x 15 Small (4.74-5.14)	Each	$ 130.00	$ 175.00	$ 139.
4 x 20 Small (4.74-5.14)	Each	$ 197.00	$ 284.00	$ 216.
4 x 24 Small (4.74 - 5.14)	Each	No Bid	$ 360.00	$ 279.
4 x 30 Small (4.74-5.14)	Each	No Bid	$ 391.00	$ 308.
4 x 36 Small (4.74-5.14)	Each	No Bid	$ 480.00	$ 450.
4 x 8 Large (4.95-5.35)	Each	$ 80.00	$ 102.00	$ 92.
4 x 12 Large (4.95-5.35)	Each	$ 119.00	$ 160.00	$ 129.
4 x 15 Large (4.95-5.35)	Each	$ 135.00	$ 175.00	$ 155.
4 x 20 Large (4.95-5.35)	Each	$ 200.00	$ 284.00	$ 259.
4 x 24 Large (4.95-5.35)	Each	No Bid	$ 360.00	$ 299.
4 x 30 Large (4.95-5.35)	Each	No Bid	$ 391.00	$ 355.
4 x 36 Large (4.95-5.35)	Each	No Bid	$ 480.00	$ 505.
6 x 8	Each	$ 85.50	$ 122.00	$ 105.
6 x 12	Each	$ 136.80	$ 195.00	$ 139.
6 x 15	Each	$ 150.10	$ 214.00	$ 147.
6 x 20	Each	$ 236.55	$ 350.00	$ 190.
6 x 24	Each	$ 295.45	$ 242.00	$ 272.
6 x 30	Each	$ 337.25	$ 473.00	$ 319.
6 x 36	Each	No Bid	$ 592.00	$ 419.
8 x 8	Each	$ 99.75	$ 141.00	$ 550.
8 x 10	Each	$ 132.05	$ 226.00	$ 139.
8 x 12	Each	$ 158.65	$ 226.00	$ 147.
8 x 15	Each	$ 183.35	$ 259.00	$ 190.
8 x 20	Each	$ 265.06	$ 378.00	$ 272.
8 x 24	Each	$ 331.55	$ 473.00	$ 319.
8 x 30	Each	$ 391.40	$ 554.00	$ 419.
8 x 36	Each	No Bid	$ 670.00	$ 550.
10 x 8	Each	$ 130.15	$ 196.00	$ 139.
10 x 10	Each	$ 170.05	$ 305.00	$ 169.
10 x 12	Each	$ 203.30	$ 305.00	$ 205.
10 x 15	Each	$ 234.65	$ 360.00	$ 229.
10 x 20	Each	$ 323.00	$ 470.00	$ 319.
10 x 24	Each	$ 399.95	$ 694.00	$ 399.
10 x 30	Each	$ 459.80	$ 790.00	$ 449.
10 x 36	Each	No Bid	$ 862.00	$ 675.
12 x 10	Each	$ 209.00	$ 353.00	$ 178.
12 x 12	Each	$ 247.00	$ 353.00	$ 219.
12 x 15	Each	$ 282.15	$ 400.00	$ 260.
12 x 20	Each	$ 388.55	$ 558.00	$ 345.
12 x 24	Each	$ 459.80	$ 770.00	$ 433.
12 x 30	Each	$ 545.30	$ 880.00	$ 494.
12 x 36	Each	No Bid	$ 1,005.00	$ 735.

Table 3: Ductile Iron Water Main Pipe

Item	Unit of Measurement	Core & Main	Mid-American Water	Ziebell Water Products
12" X 20" (Class 52)	Linear Foot	$ 68.48	$ 79.85	$ 75.
10" X 20" (Class 52)	Linear Foot	$ 54.38	$ 63.62	$ 59.
8" X 20" (Class 52)	Linear Foot	$ 41.48	$ 48.90	$ 45.
6" X 20" (Class 52)	Linear Foot	$ 29.40	$ 34.80	$ 33.
4" X 20" (Class 52)	Linear Foot	$ 38.25	$ 44.75	$ 42.
12" X 20" (Class 56)	Linear Foot	$ 106.47	$ 119.55	$ 109.
10" X 20" (Class 56)	Linear Foot	$ 85.76	$ 108.40	$ 88.
8" X 20" (Class 56)	Linear Foot	$ 66.00	$ 73.45	$ 68.
6" X 20" (Class 56)	Linear Foot	$ 47.22	$ 54.60	$ 49.
4" X 20" (Class 52)	Linear Foot	$ 60.54	$ 68.40	$ 62.

Attachment: Exhibit A - Water Main Tap and Repair Supplies Unit Pricing (6686 : A Resolution Authorizing the Purchase of Water Main Tap and

MEMORANDUM
VILLAGE OF NORTHBROOK
INFORMATION TECHNOLOGY

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: LORI D. BAKER, CHIEF INFORMATION OFFICER

DATE: May 9, 2023

SUBJECT: A RESOLUTION APPROVING A MANAGED PRINT SERVICES CONTRACT WITH XEROX BUSINESS SYSTEMS MIDWEST

The Village uses a variety of network-attached printers and copiers which provide copying, printing, faxing, and scanning services. These devices support departmental operations, print checks, invoices, training materials, maps, memos, and are used to maintain communications with residents, businesses, and vendors. The Village currently has a total of 17 copiers and 18 printers in use across all Village Departments.

In 2019, the Village entered into a contract with Xerox Business Systems Midwest (XBSM), with headquarters in Bolingbrook, IL, formerly known as Chicago Office Technology Group (COTG), a Managed Print Services (MPS) provider, to manage and support the Village's entire fleet of printers and copiers. This MPS contract expired in December 2022. Prior to that expiration, the Village Information Technology (IT) Staff released a public Request for Proposal (RFP) in October 2022. While there was several MPS providers interested in replacing the Village's entire fleet of printers and copiers, the Village IT staff recommended against this since much of the fleet still has useful life, and replacement of all 35 devices would be very costly and was not included in the Village's Fiscal Year 2023/2024 budget. Since the Village's copiers are all Xerox brand, Xerox Business Systems Midwest submitted the only RFP response and proposal to manage the existing fleet. At this time, executing a contract with XBSM is the best and most cost-effective solution for the Village. As the Village's copiers get closer to the end of their useful life cycle, IT Staff will entertain offers for replacements.

XBSM has proposed a per page count at the same cost as the previous XBSM contract from 2019:

Page Type	Per Page Cost	Monthly Allocation	Overage Per Page Cost
Copier Black/White Pages	$0.00550	33,528	$0.00550
Copier Color Pages	$0.04500	33,798	$0.04500
Printer Black/White Pages	$0.00800	10,000	$0.00800
Printer Color Pages	$0.08500	1,500	$0.08500
TOTAL BASE MONTHLY PAYMENT	**$1,912.81**		

The base monthly payment proposed is $1,912.81 given the recommended monthly allocation of pages per device type included above. Any pages beyond those monthly allocations will be calculated on a quarterly basis and charged at the Overage Per Page Cost listed above. MPS costs are based on usage so

often vary due to departmental usage throughout the year.

During the review of XBSM's proposal, Village IT Staff and XBSM Staff reviewed the current fleet and analyzed a year's worth of service tickets, identifying a copier that has experienced multiple issues and frequent outages. This is a copier located at the Public Works Center. This is one of the oldest copiers still in use at the Village, and is a good candidate for replacement. XBSM proposed a Xerox Altalink C8145 with an office finisher and a 3-hole punch as a replacement. Since XBSM is being recommended as the MPS provider, it is also recommended this replacement copier be purchased through XBSM. The proposed cost for the new Xerox copier is $14,259. XBSM will remove and properly recycle the current copier at that location as part of this purchase. Additionally, during the review, the Fire Department requested an updated printer for Fire Station 11. XBSM recommended an HP 4101FDNE multifunction printer at a cost of $549. The cost of both of these devices was included in the FY2023/2024 budget in account 11-1400-706-00. XBSM will complete the installation of both devices, and conduct training for Departmental staff that will be using these devices.

Based on XBSM's RFP response and proposal, and the Village's previous experience with XBSM, Staff recommends entering into a one year Managed Print Services contract with XBSM at the per page costs identified in the above table. The FY2023/2024 budget includes sufficient funds in Account 11-1400-523-45 to cover XBSM's proposed base cost of $1,912.81/month, and also sufficient funds in Account 11-1400-706-00 to cover the proposed copier and printer purchase cost of $14,808.00.

Staff is requesting Board approval to execute a one year Managed Print Services contract with Xerox Business Systems Midwest (XBSM), including all 35 printers and copiers. Staff is also requesting approval to purchase one Xerox copier and one HP printer in a not to exceed amount of $14,808.00.

Staff will be present at the May 9, 2023 Regular Board of Trustees meeting should any questions arise.

Resolution (ID # 6405)

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 Managed Print Services Contract with Xerox Business Systems Midwest

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Annual Budget for FY 2023/2024 provides for the procurement of on-going managed print services ("***Services***") for print and copier devices in use throughout the Village. Staff requested proposals from various managed print services providers who were certified and qualified to support the Village's existing inventory of 35 print and copier devices ("***Devices***").

Xerox Business Systems Midwest (XBSM), a Xerox Company based out of Bolingbrook, IL ("***Vendor***"), has provided the only responsive proposal for managed print services that covers all of the Village's existing Devices. The Village's Budget for FY 2023/2024 provides sufficient funds in Account No. 11-1400-523-45 for procurement of these Services.

Based on these factors, Village staff recommends entering into a one-year agreement with the Vendor to provide the Services, covering all of the Devices in substantially the form as the Maintenance Agreement attached to, and by this reference made a part of, this Resolution as ***Exhibit A*** ("***Agreement***").

Additionally, Village staff recommends the purchase of a copier and a printer to replace older models currently in use by the Village. The Vendor has offered a price for the two new devices ("***New Devices***") in the not-to-exceed amount of $14,808.00. The Village's Budget for FY 2023/2024 provides sufficient funds in Account No. 11-1400-706-00 for procurement of these New Devices. Village staff recommends purchasing the New Devices from the Vendor.

The President and the Board of Trustees have considered the procurement of the Services and corresponding Agreement and determined that it is in the best interests of the Village and the public to approve and authorize the execution of the Agreement. Additionally, the President and the Board of Trustees have considered the procurement of the New Devices and determine those are also in the best interests of the Village and public.

Section 2. Approval of Agreement.

The Agreement is approved in substantially the form presented to the Board of Trustees and in a final form acceptable to 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 Vendor; 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. Authorization of Expenditure

The Village Manager is authorized to execute such documents and make such payments as may be necessary to procure the New Devices from the Vendor for an amount not-to-exceed $14,808.00.

Scheduled: 5/9/2023

ATTEST:

_____
Village President

_____
Village Clerk

XBS Midwest
SALES AND SERVICE AGREEMENT

BILL TO	SHIP TO *
CUSTOMER NAME: VILLAGE OF NORTHBROOK	CUSTOMER NAME:
ADDRESS: 1225 CEDAR LANE	ADDRESS:
CITY, STATE, ZIP: NORTHBROOK, IL 60062	CITY, STATE, ZIP:
BILL TO CONTACT PERSON: LORI BAKER	BILL TO PHONE NUMBER: 847.664.4080
SHIP TO CONTACT PERSON:	SHIP TO PHONE #:
BILL TO EMAIL: LORI.BAKER@NORTHBROOK.IL.US	BILL TO FAX #:
SHIP TO EMAIL:	SHIP TO FAX #:

TERMS OF PAYMENT: NET TEN (10) DAYS FOR CASH SALE AND ALL OTHER INVOICES NET THIRTY (30) DAYS FROM DATE OF INVOICE

*** IF MORE THAN ONE "SHIP TO" LOCATION, SEE PRODUCT SCHEDULES**

SALES PERSON: John Benjamin

CUSTOMER PURCHASE ORDER NUMBER:

CONTRACT ☐ NEW ☐ ADD ☑ REPLACE

CONTRACT #:

PRODUCTS

QTY	MODEL/PRODUCT#	LOCATION	DESCRIPTION	TOTAL PRICE
1	C8145H2	Public Works	Altalink C8145 multifunction device	$14,259.00
1	HP 4101FDN	Fire Station 11	HP 4101FDN multifunction device	$549.00

☑ **See Product Schedules** ☑ SEE TRADE-IN EQUIPMENT/ LEASE RETURN FORM

NOTES / ADJUSTMENTS DETAILS

SUBTOTAL	
SPECIAL SERVICES FEES	
OTHER ADJUSTMENTS	
CASH AMOUNT	$14,808.00
Total Monthly Payment	

CONTRACT TYPE

☑ CASH SALE ☐ RENTAL
☐ LEASE ☐ MAINTENANCE ONLY

EFFECTIVE DATES

Term in Months: 12
Proposed Start Date: 5/10/2023
Actual start date based on delivery or lease commencement

TRANSACTION TYPE

CONTRACT TERMS:

☑ All parts, labor, drums and supplies; excluding paper and staples
☐ All parts and labor; including drums; excluding supplies, paper and staples
☐ Includes other (indicate)

NOTES

CONTRACT # is 13553-03. Rates apply to the all Xerox fleet and all HP fleet on the attached schedule A

CONTRACT RATES ☐ CHARGES INCLUDED IN LEASE PAYMENT

MODEL/ POOL #	INCLUDED BLACK VOLUME	BLACK OVERAGE RATE	INCLUDED COLOR VOLUME	COLOR OVERAGE RATE	INCLUDED EXTRA LONG VOLUME	COLOR EXTRA LONG RATE	MONTHLY PAYMENT	BILLING FREQUENCY BASE	BILLING FREQUENCY OVERAGE
Xerox	33,528	0.0055	33,798	0.045				Monthly	Quarterly
HP	10,000	0.008	1,500	0.085				Monthly	Quarterly
							$ 1,912.81		

METER AND SUPPLY TECHNOLOGY ☑ FM AUDIT ☐ XDA/XDM ☐ DECLINE

TECHNOLOGY CONTACT PERSON: LORI BAKER
TECH APP PHONE #: 847.664.4080
TECH EMAIL: LORI.BAKER@NORTHBROOK.IL.US

PRIMARY METER CONTACT ☐

METER CONTACT PERSON: LORI BAKER
METER PHONE #: 847.664.4080
METER EMAIL: LORI.BAKER@NORTHBROOK.IL.US
METER FAX #:

Company will install an app to automatically collect device meters for contract billing and automated supply replenishment.
Company will charge a fee per machine per overage billing cycle should customer decline meter and supply technology app installation.

QTY	MODEL/PRODUCT#	SOFTWARE & DESCRIPTION ☐ SEE SOW FOR DETAILS	TOTAL PRICE

Customer Acceptance

By executing this agreement, I acknowledge that I have read and understand this agreement and I certify that I am authorized to execute this agreement on behalf of customer. Authorized signature acknowledges terms / conditions and expiration dates or meter readings. The terms and conditions on the face and reverse side of this agreement correctly set fourth the entire agreement between parties.

AUTHORIZED CUSTOMER SIGNATURE:

SIGNER'S NAME (printed): Cara Pavlicek

TITLE: Village Manager

Sales: John Benjamin

DATE: May 10, 2023

DATE:

Attachment: Exhibit A - XBS Midwest - Sales and Service Agreement (6405 : A Resolution Approving a Managed Print Services Contract with Xerox Business

XBS Midwest
SALES AND SERVICE AGREEMENT

BILL TO

CUSTOMER NAME
VILLAGE OF NORTHBROOK

SHIP TO *

CUSTOMER NAME

PRODUCTS

QTY	MODEL/PRODUCT#	LOCATION	DESCRIPTION	TOTAL PRICE

CONTRACT RATES ☐ CHARGES INCLUDED IN LEASE PAYMENT

MODEL/ POOL #	INCLUDED BLACK VOLUME	BLACK OVERAGE RATE	INCLUDED COLOR VOLUME	COLOR OVERAGE RATE	INCLUDED EXTRA LONG VOLUME	COLOR EXTRA LONG RATE	MONTHLY PAYMENT	BILLING FREQUENCY BASE	BILLING FREQUENCY OVERAGE
								SELECT FREQ	SELECT FRE
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Attachment: Exhibit A - XBS Midwest - Sales and Service Agreement (6405 : A Resolution Approving a Managed Print Services Contract with Xerox Business

Sales and Service Terms and Conditions

1. **Definitions.** The first page of this Sales Order/Service Agreement is referred to herein as the "Cover Page." The Cover Page and these Terms and Conditions, along with a list products on Product Schedule (if attached), and or any other attachments referenced on the Cover Page represent the agreement (the "Agreement") between Company and the Customer ("Parties") as identified on the Cover Page of this Agreement, with respect to the acquisition of those Products and the Service for such Products. "Products" shall mean the equipment ("Equipment") and any Software ("Application Software") identified on the Cover Page and/or on Product Schedule.

2. **Scope.** This Agreement may be executed for:

a) A **SALE** of Products. If a SALE, Company hereby offers to sell/license and Customer hereby accepts to purchase/license those Products in the quantity and for the price indicated on Cover Page (and/or Product Schedule). Payment terms are set forth in Section 7, below. Title to the Equipment will transfer to Customer upon delivery; or

b) A **LEASE** of Products. If a LEASE, Customer will execute a separate lease agreement with a third party lessor which will fund the purchase/license of the Products in the quantity indica on the Cover Page (and/or Product Schedule) for the benefit of Customer. The lease will be between Customer and a third-party lessor. Company will not be a party to the lease. Upon executio a lease agreement between Customer and third-party lessor, the Customer shall be responsible to lessor to satisfy the terms and conditions of the lease; or

c) A RENTAL of Products. If a RENTAL, Company hereby offers to rent and Customer hereby accepts to pay for those Products in the quantity and for the price indicated on the Cover P (and/or Product Schedule). Payment terms are set forth in Section 7, below. Title will remain with the Company throughout the Term as indicated on the Cover Page. Customer agrees to ob adequate insurance coverage sufficient to cover the full replacement value of the rental equipment while in Customer's possession, and to have Company named as the loss payee. Unless other stated in the Cover Page, the rental is non-cancellable for the stated term.

3. **Delivery and Installation.** Unless specified otherwise on the Cover Page, the Company shall deliver and install the Products at the location specified by Customer on the Cover Page unless: Customer has not made available at that address a suitable place of installation as specified by the Company; or (2) Customer has not made available suitable electrical service in accordance the Underwriter's Lab ("UL") or manufacturer's requirements. All risk of loss will transfer to the Customer upon delivery. Customer will be responsible for nonstandard delivery charges.

4. **Services.** This Agreement covers both the labor and materials for adjustments, repairs, and replacement of parts necessitated by normal use of the Equipment. Unless otherwise stated on Cover Page, Services do not include the following: (a) repairs due to (i) misuse, neglect, or abuse (including, without limitation, improper voltage or use of supplies that do not conform to manufacturers' specifications), (ii) use of options, accessories, products, supplies not provided by Company; (iii) non-Company alterations, relocation, or service; and/or (iv) loss or damage resul from accidents, fire, water, or theft; (b) maintenance requested outside Company's normal business hours or this Agreement, (c) relocation, (d) software or connected hardware, (e) hard d replacement, (f) MICR Toner for Laser Printers, and parts and labor for all non-laser printers, and/or (g) parts for Scanners. Company reserves the right, at its sole discretion, to replace Equipm with Equipment of similar or better conditions and features, rather than providing on-site Service support. Replacement parts may be new, reprocessed, or recovered. Supplies provided by Comp are in accordance with the copy volumes set forth on the Cover Page and within the manufacturer's stated yields, and do not include staples or paper. Supplies are to be used exclusively for Equipment and remain Company property until consumed. Customer will return, or allow Company to retrieve, any unused supplies at the termination or expiration of this Agreement. Custome responsible for the cost of excess supplies. Supplies will be shipped to Customer via UPS Ground, or another method selected by Company. Unless otherwise stated herein, Customer will be bi for shipping, including, but not limited to, UPS Ground, Overnight, and/or Messenger Service per billing period or per shipment based on number of products. Additional fees may be charged Services provided outside Company's standard business hours or for computer/network issues and will be at Company hourly rates in effect at the time of such Services. Equipment may be suppo and serviced using data that is automatically collected by Company from the Equipment via electronic transmission from the Equipment to a secure off-site location. Examples of automatic transmitted data include product registration, meter read, supply level, Equipment configuration and settings, software version, and problem/fault code data. All such data will be transmitted secure manner specified by Company. The automatic data transmission capability does not permit Company to read, view or download any Customer data, documents or other information resic on or passing through the Equipment or Customer's information management systems. Services may be delivered by Company's Affiliates and/or Subcontractors, at Company's sole discret Unless otherwise agreed to in writing, Customer remains solely responsible to secure any sensitive data and permanently delete such data from the internal media storage prior to remova Equipment or termination of this Agreement. Company has no obligation to maintain Equipment beyond the "End of Service" for that particular model of Equipment. End of Service ("EOS") me the date announced by manufacturer after which Company will no longer offer Services for a particular Equipment model. Company reserves the right to discontinue Service upon thirty days wri notice for any Equipment for which parts and/or Supplies are no longer available, or are not available on commercially reasonable terms.

5. **Meter; Electric Services.** Equipment is required to be connected to a remote transmission tool, which will periodically communicate meter reads as well as other device diagnostic data and u which invoices will be based. If a remote transmission tool is not installed and otherwise upon request, you will provide us, by telephone, email, web submission, or fax with the actual meter readi three days prior to your due date. We may estimate the number of images used if such meter readings are not communicated to Company. The estimated charge for excess images shall be adjus upon receipt of actual meter readings. If you are unable to maintain remote transmission, the Company reserves the right to charge you a per device fee for such affected Equipment due to increased service visits that will be required in order to: (x) obtain such information, (y) provide such transmissions and (z) provide such Maintenance Services and Consumable Supplies otherwise would have been provided remotely and/or proactively. If you elect to not install a remote transmission tool, the contract is subject to the manual meter collection fee outlined on Company's currently published fee schedule. You agree to provide adequate space without charge for the Equipment, adequate electricity (including, if necessary, a dedicated 110 or 220-volt li an electrical surge suppressor with a UL-1449 rating or better, and reasonable storage for supplies to be used with the Equipment.

6. **Additions and Modifications.** If, at any time during the Term, Customer upgrades, modifies, or adds equipment, Customer shall promptly notify Company and provide Company right of refusal to provide Services for added equipment. Company maintains the right to inspect any upgrades and modifications to Equipment and/or additional equipment and, in its sole discret determine whether equipment is eligible for Services. If approved for Services, the Agreement will be amended to include such changes, including pricing modifications. All networked devices m be set up with our monitoring app for meters and Supplies. Any devices not under contract will be added automatically to the account for the listed rate. If our monitoring software is not reporting, customer must work with us to resolve the issue as soon as possible.

7. **Term and Payment.** Except as may otherwise be provided for herein, this Agreement in non-cancellable and shall remain in effect throughout the Term; and, unless notified in writing sixty days prior to its expiration, this Agreement shall automatically renew for 12 months. The Company reserves the right to terminate upon thirty days written notice. In the event the fees herein included in Customer's lease payment, the Term shall run concurrently with the lease agreement and be subject to the renewal provisions provided for therein. The meter count at installation o the case of owned printers, at assessment, will be used for meter/overages calculations. Customer agrees to pay Company all amounts due within thirty days of the date of Company's invoice c the parties have agreed the third-party lessor will collect the service fees due under this Agreement on behalf of Company, in accordance with the applicable lease agreement, and all other su when due and payable. Any Monthly Payment entitles Customer to Services and Supplies for a specific number and type (i.e. black & white, color, scan) of Prints/Copies as identified on the Co Page and will be billed in advance. In addition, Customer agrees to pay the Overage Rate for each Print/Copy that exceeds the applicable number and type of Prints/Copies provided in the Minim Monthly Payment which amount shall be billed in arrears and is payable as indicated on the Cover Page. A Print/Copy is defined as standard 8.5"x11" copy. No credit will be applied towards unu copies/prints. Customer's obligation to pay all sums when due shall be absolute and unconditional and is not subject to any abatement, offset, defense or counterclaim. If any payment is not recei by Company within fifteen (15) days of its due date, Company may charge, and Customer will pay a late fee of 5% of the amount due or $25, whichever is greater (or such lesser rate as is maximum allowable by law). Company has the right to withhold Services and Supplies, without recourse, for any non-payment. Unless otherwise stated on the Cover Page, Company may incre the Base Charge and/or the Overage Rates on an annual basis, in an amount not to exceed 20%. Company retains the right to have all or some of the amounts due hereunder billed and/or collec by third parties. If Customer requires any specialized billing procedure or invoicing, Company reserves the right to bill an administrative fee, in accordance with Company's currently published schedule, which is subject to change from time to time.

8. **Taxes.** Payments are exclusive of all state and local sales, use, excise, privilege and similar taxes, if any. You will be responsible for, indemnify and hold Company harmless from, all applica taxes, fees or charges (including sales, use, personal property and transfer taxes (other than net income taxes), plus interest and penalties) assessed by any governmental entity on you, Equipment, this Agreement, or the amounts payable hereunder (collectively, "Taxes"), unless you timely provide continuing proof of your tax exempt status. Customer will pay when due, eit directly to the taxing authority or to Company upon demand, all taxes, fines and penalties relating to this Agreement that are now or in the future assessed or levied, except for taxes levied u Company's income.

9. **Applicable Laws**. Both Parties agree that they will comply with all applicable laws and regulations during the Term.

10. **Limited License to Use Software.** Company grants (and is authorized by its licensor's to grant) Customer a non-exclusive, non-transferable license to use in the U.S.: (a) software accompanying documentation ("Base Software") only with the Equipment with which it was delivered; and (b) Software that is set forth as a separate line item in this Agreement ("Application Softwa (including its accompanying documentation), as applicable, for as long as Customer is current in the payment of all applicable software license fees. "Base Software" and "Application Software" referred to collectively as "Licensed Software". Customer has no other rights and may not: (1) distribute, copy, modify, create derivatives of, decompile, or reverse engineer Licensed Software; activate Licensed Software delivered with the Equipment in an inactivated state; or (3) allow others to engage in same. Title to, and all intellectual property rights in, Licensed Software will res solely with Company and/or its licensors (who will be considered third-party beneficiaries of this Section). Licensed Software may contain code capable of automatically disabling the Equipm Disabling code may be activated if: (x) Company is denied access to periodically reset such code; (y) Customer is notified of a default under this Agreement; or (z) Customer's license is termina or expires. The Base Software license will terminate: (i) if Customer no longer uses or possesses the Equipment; or (ii) upon the expiration or termination of this Agreement, unless Customer exercised its option to purchase the Equipment. Neither Company nor its licensors warrant that Licensed Software will be free from errors or that its operation will be uninterrupted. The forego terms do not apply to Diagnostic Software or to Licensed Software/documentation accompanied by a clickwrap or shrinkwrap license agreement or otherwise made subject to a separate lice agreement.

11. **Diagnostic Software.** Software used to evaluate or maintain the Equipment ("Diagnostic Software") is included with the Equipment. Diagnostic Software is a valuable trade sec or its Licensors. Title to Diagnostic Software will remain with Company or its licensors. Company does not grant Customer any right to use Diagnostic Software, and Customer will not access, use, reproduce, distribute or disclose Diagnostic Software for any purpose (or allow third parties to do so). Customer will allow Company reasonable access to the Equipment to remove or disable Diagnostic Software if Customer is no longer receiving Service from Company, provided that any on-site access to Customer's facility will be during Customer's standard business hours.

12. **Software Support.** Except for Application Software identified as "No Svc." on the Cover Page, Company (or a designated servicer) will provide the software support set forth below ("Softw Support"). For Base Software for Equipment, Software Support will be provided during the initial Term and any renewal period but in no event longer than 5 years after Company stops taking custo orders for the subject model of Equipment. For Application Software, Software Support will be provided as long as Customer is current in the payment of all applicable software license and sup fees. Company will maintain a web-based or toll-free hotline during Company's standard working hours to report Licensed Software problems and answer Licensed Software-related questic Company, either directly or with its vendors, will make reasonable efforts to: (a) assure that Licensed Software performs in material conformity with its user documentation; (b) provide availa workarounds or patches to resolve Licensed Software performance problems; and (c) resolve coding errors for (i) the current Release and (ii) the previous Release for a period of 6 months after current Release is made available to Customer. Company will not be required to provide Software Support if Customer has modified the Licensed Software. New releases of Licensed Software primarily incorporate compliance updates and coding error fixes are designated as "Maintenance Releases" or "Updates". Maintenance Releases or Updates that Company may make available be provided at no charge and must be implemented within six months. New releases of Licensed Software that include new content or functionality ("Feature Releases") will be subject to additic license fees at then-current pricing. Maintenance Releases, Updates and Feature Releases are collectively referred to as "Releases". Each Release will be considered Licensed Software gover by the Software License and Licensed Software Support provisions of this Agreement (unless otherwise noted). Implementation of a Release may require Customer to procure, at Custom expense, additional hardware and/or software from Company or another entity. Upon installation of a Release, Customer will return or destroy all prior Releases..

13. **INTELLECTUAL PROPERTY.**

a. CUSTOMER'S CONTENT AND CUSTOMER ASSETS. Customer represents and warrants that it owns the customer assets and its content and materials provided to Company in connec with this Agreement or otherwise has the right to authorize Company to perform the Services hereunder. Customer represents and warrants that such content and materials do not, and s not, contain any content that (i) is libelous, defamatory or obscene and/or (ii) infringes on or violates any applicable laws, regulations or rights of a third party, including without limitation, ex laws, or any proprietary, intellectual property, contract, moral or privacy right or any other third party right.

b. XEROX TOOLS. "Xerox Tools" means certain Xerox proprietary tools (including any modifications, enhancements and derivative works) used by Company to provide certain Services Xe and its licensors will at all times retain all right, title and interest in and to Xerox Tools including without limitation, all intellectual property rights therein, and, except as expressly set forth he or as set forth in a Statement of Work (SOW) where limited access to the Xerox Device Manager (XDM) may be granted for a specific purpose, no rights to use, access or operate the Xe Tools are granted to Customer. Xerox Tools will be installed and operated only by Company or its authorized agents. If required for royalty reporting purposes, Company may disc Customer's name and address to Xerox and/or the third-party licensor of certain Xerox Tools. Customer will not decompile or reverse engineer any Xerox Tools, or allow others to engag same. Customer will have access to reports generated by the Xerox Tools and stored in a provided database as set forth in the applicable SOW. Company may remove Xerox Tools at time in Company's sole discretion, provided that the removal of Xerox Tools will not affect Company's obligations to perform Services, and Customer shall reasonably facilitate such remo If Xerox Tools are included as part of the Services, they may be used by Customer only in conjunction with such Services.

c. LIMITED LICENSE TO ASSESSMENTS AND REPORTS. Customer may duplicate and distribute assessments and/or reports prepared by Company pursuant to this Agreement only Customer's internal business purposes. Any recommendations and processes described in assessments and/or reports may only be implemented by Company for Customer and, if implement used by Customer only for Customer's internal business purposes.

d. NO GRANTS TO CUSTOMER. Customer agrees that, except as set forth expressly in this Agreement, no other rights or licenses are granted to Customer. Further, the rights grante Customer in this Section shall immediately terminate if Customer defaults hereunder with respect to any of its obligations related to such grant.

14. **CONFIDENTIAL INFORMATION.** Information exchanged under this Agreement will be treated as confidential if it is identified as confidential at disclosure or if the circumstances of disclos would indicate to a reasonable person that the information should be treated as confidential ("Confidential Information"). The terms and conditions of this Agreement are Confidential Informatio Company and Customer, and each party agrees not to disclose any of the foregoing without the other party's prior written consent. Confidential Information will be protected using a reasona degree of care to prevent unauthorized use or disclosure for two (2) years from the termination or expiration of this Agreement under which such Confidential Information was disclosed, whiche occurs later; provided, however, confidentiality with respect to trade secrets and Xerox Tools will not expire. These obligations of confidentiality will not apply to any Confidential Information that: was in the public domain prior to, at the time of, or subsequent to the date of disclosure through no fault of the receiving party; (2) was rightfully in the receiving party's possession or the possess of any third party free of any obligation of confidentiality; (3) was developed by the receiving party's employees independently of and without reference to any of the other party's Confider Information; or (4) where disclosure is required by law or a government agency. Upon expiration or termination of this Agreement, each party will return to the other or, if requested, destroy Confidential Information of the other in its possession or control, except such Confidential Information as may be reasonably necessary to exercise rights that survive termination of this Agreeme

15. **Warranty.** Customer acknowledges that the Products covered by this Agreement were selected by Customer based upon its own judgment. COMPANY MAKES NO REPRESENTATIONS WARRANTIES, EXPRESS OR IMPLIED, ORAL OR WRITTEN, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF NON-INFRINGEMENT; IMPLIED WARRANTIES MERCHANTABILITY; OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH ARE SPECIFICALLY AND UNRESERVEDLY EXCLUDED.

16. **LIMITATION OF LIABILITY.** IN NO EVENT, SHALL COMPANY BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATI LOSS OF PROFITS, OR PUNITIVE DAMAGES WHETHER BASED IN CONTRACT, TORT, OR ANY OTHER LEGAL THEORY AND IRRESPECTIVE OF WHETHER COMPANY HAS NOTICE THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL COMPANY BE LIABLE TO CUSTOMER FOR ANY DIRECT DAMAGES IN EXCESS OF THE FEES PAID FOR SERVICES UND THIS AGREEMENT BY CUSTOMER TO COMPANY DURING THE SIX-MONTH PERIOD IMMEDIATELY PRECEDING THE EVENT THAT GAVE RISE TO THE CLAIM.

17. **Default; Remedies.** Any of the following events or conditions shall constitute an Event of Default under this Agreement: (a) failure by Customer to make payment when due of any indebtedn to Company or for the Products, whether or not arising under this Agreement, without notice or demand by Company; (b) breach by Customer of any obligation herein; or (c) if Customer cea doing business as a going concern. If Customer defaults, Company may: (1) require future Services, including Supplies, be paid for in advance, (2) require Customer to immediately pay the amc of the remaining unpaid balance of the Agreement, (3) terminate any and all agreements with Customer, and/or (4) pursue any other remedy permitted at law or in equity. In the Event of Defa remaining payment amounts due will be calculated using the average of the last six months' billing or the amount set forth on the face of the Agreement, whichever is greater, multiplied by remaining months of the Agreement, to compensate for loss of bargain and not as a penalty. Customer agrees that any delay or failure of Company to enforce its rights under this Agreement d not prevent Company from enforcing any such right at a later time. All of Company's rights and remedies survive the termination of this Agreement. In the event of a dispute arising out of Agreement or the Products listed herein, should it prevail, Company shall be entitled to collection of its reasonable costs and attorneys' fees incurred in defending or enforcing this Agreement, whet or not litigation is commenced.

18. **Assignment.** Customer may not sell, transfer, or assign this Agreement without the prior written consent of Company. Company may sell, assign or transfer this Agreement.

19. **Notices.** All notices required or permitted under this Agreement shall be by overnight courier such party at the address set forth in this Agreement, or at such other address as such party r designate in writing from time to time. Any notice from Company to Customer shall be effective two days after it has been sent via overnight courier.

20. **Indemnification.** Each party, if promptly notified by the other and given the right to control the defense, shall indemnify, defend and hold harmless the other party, its affiliates, and their respec officers, directors, employees, agents, successors and assigns, from and against all claims by a third party for losses, damages, costs or liability of any kind (including expenses and reasonable le fees) that a court finally awards such party ("Claims") for bodily injury (including death) and damage to real or tangible property, to the extent proximately caused by the negligent acts or omissic or willful misconduct of the indemnifying party (or its affiliates) in connection with this Agreement.

21. **Fax/Electronic Execution.** A faxed or electronically transmitted version of this Agreement may be considered the original and Customer will not have the right to challenge in court the authenti or binding effect of any faxed or scanned copy or signature thereon. This Agreement may be signed in counterparts and all counterparts will be considered and constitute the same Agreement.

22. **Warranty to Execute**. Each party represents and warrants to the other, as an essential part of this Agreement, that: (i) it is duly organized and validly existing and in good standing under laws of the state of its incorporation or formation; (ii) this Agreement has been duly authorized by all appropriate corporate action for signature; and (iii) the individual signing this Agreement is authorized to do so.

23. **Miscellaneous.** (a) Choice of Law. This Agreement shall be governed by the laws of the state of _____ (without regard to the conflict of laws or principles of such states); (b) Jury T CUSTOMER EXPRESSLY WAIVE TRIAL BY JURY AS TO ALL ISSUES ARISING OUT OF OR RELATED TO THIS AGREEMENT; (c) Entire Agreement. This Agreement constitutes the en agreement between the parties with regards to the subject matter herein and supersedes all prior agreements, proposals or negotiations, whether oral or written; (d) Enforceability. If any provis of this Agreement is unenforceable, illegal or invalid, the remaining provisions will remain in full force and effect; (e) Amendments. This Agreement may not be amended or modified except b writing signed by the parties; provided Customer agrees that Company is authorized, without notice to Customer, to supply missing information or correct obvious errors provided that such cha does not materially alter Customer's obligations; (f) Force Majeure. Company shall not be responsible for delays or inability to provide Products or Services caused directly or indirectly by strik accidents, climate conditions, parts availability, unsafe travel conditions, or other reasons beyond Company's control.

AMENDMENT TO
SALES AND SERVICE AGREEMENT

THIS AMENDMENT 1 ("Amendment 1") amends the Sales and Service Agreement ("Agreement") between Chicago Office Technology Group, LLC ("Company") d/b/a Xerox Business Solutions Midwest and Village of Northbrook ("Customer"), dated May 10, 2023. Capitalized terms used herein have the same meaning as set forth in the Agreement.

1. Section 8 (Taxes) is deleted in its entirety and replaced with the following: "8. Taxes. Customer represents and warrants that it is exempt from all taxes."

2. The final sentence of Section 16. "LIMITATION OF LIABILITY." is modified by deleting the words "SIX MONTH" and replacing them with "TWELVE MONTH."

3. Section "17. Default; Remedies" is deleted in its entirety and replaced with the following:

    a. "17. Default; Remedies. Any of the following events or conditions shall constitute an Event of Default under this Agreement: (a) failure by Customer to make payment when due of any indebtedness to Company or for the Products, whether or not arising under this Agreement, without notice or demand by Company; (b) breach by Customer of or Company of any obligation herein; or (c) if Customer or Company ceases doing business as a going concern. If Customer defaults, Company may: (1) require future Services, including supplies, be paid for in advance, (2) require Customer to immediately pay the amount of the remaining unpaid balance of the Agreement, (3) terminate any and all agreements with Customer, and/or (4) pursue any other remedy permitted at law or in equity. In the Event of Default, remaining payment amounts due will be calculated using the average of the last six months' billing or the amount set forth on the face of the Agreement, whichever is greater, multiplied by the remaining months of the Agreement, to compensate for loss of bargain and not as a penalty. Customer agrees that any delay or failure of Company to enforce its rights under this Agreement does not prevent Company from enforcing any such right at a later time. All of Company's rights and remedies survive the termination of this Agreement. In the event of a dispute arising out of this Agreement or the Products listed herein, should it prevail, Company shall be entitled to collection of its reasonable costs and attorneys' fees incurred in defending or enforcing this Agreement, whether or not litigation is commenced. If Company defaults, Customer may terminate this Agreement and pursue any other remedy permitted at law or in equity."

4. Section "20. Indemnification." is deleted in its entirety and replaced with the following: "20. Intentionally Omitted."

5. Section "23. Miscellaneous." is modified by adding the word "Illinois" to the blank in subsection (a), by deleting subsection (b), and by re-lettering subsection (c) as subsection (b).

6. "Terms of Payment:" is modified by deleting the words "NET TEN (10) DAYS FOR CASH SALE AND ALL OTHER INVOICES NET THIRTY(30) DAYS FROM DATE OF INVOICE" and replacing them with "NET 60 DAYS FOR CASH SALE AND OTHER INVOICES."

7. Section "7. Term and Payment." is modified by deleting the words "not to exceed 20%" and replacing them with "not to exceed 6%."

Attachment: Exhibit A - XBS Amendment to Sales and Service Agreement (6405 : A Resolution Approving a Managed Print Services Contract

AMENDMENT TO
SALES AND SERVICE AGREEMENT

Except as specifically set forth herein, the Agreement is otherwise unchanged.

*****SIGNATURE PAGE FOLLOWS*****

Chicago Office Technology Group, Inc.	**Village of Northbrook**
"d/b/a Xerox Business Solutions Midwest"	
Keith Thornton	Cara Pavlicek
Name (Please Print)	*Name (Please Print)*
Signature	*Signature*
VP of Sales	Village Manager
Title	*Title*
4.24.23	May 10, 2023
Date	*Date*

Attachment: Exhibit A - XBS Amendment to Sales and Service Agreement (6405 : A Resolution Approving a Managed Print Services Contract

VILLAGE OF NORTHBROOK SCHEDULE A		
TAG #	**Serial number**	**Equip. item desc.**
A31952	MX4208308	XEROX WORKCENTRE 7855PT2 CPO COPIER
A31970	MX4319392	XEROX WORKCENTRE 7855PT2 CPO COPIER
A25889	MX4506502	XEROX WORKCENTRE 7845PT2 TANDEM TRAY
New - TBD	New - TBD	XEROX C8145
A24242	E1B971533	XEROX WC6655 COLOR MFP
A30315	3UA224688	XEROX VERSALINK C7025 COLOR MFP 4 TRAY COPIER
A30450	3UA225102	XEROX VERSALINK C7025 COLOR MFP 4 TRAY COPIER
A31900	4HX969417	XEROX VERSALINK C405DN
A31901	4HX969418	XEROX VERSALINK C405DN
A31889	4HX969395	XEROX VERSALINK C405DN
A31848	5DA855280	XEROX VERSALINK B7025 MFP B/W
A29116	3YA000871	XEROX PHASER 3330DNI B/W PRINTER
A29117	3YA000885	XEROX PHASER 3330DNI B/W PRINTER
A24236	E2B659735	Xerox C60
A24243	E2B665074	Xerox C60
A31150	EHQ209108	XEROX ALTALINK C8145
A31284	EHQ209097	XEROX ALTALINK C8145
A30391	ELQ509201	XEROX ALTALINK C8145
NAME Cara Pavlicek		
TITLE Village Manager		
SIGNED BY		
DATE May 10, 2023		

Attachment: Exhibit A - XBS Schedule A - Copiers (6405 : A Resolution Approving a Managed Print Services Contract with Xerox Business

VILLAGE OF NORTHBROOK SCHEDULE A			
TAG #	**Serial number**	**Equip. item desc.**	
A25895	CNDF614683	HP M451DW LASERJET COLOR PRINTER	
A25899	CNDF614649	HP M451DW LASERJET COLOR PRINTER	
A25882	PHB8HBX2V1	HP M426FDW B/W LASERJET PRO MFP	
A25884	PHBLL971RC	HP M426FDN LASERJET B/W MFP PRINTER	
A25885	PHBLL41176	HP M426FDN LASERJET B/W MFP PRINTER	
A24239	CNDY439412	HP LASERJET P4015N PRINTER	
A24240	CNCCF8T1L7	HP LASERJET M602N B/W PRINTER	
A25888	CNDCG8X2H0	HP LASERJET M602N B/W PRINTER	
A25900	CNCCF4G0KG	HP LASERJET M602N B/W PRINTER	
A25886	CNF8H6TQT7	HP LASERJET M425DN MFP	
A25891	CNF8H6V05N	HP LASERJET M425DN MFP	
A24244	CNBCH7F1HZ	HP LASERJET ENTERPRISE M605X B/W	
A25881	CNDCJ6M19N	HP LASERJET ENTERPRISE M605X B/W	
A25893	CNDCJ6M196	HP LASERJET ENTERPRISE M605X B/W	
A24241	CNDCK1K088	HP LASERJET ENTERPRISE M604DN B/W	
A24247	JPBCC3S48M	HP CP4025N COLOR PRINTER	
A31543	JPDF274007	HP 4015	
New - TBD	New - TBD	HP M4101	
A25896	CNDG127114	HP 451mw	
NAME Cara Pavlicek			
TITLE Village Manager			
SIGNED BY			
DATE May 10, 2023			

Attachment: Exhibit A - XBS Schedule A - Printers (6405 : A Resolution Approving a Managed Print Services Contract with Xerox Business

Customer Authorization

for Equipment Removal, Disposal, Freight Return and Buyout Expectations

Customer Signature is required with complete information below, for all devices to be removed and/or payments to be issued

Lease ID	Serial #	Make & Model	Location / Dept	Select Equipment Instruction	Lease Return by Date	XBS Midwest to Pay:	Payoff to:
	MX4450521	Xerox 7845	Village of Northbrook	trade-in			
			Public Works				
			2nd floor				
			655 Huehl Road				
			Northbrook, IL 60062				
						$	-

The authorized signor below has received, understands and agrees to the terms and conditions on page two of this form, for items applicable as indicated above. Each itemized asset with all accessories is to be removed and/or payment issued where indicated, upon agreement by XBS Midwest. All appropriate and required options must be indicated with this form signed BEFORE XBS Midwest will remove equipment from the customer location. When fees are required for pick-up/shipment of equipment, the customer must have a check ready for the driver upon pick up. Please note: the customer needs to provide remit-to information and lender return authorization in a timely manner, for any applicable 3rd-party leases.

X Village of Northbrook
Business Name

X Village Manager
Title

X
Authorized Signature

X May 10,2023
Date

X Cara Pavlicek
Print Name of Signer

Attachment: Exhibit A - XBS Customer Authorization for Equipment Removal (6405 : A Resolution Approving a Managed Print Services Contract with Xerox Business Systems Midwest)

Customer Authorization - Page 2

Terms and Conditions for Equipment Removal, Disposal, Freight Return and Buyout Expectations

Dispose of Equipment

For each asset with disposition indicated for disposal, the customer understands that once removed, equipment will become the property of XBS Midwest. Equipment may be disposed of or otherwise utilized at the discretion of XBS Midwest. It is the responsibility of the customer to ensure that equipment is not on lease or otherwise owned by another party. XBS Midwest will access available records of any active leases that were arranged through an XBS Midwest lender relationship. The customer understands that XBS Midwest is not the lender, and does not take responsibility for any obligations the customer may have to verify ownership by a 3rd party.

Freight Return Authorization and Responsibilities

For each asset and with disposition as indicated, either the customer or XBS Midwest will assume responsibility for return to the lender. For assets indicated for return by the customer, the customer will be responsible for return and all expenses associated. For assets indicated for return by XBS Midwest, the customer agrees this will be returned to their current leasing company. The customer takes responsibility for providing return instructions, verifying lender requirements for return, and is responsible for condition of equipment and/or damage due to loss during shipping. The customer is responsible to ensure that equipment is in workable condition when removed and will assume responsibility for any lender fees associated for missing or damaged items. The customer also understands that all claims regarding the shipment will be the customer's responsibility. In the case that damage is inflicted by XBS Midwest, such damage will be documented and covered by XBS Midwest. XBS Midwest will not document or inspect for damages that may have occurred prior to pick-up or after removal from the XBS Midwest facility, or damages that are not obviously visible.

Return Instructions

The customer will be responsible for obtaining return authorization and instructions for all 3rd party leases, and will provide these to XBS Midwest in a timely manner. The customer understands that any additional balance owed to their lender for rent before return is the responsibility of the customer. XBS Midwest will obtain return instructions only for equipment leased through an XBS Midwest lender relationship.

Payment Terms

Cash back to customer: For instances where the customer will receive payment as cash back for existing equipment, the customer will be responsible for termination notification to their leasing company and for verification of lender requirements. Payment will be issued to the customer upon completion of new equipment delivery and installation, and upon booking and funding of the new lease.

XBS Midwest to pay toward 3rd party lease:

For instances where XBS Midwest will be paying off or paying toward a 3rd party lease, the lease will be paid in full or up to the amount as indicated, but not to exceed the current payoff balance. The customer will be responsible for termination notification to the leasing company and for verifying and meeting their lenders' requirements. Payment will be issued to the 3rd party lender upon complete equipment delivery and installation, and upon booking and funding of the new lease. The customer is responsible for providing all remit-to information for the 3rd party lease, including full address and account number.

XBS Midwest to pay toward customer's lease arranged through XBS Midwest:

For instances where XBS Midwest will be paying off or paying toward a lease that was originally arranged through XBS Midwest, the lease will be paid in full or up to the amount as indicated, but not to exceed the current payoff balance. The customer will be responsible for termination notification to the leasing company and for verifying and meeting lender requirements. The customer will also be responsible for any additional financial obligations that may incur if they did not meet the termination notification requirements of the lender. Payment will be issued to the lender upon complete equipment delivery and installation, and upon booking and funding of the new lease.

X Village of Northbrook
Business Name

X _____
Initial

Attachment: Exhibit A - XBS Customer Authorization for Equipment Removal (6405 : A Resolution Approving a Managed Print Services Contract with Xerox Business Systems Midwest)

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: SWATI PANDEY, SENIOR PLANNER

DATE: May 9, 2023

SUBJECT: A RESOLUTION APPROVING A SUBDIVISION AGREEMENT FOR 3-LOT SUBDIVISION AT 2005 TECHNY ROAD

On May 9, 2023, the Board of Trustees is scheduled to consider draft documents approving an application submitted by Techny Crossing, LLC (the "Applicant") as the owner of the properties commonly known as 2005 Techny Road (the "Subject Property") for ***final plat approval of a proposed three-lot single family residential subdivision*** in the R-4 Single Family Residential District. The Village Board should note that a review of a final plat does not require a public hearing or notice.

On November 9, 2021, the Board adopted the following documents (see attached for reference), subject to conditions:

- Ordinance No. 21-37: Rezoning the Subject Property from R-2 to R-4 District
- Resolution No. 21-R-128: Approving a Tentative Plat of Subdivision and Variation

On April 18, 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 6-0 (three members were absent), Resolution No. 23-PC-06 (see attached) recommending approval of the final plat as presented. The staff report is attached, however, the minutes from the meeting were not available at this time.

On May 9, 2023, the Board is scheduled to consider the following resolutions:

1. A Resolution Approving a Subdivision and Development Agreement for a Three-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 Village Board's consent agenda. The Applicant and staff will attend the May 9, 2023 meeting in case there are any questions.

Resolution (ID # 6652)

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 Three-Lot Single Family Residential Subdivision (2005 Techny Road) (Docket No. PCD-22-06)

is hereby adopted, as follows:

Section 1. RECITALS.

Techny Crossing, LLC (***"Applicant"***) is the owner of the property commonly known as 2005 Techny Road (***"Property"***). The Applicant has submitted an application to develop the Property as a three-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. 2021-37 rezoning the Property from the R-2 to the R-4 Single Family Residential District; and (ii) Resolution No. 2021-128 granting a subdivision variation to allow the storm water detention facility in an easement and approving a tentative plat of subdivision for the Property.

On April 18, 2023, the Plan Commission held a public meeting to consider the Applicant's request for approval of a final plat of subdivision for the Property. On the same date, the Plan Commission recommended approval of the Final Plat of Subdivision in Resolution No. 2023-PC-06.

Applicant has requested, pursuant to Section 3-203 of the Subdivision Code, approval of a final plat of subdivision for the Property to allow for subdivision of the existing lot of record on the Property into three residential lots (***"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 Manager 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 (2005 Techny Road – Docket No. PCD-22-06) relating to the Property.

Scheduled: 5/9/2023

ATTEST:

_____
Village President

_____
Village Clerk

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

TECHNY CROSSING LLC

(2005 TECHNY ROAD)

DATED AS OF MAY __, 2023

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

SUBDIVISION AND DEVELOPMENT AGREEMENT
BY AND BETWEEN THE VILLAGE OF NORTHBROOK
AND TECHNY CROSSING, LLC
(2005 Techny Road)

THIS SUBDIVISION AND DEVELOPMENT AGREEMENT ("***Agreement***") is dated as of the __ day of May, 2023 and is by and between the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation ("***Village***"), and **TECHNY CROSSING 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 2005 Techny Road, Northbrook Illinois ("***Property***").

B. Developer desires and proposes to have the Property subdivided into three lots, 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. 2021-37 rezoning the Property from the R-2 to the R-4 Single Family Residential District; and (ii) Resolution No. 2021-128 granting a subdivision variation to allow the storm water detention facility in an easement and approving a tentative plat of subdivision for the Property.

E. On April 18, 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-06.

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.

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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.

Comprehensive Plan: Village of Northbrook Comprehensive Plan (2010), as amended.

Corporate Authorities: The President and Board of Trustees of the Village of Northbrook, Illinois.

Developer*:* Techny Crossing 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 the HOH Group, Inc, consisting of 44 sheets, with a latest revision date of February 9, 2023, attached to this Agreement as ***Exhibit D***.

Final Landscape Plan: Those certain landscape plans for the Development prepared by Laflin Design Group Ltd, consisting of 2 sheets, with a latest revision date of February 8, 2023 attached to this Agreement as ***Exhibit E***.

Final Plat: That certain “Final Plat of Subdivision for Techny Crossing Resubdivision” prepared by Sanchez and Associates, consisting of 1 sheet, with a latest revision date of March 21, 2023, a copy of which is attached to this Agreement as ***Exhibit B***.

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,

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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 1.139 acres, located at the address commonly known as 2005 Techny 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, 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.

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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. Rules of Construction.

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.

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;

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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; and

10. 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;

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

f. The block retaining wall and fence surrounding the detention basin; and

g. The Public Improvements, which include the watermain up to bbox and the sanitary sewer mainline.

2. **General Standards.**

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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.

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.

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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 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 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 subsequent owners of each individual property, 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

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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.

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 the Property in a diligent and expeditious manner, and in strict compliance with the Village Code and the Requirements of 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,

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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) 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 the 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 the 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 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

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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.

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;

c. Northbrook Elementary School District 30; 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 30, 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. STORMWATER EASEMENT. Developer shall execute and record a Declaration of Water Detention and Drainage Easements (***"Declaration"***) against the Property. The Declaration must be in form and substance substantially conforming in all material respects with **Exhibit F** to this Agreement and satisfactory to the Village Attorney. The Declarations will provide that the owners, tenants and occupants of each Lot of the Property shall be entitled to use the stormwater detention facilities and drainage systems to be constructed, operated and maintained on the Property and to grant the necessary easements relating to such rights, all as more particularly described in the Declaration.

A. An easement shall be created providing access over, on, and above the stormwater detention and storm sewer areas 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 and storm sewer areas of the Property.

B. 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.

C. 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.

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,

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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 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 this 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,

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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 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

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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 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,

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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 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.

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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.

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 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.

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

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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;

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

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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
Email: Steven.Elrod@ElrodFriedman.com

If to Developer: Techny Crossing LLC
1235 Somerset Drive
Glenview, IL 60025
Attention: Michael Rourke
Email: mrourke@atproperties.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.

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.

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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]

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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

TECHNY CROSSING LLC, an Illinois limited liability company

By: _____

Its:

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

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STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2023, by _____ the _____ of **TECHNY CROSSING LLC**, an Illinois limited liability company and by _____, the _____ of said corporation.

_____
Signature of Notary

SEAL

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LIST OF EXHIBITS

Exhibit A	**Property Legal Description**
Exhibit B	**Final Plat**
Exhibit C	**Reserved**
Exhibit D	**Final Engineering Plan**
Exhibit E	**Final Landscape Plan**
Exhibit F	**Declaration of Water Detention and Drainage Easements**
Exhibit G	**Form Letter of Credit**
Exhibit H	**Transferee Assumption Agreement**
Exhibit I	**Consent and Subordination Agreement**

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A RESUBDIVISION OF LOT A OF SCHULTZ RESUBDIVISION OF LOTS I AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1950 AS DOCUMENT NUMBER 14820038, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST AND ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-16-405-027-0000

Commonly known as 2005 Techny Road, Northbrook, Illinois.

EXHIBIT B

FINAL PLAT

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EXHIBIT C

RESERVED

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EXHIBIT D

FINAL ENGINEERING PLAN

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EXHIBIT E

FINAL LANDSCAPING PLAN

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EXHIBIT F

DECLARATION OF WATER DETENTION AND DRAINAGE EASEMENTS

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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 2005 Techny Road, Northbrook, Illinois (the "***Property***") pursuant to the Development Agreement dated May __, 2023 by and between the Village of Northbrook and Techny Crossing 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.

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: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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 May __, 2023 by and between the Village of Northbrook and Techny Crossing 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: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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 May __, 2023 by and between the Village of Northbrook and Techny Crossing LLC or the Village's general ordinances, codes, or regulations, have not been paid in the required time period.

Very truly yours,

_____
Village Manager

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 May __, 2023 by and between the Village of Northbrook and Techny Crossing LLC, or the Village's general ordinances, codes, and regulations, has not been performed.

Very truly yours,

_____
Village Manager

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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 May __, 2023 by and between the Village of Northbrook and Techny Crossing LLC (the "***Agreement***") have not been performed pursuant to and in accordance with the Agreement.

Very truly yours,

_____
Village Manager

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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"***), **TECHNY CROSSING 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 May __, 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:

TECHNY CROSSING LLC, an Illinois limited liability Company

By:_____

By:_____

Its:_____

Its:_____

ATTEST:

[TRANSFEREE],
a _____

By:_____

By:_____

Its:_____

Its:_____

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **TECHNY CROSSING 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: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

EXHIBIT 1 TO TRANSFEREE ASSUMPTION AGREEMENT

PROPERTY LEGAL DESCRIPTION

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

Attachment: 2005 Techny - Exhibit A - Subdivison & Redevelopment Agreement (6652 : A Resolution Approving a Subdivision Agreement for 3-

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 May __, 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: 2005 Techny - PC Resolution & Staff Report (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

APPROVED

RESOLUTION NO. 23-PC-06

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-22-06

(2005 Techny Road – Three-Lot Subdivision Final Plat)

WHEREAS, an application has been filed by Techny Crossing, LLC (the "Applicant") as owner of the property commonly known as 2005 Techny Road (the "Subject Property"), and

WHEREAS, the Applicant seeks Final Plat approval of a 3-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-2 Single Family, and the Applicant received approval in 2021 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. 21-PC-13 recommending approval of Docket No. PCD-21-07, which included:

A. Rezoning from R-2 Single Family Residential District to R-4 Single Family Residential District;
B. Variation of the Subdivision Code to allow stormwater in an easement rather than in an outlot;
C. Tentative Plat of Resubdivision to subdivide one lot into three lots;
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. 21-PC-13 recommended approval of the tentative plat and other relief subject to the following conditions:

A. The Subject Property shall be rezoned to the R-4 District.

B. The Subject Property shall be subdivided into three lots of record.

C. The stormwater detention shall be in an easement rather than an outlot.

WHEREAS, upon receiving the affirmative recommendation of the Plan Commission, the Board of Trustees adopted Ordinance No. 21-37 approving the Rezoning, and Resolution No. 21-R-128 approving a Tentative Plat and Variation; subject to standard conditions recommended by the Plan Commission for Tentative Plat Approval; and

WHEREAS, at the April 18, 2023, Plan Commission meeting, the Commission reviewed the Techny Crossing Re-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

Resolution No. 23-PC-06
Docket No. PCD-22-06 – Three-Lot Subdivision Final Plat

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 April 29, 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-22-06, the Plan Commission does hereby find that the Final Plat for Techny Crossing 3-lot Resubdivision 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-22-06 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.

2. The final engineering plans shall be subject to review and approval by the Village Engineer and all legal 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 18th day of April, 2023.

AYES:	(6)	DeBartolo, Schwager, Sandler, Morgen, Torf, Elisco
NAYS:	(0)	
ABSENT:	(3)	Halperin, Melnick, Walden
ABSTAIN	(0)	

/s/ Steven Elisco
Steven Elisco, Chair
Northbrook Plan Commission

Attachment: 2005 Techny - PC Resolution & Staff Report (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Resolution No. 23-PC-06
Docket No. PCD-22-06 – Three-Lot Subdivision Final Plat

ATTEST:

_/s/ Jonathan Mendel _____
Jonathan Mendel, Director
Development and Planning Services

Attachment: 2005 Techny - PC Resolution & Staff Report (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

Attachment: 2005 Techny - PC Resolution & Staff Report (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

MEMORANDUM

To: Plan Commission
From Swati Pandey, Senior Planner
Date: April 18, 2023
Subject: PCD-22-06: 2005 Techny Road – Final Plat for Three-Lot Subdivision (Techny Crossing)

INTRODUCTION

On April 18, 2023, the Plan Commission will consider a resolution recommending approval of an application filed by Techny Crossing, LLC (the "Applicant") as the owner of the property commonly known as 2005 Techny Road (the "Subject Property") for ***final plat approval of a proposed 3-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 INFORMATION

The Plan Commission previously reviewed and recommended approval of Docket No. PCD-21-07, involving:

A. Rezoning from R-2 Single Family Residential District to R-4 Single Family Residential District;
B. Variation of the Subdivision Code to allow stormwater in an easement rather than in an outlot;
C. Tentative Plat of Resubdivision to subdivide one lot into three lots;
D. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

On November 2, 2021, the Plan Commission adopted Resolution No. 21-PC-13 (attached) recommending approval of 3-lot re-subdivision of the Subject Property at 2005 Techny Road. The Commission's recommendation of the proposed re-subdivision was with the following conditions:

A. The Subject Property shall be rezoned to the R-4 District.

B. The Subject Property shall be subdivided into three lots of record.

C. The stormwater detention shall be in an easement rather than an outlot.

The Board of Trustees concurred with the Plan Commission's recommendation and on November 9, 2021, adopted the following documents (see attached for reference):

- Ordinance No. 21-37: Rezoning the Subject Property
- Resolution No. 21-R-128: Approving a Tentative Plat of Subdivision and Variation

The approved Resolution No. 21-R-128 contains the following conditions as summarized below:

1. The Owner 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, which shall substantially conform to those preliminary documents submitted by the Owner in support of the tentative plat of subdivision and approved by the Village Engineer;
2. The Owner 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;
3. The Final Engineering Plans and the Final Plat are executed and sealed by all necessary parties;

4. A subdivision agreement with the Village governing the development of the Property is executed;
5. The Owner 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) as amended;
6. The Owner will pay 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 (1991), as amended; and
7. All other related and required documents are approved by the Village and become effective.

COMPLIANCE WITH VILLAGE CODES AND APPROVED TENATIVE PLAT

The information provided by the Applicant, attached to this report, underwent review by Village staff. The overall subdivision has not changed since the last time the Plan Commission reviewed the proposal. The lot configuration, and landscaping all remain similar to the tentative plat reviewed by the Plan Commission; however, they have been refined while the final engineering plans were completed.

For final plat of subdivision, the Plan Commission is charged with confirming that the final plat is in conformance with the approved tentative plat. Staff has reviewed the Applicant's submittal for final plan approval and has determined that the materials generally conform to the resolution approving the tentative plat of subdivision. The subdivision agreement and the declaration of covenants will be prepared and reviewed by the Village Attorney prior to Village Board approval.

SUMMARY

Attached is a draft resolution approving Docket PCD-22-06, the Techny Crossing Resubdivision final plat. If the Commission should adopt the resolution at its April 18 meeting, the resolution would be Resolution No. 23-PC-06. The recommendation from the Plan Commission will be sent to the Board of Trustees for final approval. The Applicant and staff will attend the April 18, 2023 meeting to review the draft resolution and to answer any questions.

Attachment: 2005 Techny - PC Resolution & Staff Report (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Attachment: 2005 Techny - Ordinance 2021-37 Rezoning (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Ordinance 2021-37

An Ordinance Amending the District Zoning Map to Rezone 2005 Techny Road from the R-2 Single Family Residential District to the R-4 Single Family Residential District (Plan Commission Docket No. PCD-21-07)

Passed by the Board of Trustees, 11/9/2021
Printed and Published 11/10/2021

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

Attachment: 2005 Techny - Ordinance 2021-37 Rezoning (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Ordinance 2021-37

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 District Zoning Map to Rezone 2005 Techny Road from the R-2 Single Family Residential District to the R-4 Single Family Residential District (Plan Commission Docket No. PCD-21-07)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Michael P. Rourke is the Applicant (***"Applicant"***) and Floyd A. Mittleman Trust the owner (*"**Owner***") of the property commonly known as 2005 Techny Road, legally described in ***Exhibit A*** attached to and made a part of this Ordinance (***"Property"***). The Applicant has submitted an application to develop the Property as a three-lot single family residential subdivision. The application (Plan Commission Docket No. 21-07) included requests for (i) a map amendment to the District Zoning Map (***"Zoning Map"***) to rezone the Property from the R-2 Single Family Residential District to the R-4 Single Family Residence District, (ii) tentative plat approval, and (iii) a variation for the placement of stormwater detention within an easement.

The President and Board of Trustees hereby find that it is in the best interest of the public and the Village to approve an amendment to the Zoning Map that will rezone the Property from the R-2 District to the R-4 District. The amendment is adopted in accordance with the Northbrook Zoning Code (1988) as amended and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING.

A public notice for this docket was duly published in the September 30, 2021 edition of the *Northbrook Star* and a public hearing was held before the Plan Commission on October 19, 2021. On November 2, 2021, the Plan Commission recommended approval of the Applicant's request for an amendment to the District Zoning Map (Resolution No. 21-PC-13).

Section 3. AMENDMENT TO THE 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-2 Single Family Residential District to the R-4 Single Family Residential District.

Section 4. EFFECTIVE DATE.

This Ordinance shall be in full force and effect following:

A. Its passage, approval, and publication in pamphlet form in the manner required by law,

B. Execution and recordation of a subdivision and development agreement for the Property by the Owner with the Village; and

C. Completion, approval, and recordation of the final plat of subdivision for the Property.

Adopted: 11/9/2021

RESULT:	**ADOPTED BY CONSENT VOTE [4 TO 0]**
MOVER:	Bob Israel, Trustee
SECONDER:	Muriel Collison, Trustee
AYES:	Bob Israel, Muriel Collison, Johannah Hebl, Dan Pepoon
ABSTAIN:	Kathryn Ciesla
ABSENT:	Heather Ross, Joy Ebhomielen

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

Attachment: 2005 Techny - Ordinance 2021-37 Rezoning (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Attachment: 2005 Techny - Ordinance 2021-37 Rezoning (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

EXHIBIT A

LEGAL DESCRIPTION

LOT A OF SCHULTZ'S RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1944 AS DOCUMENT 13314268, IN COOK COUNTY, ILLINOIS.

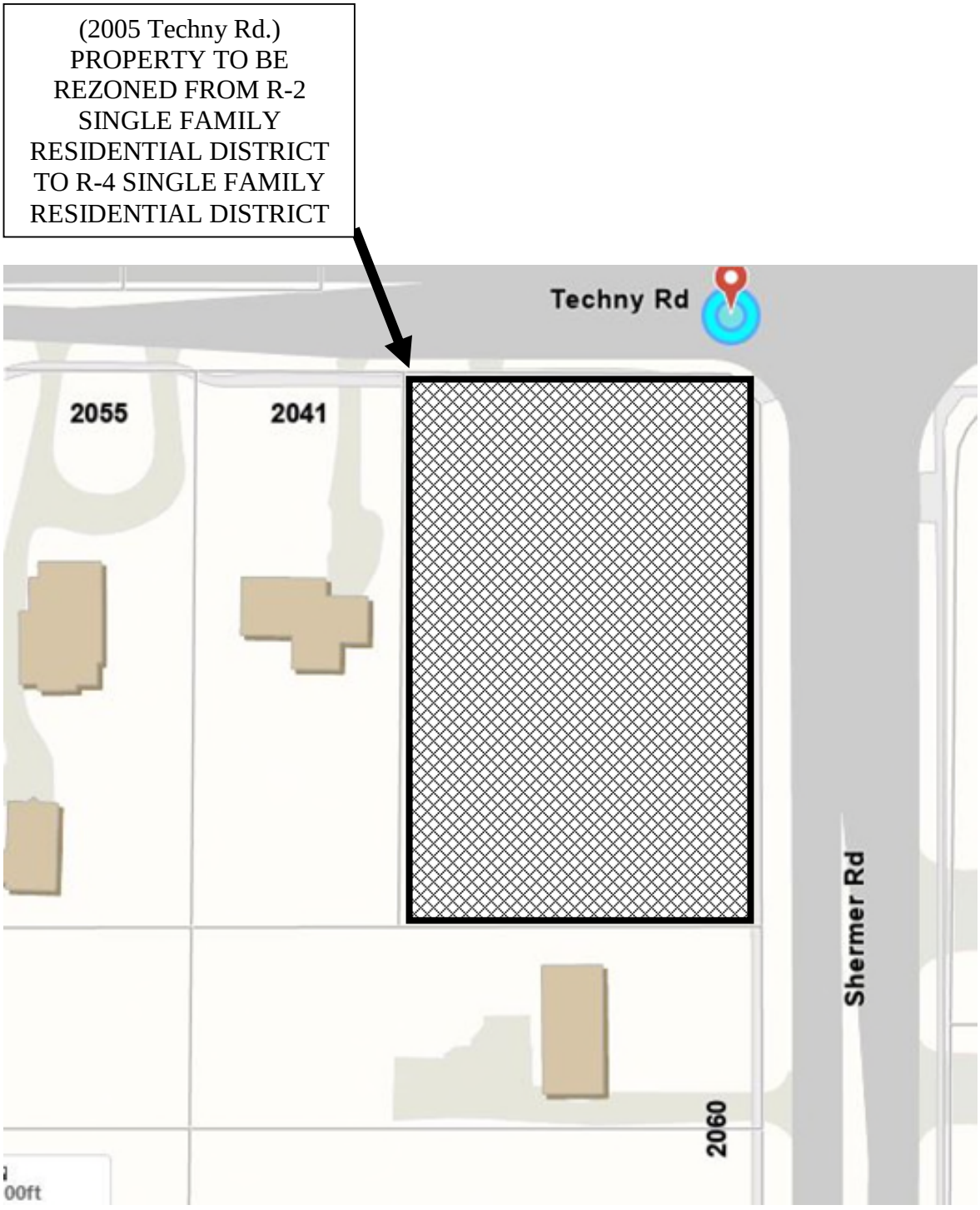
LESS AND EXCEPT THAT PART OF LOT A DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 00 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT A; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.003 ACRE, MORE OR LESS, OR 112 SQUARE FEET, MORE OR LESS.

PIN: 04-16-405-027

COMMONLY KNOWN AS **2005 TECHNY ROAD**, NORTHBROOK, IL

EXHIBIT B



Attachment: 2005 Techny - Ordinance 2021-37 Rezoning (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Attachment: 2005 Techny - Resolution 2021-128 Tentative Plat (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision

Resolution 2021-128

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 Variation for 2005 Techny Road

is hereby adopted, as follows:

Section 1. Recitals

Michael P. Rourke is the Applicant (***"Applicant"***) and Floyd A. Mittleman Trust the owner (*"**Owner***") of the property commonly known as 2005 Techny Road, legally described in ***Exhibit A*** attached to and made a part of this Ordinance (***"Property"***). The Applicant has submitted an application to develop the Property as a three-lot single family residential subdivision. The application (Plan Commission Docket No. 21-07) included requests for (i) a map amendment to the District Zoning Map (***"Zoning Map"***) to rezone the Property from the R-2 Single Family Residential District to the R-4 Single Family Residence District, (ii) tentative plat approval, and (iii) a variation for the placement of stormwater detention within an easement.

The application also includes requests to rezone the Property from the R-2 Single Family Residential District to the R-4 Single Family Residence District. The amendment to the District Zoning Map has been approved as Ordinance No. 2021-128.

A public notice for this docket was duly published in the September 30, 2021 edition of the *Northbrook Star* and a public hearing was held before the Plan Commission on October 19, 2021. On November 2, 2021, the Plan Commission recommended approval of the Applicant's request for an amendment to the District Zoning Map (Resolution No. 21-PC-13).

Attachment: 2005 Techny - Resolution 2021-128 Tentative Plat (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision

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 Sanchez & Associates, P.C. and consisting of one sheet, with the most recent revision date of July 1, 2021, ("***Tentative Plat***") is hereby approved.

Section 3. Stormwater Detention Facility

Subject to and contingent upon the conditions set forth in Section 4 of this Resolution, a variation of the requirement to locate a stormwater detention facility in an outlot, as required by Paragraph 4-104 C5 of the Northbrook Subdivision and Development Code (1991), as amended, (**"*Subdivision Code*"**) and allowing for the location of the storm water detention facility in an easement, 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 Owners to develop or improve the Property in any manner whatsoever unless and until:

1. The Owner 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 Owner in support of the tentative plat of subdivision and approved by the Village Engineer;

2. The Owner 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***");

3. The Final Engineering Plans and the Final Plat are executed and sealed by all necessary parties;

4. A subdivision agreement with the Village governing the development of the Property is executed;

5. The Owner 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) as amended, which declaration of covenants shall require, in part, that the property owners' association shall maintain the shared driveway proposed for the subdivision;

6. The Owner will pay 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 (1991), as amended; and

7. 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 Owner 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 Owner, 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: 11/9/2021

RESULT:	**ADOPTED BY CONSENT VOTE [4 TO 0]**
MOVER:	Bob Israel, Trustee
SECONDER:	Muriel Collison, Trustee
AYES:	Bob Israel, Muriel Collison, Johannah Hebl, Dan Pepoon
ABSTAIN:	Kathryn Ciesla
ABSENT:	Heather Ross, Joy Ebhomielen

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

Attachment: 2005 Techny - Resolution 2021-128 Tentative Plat (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision

Attachment: 2005 Techny - Resolution 2021-128 Tentative Plat (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision

EXHIBIT A

LEGAL DESCRIPTION

LOT A OF SCHULTZ'S RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1944 AS DOCUMENT 13314268, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT THAT PART OF LOT A DESCRIBED AS FOLLOWS:

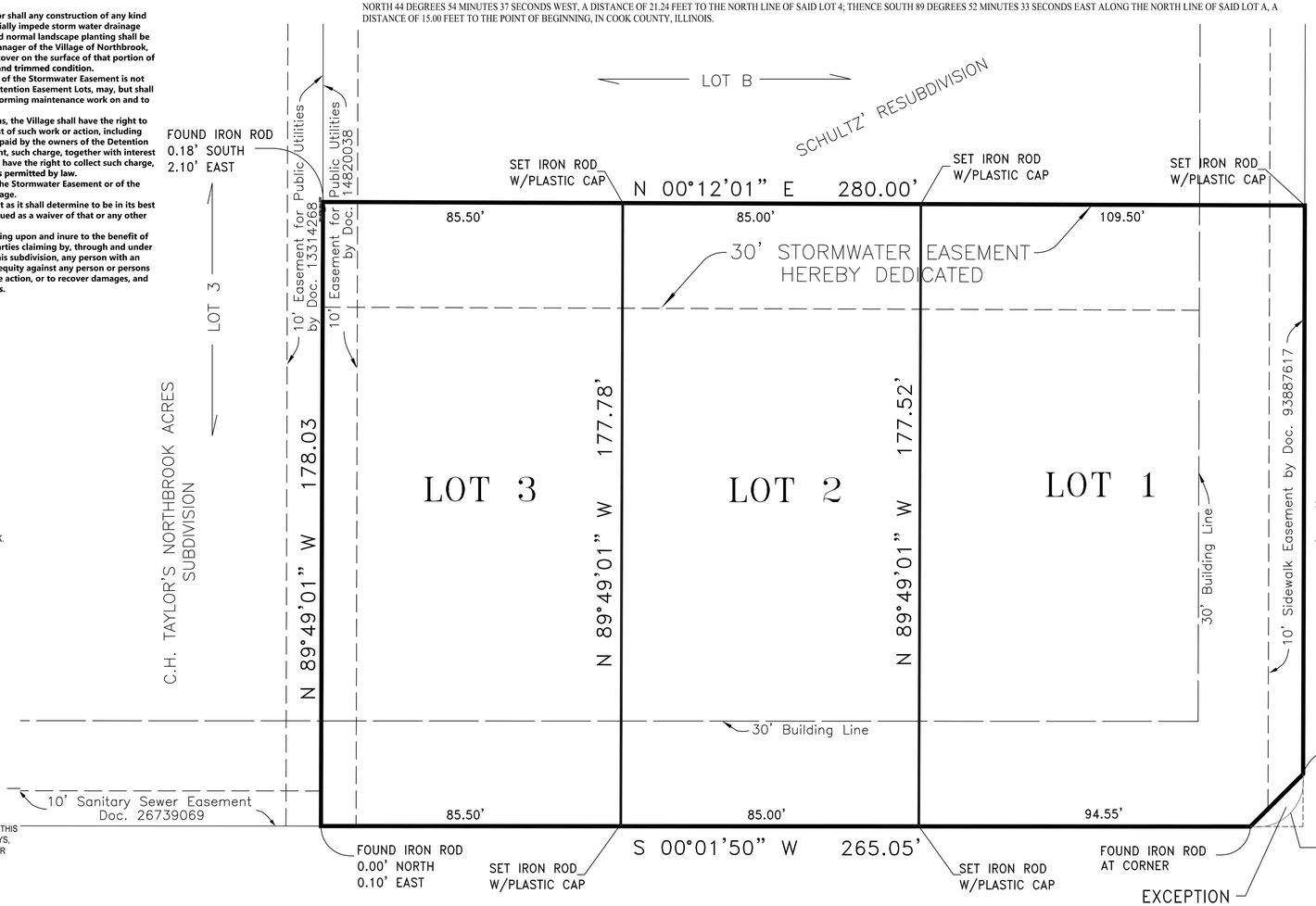
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 00 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT A; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.003 ACRE, MORE OR LESS, OR 112 SQUARE FEET, MORE OR LESS.

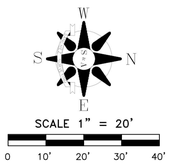
PIN: 04-16-405-027

COMMONLY KNOWN AS **2005 TECHNY ROAD**, NORTHBROOK, IL

TECHNY CROSSING RESUBDIVISION

A RESUBDIVISION OF LOT A OF SCHULTZ' RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1950 AS DOCUMENT NUMBER 14820038, IN COOK COUNTY, ILLINOIS.
EXCEPT THAT PART OF LOTS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST AND ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.





ABBREVIATIONS LEGEND

NORTH	N
SOUTH	S
EAST	E
WEST	W
DOCUMENT	DOC.
RECORDED	REC.

LEGEND

RECORD DIMENSION	(50')
UNDERLYING SUBDIVISION	
ROW LINE	
EASEMENT LINE	
LOT LINE	
SUBDIVISION BOUNDARY LINE	

LOCATION MAP
NOT TO SCALE

NORTHBROOK – TECHNY CROSSING (2005 TECHNY)

RESTRICTIVE COVENANTS FOR STORM WATER EASEMENT

1. The 30 foot wide area of the property designated on this plat as "Stormwater Easement" shall be continuously maintained in a first rate manner by owners of Lots 1, 2, and 3 (the "Detention Easement Lots") and an easement on, under and above the Stormwater Easement is hereby granted to, and for the use and benefit of, all of the lots in this subdivision for the sole purpose of storm water detention and drainage.

2. No change shall be made in the finished grade of the land within the Stormwater Easement, nor shall any construction of any kind whatsoever be erected or permitted to exist within the Stormwater Easement 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 Stormwater Easement only with the prior written approval of the Village Manager of the Village of Northbrook, Cook County, Illinois (the "Village"). Each owner of a Detention Area Lot shall maintain a grass cover on the surface of that portion of his lot located within the Stormwater Easement 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 Stormwater Easement is not performed at any time, the Village, after ten (10) days prior written notice to the owners of the Detention Easement Lots, may, but shall not be obligated to, enter upon any or all of the Detention Easement Lots for the purpose of performing maintenance work on and to the Stormwater Easement.

4. In the event that the Village shall cause to be performed any work pursuant to these paragraphs, the Village shall have the right to charge the owners of the Detention Easement Lots an amount sufficient to defray the entire cost of such work or action, including administrative costs, either before or after such cost is incurred. If the amount so charged is not paid by the owners of the Detention Easement Lots within thirty (30) days following a demand in writing by the Village for such payment, such charge, together with interest and costs of collection, shall become a lien upon the Detention Easement Lots and the Village shall have the right to collect such charge, with interest and costs, and to enforce such lien as in foreclosure proceedings as permitted by law.

5. Nothing in these paragraphs shall be construed to constitute a dedication of any portion of the Stormwater Easement or of the Detention Easement Lots to, or an acceptance thereof by, the Village.

6. The Village shall be under no obligation to exercise the rights granted in these paragraphs except as it shall determine to be in its best interest. No failure to exercise at any time any right herein granted to the Village shall be construed as a waiver of that or any other rights.

7. These covenants shall run with the land in the subdivision shown on this plat, 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.

VILLAGE TREASURER

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

_____ _____
DATE VILLAGE TREASURER

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE OF NORTHBROOK IN ACCORDANCE WITH THE VILLAGE OF NORTHBROOK.

_____ _____
DATE CHAIRMAN

BOARD OF TRUSTEES APPROVAL

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY ACTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK IN ACCORDANCE WITH THE VILLAGE SUBDIVISION REGULATIONS AT A MEETING.

DATED AT _____, ILLINOIS

THIS _____ DAY OF_____ A.D., 20___.

ATTEST:_____ BY: _____
CLERK PRESIDENT

OWNER'S CERTIFICATE

_____OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED AT _____.

THIS_____DAY OF _____ A.D., 20___.

_____ BY:_____
OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, _____ (TITLE) AND

_____, _____(TITLE)

_____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____A.D.; 20____.

BY: _____
NOTARY PUBLIC

NOTES:
1. **ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.**
2. **ARC DISTANCES ARE ALONG ALL CURVES.**
3. **ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.**

SHERMER ROAD
(100 FEET WIDE)

REGISTERED PROFESSIONAL ENGINEER AND OWNER
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER REGISTERED PROFESSIONAL ENGINEER

NAME: _____ NAME: _____
DATE: _____ FIRM: _____
DATE: _____
(SEAL)

Property is located within High School Distric 225 and Elementary School Distric 30

Upon recording mail to: Sanchez & Associates, P.C.
8604 W. Catalpa Ave. Suite 912
Chicago, IL. 60656

Mail Tax Bill to: Michael Rourke
@properties
1235 Somerset Drive
Glenview, IL. 60025

SURVEYOR'S NOTES:

1. PROPERTY IS LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD - ZONE X COVERED BY PANEL 17031C0227J DATED OCTOBER 2020.

2. LOT 1: 19,313 SQ. FT. OR 0.443 ACRES, MORE OR LESS.
LOT 2: 15,100 SQ. FT. OR 0.347 ACRES, MORE OR LESS.
LOT 3: 15,211 SQ. FT. OR 0.349 ACRES, MORE OR LESS
TOTAL PROPERTY AREA IS APPROXIMATELY49,624 SQ. FT. OR 1.139 ACRES, MORE OR LESS.

3. P.I.N. 04-16-405-027-0000

4. TITLE COMMITMENT No. 15010610LP Effective April 28, 2015

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, GERARDO SANCHEZ, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON PIPE MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE NORTHBROOK SUBDIVISION AND DEVELOPMENT CODE (1991); THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

DATED THIS 1ST DAY OF JULY , 2021.

_____
GERARDO SANCHEZ - ILLINOIS PROFESSIONAL
LAND SURVEYOR NUMBER 35-3486
LICENSE EXPIRATION DATE 11/30/2022

SANCHEZ
8604 W. CATALPA AVE STE 912
CHICAGO, IL 60656
PHONE 773 444 0144
FAX 847 232 3104

CLIENT: @Properties, Inc.

JOB No. 202127

DRAWING: Plat of Re-Subdivision Techny Crossing.dwg

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
7/1/2021	NORTHBROOK VILLAGE COMMENTS		

PLAT OF SUBDIVISION

NAME OF SUBDIVISION

DRAFTING COMPLETED: 05/08/2021	DRAWN BY: GH	PROJECT MANAGER: GSP
FIELD WORK COMPLETED: 04/23/2021	CHECKED BY: GSP	SCALE: 1"= 20'

Attachment: 2005 Techny - Tentative Plat of Subdivision (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005 Techny Road)

Techny Crossing, LLC
c/o Michael Rourke
1235 Somerset Dr.
Glenview, IL 60025

April 28, 2022

Mr Chan Yu
Deputy Director
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: Final Engineering and Final Plat Approval submittal
2005 Techny Northbrook

Dear Chan:

Enclosed please find the final engineering plans for the Techny Crossing Plat of Subdivision at 2005 Techny as well as all other requested documentation for the final plat approval of 2005 Techny, Northbrook. The engineering plans have been completed based on the preliminary plat of subdivision and the prior engineering review and comments. I am requesting final engineering and the final plat approval for this parcel.

I ask that your departments review the attached and let me know fi you have any comments. I look forward to wrapping this up.

Thank you.

Regards,

Michael Rourke

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

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: Techny Crossing, LLC c/o Michael Rourke
Company:
Address: 1235 Somerset Dr
City, State, Zip: Glenview, IL 60025
Phone No.: 312-505-1610
Email: mrourke@atproperties.com

Primary Contact Person

Name: Michael Rourke
Company:
Address:
City, State, Zip:
Phone No.: 312-505-1610
Email: mrourke@atproperties.com

Consultants *(as applicable)*

Attorney

Name: Brad Ader
Company: Burke Warren MacKay
Address: 330 N. Wabash Ave
City, State, Zip: Chicago IL 60611
Phone No.: 773-472-4972
Email: bader@burkelaw.com

Architect/Planner

Name:
Company:
Address:
City, State, Zip:
Phone No.:
Email:

Civil Engineer

Name: Brent Porfilio
Company: The HOH Group Inc
Address: 623 Cooper Court
City, State, Zip: Schaumburg IL 60173
Phone No.: 312-424-3657
Email: BAporfilio@HOHgroup.com

Other

Name:
Company:
Address:
City, State, Zip:
Phone No.:
Email:

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

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: 2005 Techny North Brook

Property Index Numbers: 04-16-405-207-0000

Size of Property: Approx 49,624 SF (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: Residential

Current Zoning: R-2

Current Use of the Property: Vacant SFH

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 R2 to R4
- ☐ 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: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Site Ownership and Control

Current Property Owner Information

Legal Name: Techny Crossing, LLC

Primary Contact: Michael Rourke
Address 1235 Somerset Dr
City, State, Zip Glenview IL 60025
Phone No. 312-505-1610
Email mrourke@atproperties.com

Proposed Property Owner Information

Legal Name: SAME

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: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

☐ Plat of Consolidation Worksheet

Filing Fees

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

$ 300.- Amount of Non-Refundable Fee

$ 5000.- Amount of Escrow

$ 5300.- 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 ✓ 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: Michael Rourke **Date** 4/28/22
Print Name & Title: Michael Rourke
Signatures of Property Owner(s): Michael Rourke **Date**
Print Name & Title: Michael Rourke **Property Address:** 1235 Somerset Dr Glenview 60025

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

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

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: Michael Rourke
& Techny Crossing, LLC
Address: 1235 Somerset DR
Glenview, IL 60025
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: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

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: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

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: ~~Michael~~ Techny Crossing, LLC
c/o Michael Rourke
Address: 1235 Somerset Dr
Glenview, IL 60025
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: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Doc#. 2135412187 Fee: $98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2021 02:15 PM Pg: 1 of 4

Dec ID 20211101639539
ST/CO Stamp 1-361-752-720 ST Tax $415.00 CO Tax $207.50

THIS INSTRUMENT WAS PREPARED BY:

Paul S. Balik, Esq.
Miner, Barnhill & Galland, P.C.
325 N. LaSalle Street, Suite 350
Chicago, Illinois 60654

AFTER RECORDING RETURN TO:

Bradley M. Ader, Esq.
Burke Warren Mackay & Serritella
330 N. Wabash, Suite 2100
Chicago, Illinois 60611
7121-70522 18

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 9th day of December, 2021 by **PAUL MITTLEMAN, not individually, but as Trustee of the FLOYD A. MITTLEMAN TRUST U/T/A/D NOVEMBER 18, 1994** ("**Grantor**"), having an address of 1508 W. Norwood St., Chicago, IL 60660, to **TECHNY CROSSING LLC, an Illinois limited liability company** ("**Grantee**"), having an address of 1235 Somerset Dr., Glenview, IL 60025.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on **Exhibit "A"**, hereto (hereinafter referred to as the "**Premises**").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on **Exhibit "B"** attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

THIS INSTRUMENT WAS PREPARED BY:

Paul S. Balik, Esq.
Miner, Barnhill & Galland, P.C.
325 N. LaSalle Street, Suite 350
Chicago, Illinois 60654

AFTER RECORDING RETURN TO:

Bradley M. Ader, Esq.
Burke Warren Mackay & Serritella
330 N. Wabash, Suite 2100
Chicago, Illinois 60611
PT21-70522 18

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 9th day of December, 2021 by **PAUL MITTLEMAN, not individually, but as Trustee of the FLOYD A. MITTLEMAN TRUST U/T/A/D NOVEMBER 18, 1994** ("**Grantor**"), having an address of 1508 W. Norwood St., Chicago, IL 60660, to **TECHNY CROSSING LLC, an Illinois limited liability company** ("**Grantee**"), having an address of 1235 Somerset Dr., Glenview, IL 60025.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on **Exhibit "A"**, hereto (hereinafter referred to as the "**Premises**").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on **Exhibit "B"** attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:

Floyd A. Mittleman Trust u/t/a/d November 18, 1994

By: _____
Paul Mittleman, Trustee

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 Paul Mittleman, personally known to me to be the Trustee of Floyd A. Mittleman Trust u/t/a/d November 18, 1994, and 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 as such Trustee, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said Trust.

Given under my hand and official seal, this 30th day of November, 2021.

Commission expires: 3/15/2022

_____
NOTARY PUBLIC

OFFICIAL SEAL
LAURA STONE
Notary Public - State of Illinois
My Commission Expires 3/15/2022

Send Subsequent Tax Bills To: TECHNY CROSSING LLC
1235 Somerset Dr.
Glenview, IL 60025

14839\00016\4878-6652-4163.v2

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

EXHIBIT "A"
to Special Warranty Deed

LEGAL DESCRIPTION

LOT A OF SCHULTZ' RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1950 AS DOCUMENT 14820038, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT THAT PART OF LOT A DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 00 MINUTES 40 SECONDS EAST AND ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT A; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 04-16-405-027-0000
COMMON ADDRESS: 2005 TECHNY ROAD, NORTHBROOK, IL 60062

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

EXHIBIT "B"
to Special Warranty Deed

PERMITTED EXCEPTIONS

1. General real estate taxes for 2021 and subsequent years not yet due and payable at the time of Closing.
2. Acts done or suffered by grantee or anyone claiming by, through, or under grantee.
3. Matters, if any, disclosed on the survey referenced as File No. 114-16 of the land prepared by Bryan J. Lee of R.E. Allen and Associates, LTD dated November 9, 2020, Professional Design Firm No. 184-002732.
4. A 30-foot building line on the north and east lines of the premises in question as shown on the plat of subdivision recorded as document 14820038.
5. A 10-foot utility easement on the south line of the premises in question as shown on the plat of subdivision recorded as document 14820038.
6. 30-foot building line along the North line of lot 1 in Taylor's Northbrook Acres Subdivision.
7. 30-foot building line along the East in Taylor's Northbrook Acres Subdivision.
8. Easement for public utilities over and across the South 10 feet of Lot 2 as established by plat of C.H. Taylor's Northbrook Acres recorded July 6, 1944 as document 13314268.
9. Provisions relating to location and construction of water wells and waste disposal systems contained in the plat of C.H. Taylor's Northbrook Acres aforesaid recorded July 6.1944 as documents 13314268.
10. Non-exclusive agreement made by between the Village of Northbrook and Floyd Mittleman and Tobi Mittleman recorded November 2, 1993 as document 93887617 for a 10-foot easement for a public sidewalk (affects the North 10 feet).

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Proper Title LLC
1530 E. Dundee Road, Ste 250
Palatine, IL 60074
(847) 603-2525

December 21, 2021

Burke, Warren, Mackay & Serritella, P.C.
330 North Wabash, Suite 2100
Chicago, IL 60611

PT File No.: PT21-70522
RE: Purchase of 2005 Techny Road, Northbrook, IL 60062

To whom it may concern:

In connection with your recent Purchase of the above-referenced property, please find enclosed the following items for your records:

1. Original Warranty Deed
2. Final Owner's Title Insurance Policy No. 7230600-226082199.

We appreciate the opportunity to be of service to you, and if you need any further assistance, please do not hesitate to contact us.

Sincerely,

Proper Title, LLC
Policy Production Department
postclosing@propertitle.com

Encl.

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

CHICAGO TITLE INSURANCE COMPANY®

Policy No.: 130472-2-PT21-70522-2021.7230600-226082199

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given 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.
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 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

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(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

Proper Title, LLC
1530 East Dundee Rd Ste 250
Palatine, IL 60074
Tel:847-603-2525
Fax:

By:

Randy R. Quirk
President

Attest:

Marjorie Nemzura
Secretary

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.

CONDITIONS

1. DEFINITION OF TERMS

7230600 ALTA Owners Policy 06/17/2006_306_NS
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Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

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.

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

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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 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.

(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

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(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 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 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 $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 $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.

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(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.

(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 therefore 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, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

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Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the

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mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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Proper Title, LLC
as an Agent for Chicago Title Insurance Company
1530 E. DUNDEE ROAD, SUITE 250, PALATINE, IL 60067

SCHEDULE A

File No.: PT21-70522
Policy No.: 7230600-226082199
Amount of Insurance: $415,000.00 Premium: $1,000.00

Date of Policy: Date and Time of Recording

1. Name of Insured:

   TECHNY CROSSING LLC, an Illinois limited liability company

2. The estate or interest in the land which is covered by this policy is:

   FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

   TECHNY CROSSING LLC, an Illinois limited liability company

4. The land referred to in this policy is described as follows:

   SEE SCHEDULE C ATTACHED HERETO

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Proper Title, LLC
as an Agent for Chicago Title Insurance Company
1530 E. DUNDEE ROAD, SUITE 250, PALATINE, IL 60067

SCHEDULE B

File No.: PT21-70522 Policy No.: 7230600-226082199

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Standard Exceptions

   1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

   2. Rights or claims of parties in possession not shown by the public records.

   3. Easements, or claims of easements, not shown by the public records.

   4. 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.

   5. 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.

   6. Taxes or special assessments which are not shown as existing liens by the public records.

2. The lien of taxes for the years 2020, 2021 and thereafter.

   Permanent Index Number: 04-16-405-027-0000

   The taxes for the second installment of 2020, the year 2021 and thereafter, are not yet due, payable or delinquent.

3. A 30 foot building line on the north and east lines of the premises in question as shown on the plat of subdivision recorded as document 14820038.

4. A 10 foot utility easement on the south line of the premises in question as shown on the plat of subdivision recorded as document 14820038.

5. 30 foot building line along the North line of lot 1 in Taylor's Northbrook Acres Subdivision.

6. 30 foot building line along the East in Taylor's Northbrook Acres Subdivision.

7. Easement for public utilities over and across the South 10 feet of Lot 2 as established by plat of C.H. Taylor's Northbrook Acres recorded July 6, 1944 as document 13314268.

8. Provisions relating to location and construction of water wells and waste disposal systems contained in the plat of C.H. Taylor's Northbrook Acres aforesaid recorded July 6.1944 as documents 13314268 Said instrument contains no provision for a forfeiture of or a reversion of title in case of breach of condition.

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Chicago Title Insurance Company

Policy No.: 7230600-226082199

SCHEDULE B
(Continued)

9. Non-exclusive agreement made by between the Village of Northbrook and Floyd Mittleman and Tobi Mittleman recorded November 2, 1993 as document 93887617 for a 10 foot easement for a public sidewalk.

   (affects the North 10 feet)

   (For further particulars, see record.)

10. The following matters as disclosed on that certain Plat of Survey dated November 9, 2020 as prepared by R.E. Allen and Associates. LTD and known as File No. 114-16 (hereinafter "Survey"):

    A. Violation of the Existing 1-Story Resience over the 30 foot building line by approximately 4.74 feet East.

11. Rights of the public and quasi-public utilities to maintain light poles, overhead wires, cleanouts as disclosed by Plat of Survey dated November 9, 2020 as prepared by R.E. Allen and Associates. LTD and known as File No. 114-16 (hereinafter "Survey")

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Proper Title, LLC
as an Agent for Chicago Title Insurance Company
1530 E. DUNDEE ROAD, SUITE 250, PALATINE, IL 60067

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Policy is described as follows:

Lot A of Schultz' Resubdivision of Lots 1 and 2 in Taylor's Northbrook Acres, a Subdivision of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded June 7, 1950 as document number 14820038, in Cook County, Illinois,

Less and except that part of lot A described as follows:

Beginning at the Northeast corner of said Lot A; thence on an assumed bearing of South 0 Degrees 00 Minutes 40 Seconds East and along the East line of said Lot A, a distance of 15.00 feet; thence North 44 Degrees 54 Minutes 37 Seconds West, a distance of 21.24 feet to the North Ine of said Lot A; thence South 89 Degrees 52 Minutes 33 Seconds East along the North line of said Lot A, a distance of 15.00 feet to the point of beginning, in Cook County, Illinois

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ENDORSEMENT

Issued By
Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-226082199

File Number: PT21-70522

EXTENDED COVERAGE ENDORSEMENT

Standard Exception Numbers 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.

Effective Date: December 20, 2021

CHICAGO TITLE INSURANCE COMPANY

By: _____ President

ATTEST _____ Secretary

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

ENDORSEMENT

Issued By
Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-226082199

File Number: PT21-70522

ALTA ENDORSEMENT 9.2-06 (COVENANTS, CONDITIONS AND RESTRICTIONS - IMPROVED LAND - OWNER'S POLICY)

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy
2. For the purposes of this endorsement only,
   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
   b. "Improvement" means a building, structure located on the surface of the Land, road, walkway, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
3. The Company insures against loss or damage sustained by the Insured by reason of:
   a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;
   b. Enforced removal of an Improvement as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or
   c. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. any Covenant contained in an instrument creating a lease;
   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
   c. except as provided in Section 3.c., any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

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AMERICAN LAND TITLE ASSOCIATION

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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.

Effective Date: December 20, 2021

CHICAGO TITLE INSURANCE COMPANY

By: _____ President

ATTEST _____ Secretary

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AMERICAN LAND TITLE ASSOCIATION

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

ENDORSEMENT

Issued By
Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-226082199

File Number: PT21-70522

ALTA ENDORSEMENT 17.2-06 (UTILITY ACCESS)

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services: **[CHECK ALL THAT APPLY]**

☑ Water service	☑ Natural gas service	☑ Telephone service
☑ Electrical power service	☑ Sanitary sewer	☑ Storm water drainage
☑ N/A		

either over, under or upon rights-of-way or easements for the benefit of the Land because of:

(1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;

(2) a gap between the boundaries of the rights-of-way or easements; or

(3) a termination by a grantor, or its successor, of the rights-of-way or easements.

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.

Effective Date: December 20, 2021

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____ President

ATTEST _____ Secretary

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AMERICAN LAND TITLE ASSOCIATION

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

ENDORSEMENT

Issued By
Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-226082199

File Number: PT21-70522

ALTA ENDORSEMENT 18.3-06

ALTA 18.3[-06] SINGLE TAX PARCEL AND ID ENDORSEMENT

The Company insures against loss or damage sustained by the Insured by reason of:

1. the Land being taxed as part of a larger parcel of land or failing to constitute a separate tax parcel for real estate taxes; or

2. any portion of the Land not being assessed for real estate taxes under tax identification number: 04-16-405-027-0000.

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.

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CHICAGO TITLE INSURANCE COMPANY

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File Number: PT21-70522

ALTA ENDORSEMENT 25-06 (SAME AS SURVEY)

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by R.E. Allen and Associates. LTD dated November 9, 2020, and designated Job No. 114-16.

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.

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Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-226082199

File Number: PT21-70522

ALTA ENDORSEMENT 26-06 (SUBDIVISION)

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances applicable to the Land.

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.

Effective Date: December 20, 2021

CHICAGO TITLE INSURANCE COMPANY

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ATTEST _____ Secretary

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Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-226082199

File Number: PT21-70522

ALTA ENDORSEMENT 39-06 (POLICY AUTHENTICATION)

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

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.

Effective Date: December 20, 2021

CHICAGO TITLE INSURANCE COMPANY

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ATTEST _____ Secretary

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ENDORSEMENT

Issued By
Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-226082199

File Number: PT21-70522

ENCROACHMENT ENDORSEMENT - FORCED REMOVAL - ILLINOIS

The Company hereby insures the insured against any loss or damage which the insured shall sustain by reason of the entry of any court order or judgment which constitutes a final determination and denies the right to maintain the existing improvements on the land due to the encroachment specifically set forth at exception number 12 A of Schedule B.

This endorsement is made a part of the policy and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and prior endorsements, if any, nor does it extend the effective date of the policy and prior endorsements or increase the face amount thereof.

Effective Date: December 20, 2021

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____ President

ATTEST _____ Secretary

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ENDORSEMENT

Issued By
Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-226082199

File Number: PT21-70522

ALTA ENDORSEMENT 17-06 (ACCESS AND ENTRY)

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Techny Road (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

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.

Effective Date: December 20, 2021

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

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ATTEST _____ Secretary

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AMERICAN LAND TITLE ASSOCIATION

DOCKET REVIEW CHECKLIST – REVIEW #1
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
DOCKET NO.: PCD-22-06 / 2005 Techny / 3 Lot Subdivision
DATE OF REVIEW: May 25, 2022
Final Plat of Subdivision and Final Engineering Plans
STAFF REVIEWER: Chan Yu ESCROW ACCOUNT: BPZ-21-11

ZONING CODE COMPLIANCE

(A/B) MEETS PURPOSE AND ALLOWED USES OF R-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

A/B1 Approved subject to the Board approving the following necessary zoning and subdivision relief. The below identified items, are the relief requested by the Applicant and identified by staff to date; there may be additional items following the review of more detailed revised plans. Also, there are blanks as there was insufficient information for some of the items:

a) Approval of a final plat of subdivision for a 3 lot subdivision.
b) Approval of final engineering plans for a 3 lot subdivision.

(C) BULK, SPACE, YARD REQUIREMENTS

C1 Maximum Height – Not Approved – Please confirm if elevation plans are ready at this time.
C2 Minimum Lot Area and Dimensions – Approved –
C3 Minimum Yards & Setbacks – Not Approved – Please submit a site plan dedicated to only showing the minimum yards and setbacks, per the 3 houses shown on Sheet C-105, Grading & Site Plan.
Sheet C-105A has been added with this information.
C4 Maximum Floor Area Ratio – Not Approved – Please confirm if floor plans and/or F.A.R. calculations are ready at this time.

C5 Maximum Lot Coverage – Not Approved – Please confirm lot coverage. A spreadsheet has been provided with this data.
C6 Maximum Building Coverage – Not Approved – Please confirm building coverage.
A spreadsheet has been provided with this data.

(D) SPECIAL DISTRICT REGULATIONS

D1 Village Green Overlay – Not Applicable –
D2 Flood Hazard Overlay – Not Applicable –
D3 Redevelopment Overlay – Not Applicable –
D4 Techny Overlay – Not Applicable –

(E) ACCESSORY AND TEMPORARY STRUCTURES/USES (ARTICLE IX, PART 1-A)

E1 Accessory Structures and Uses – Not Approved – Please confirm no proposed accessory structures at this time or show on plans.
E2 Temporary Uses – Not Applicable –

Attachment: 2005 Techny - Formal Application & Letters (6852 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

DOCKET REVIEW CHECKLIST – REVIEW #1
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
DOCKET NO.: PCD-22-06 / 2005 Techny / 3 Lot Subdivision
DATE OF REVIEW: May 25, 2022
Final Plat of Subdivision and Final Engineering Plans
STAFF REVIEWER: Chan Yu ESCROW ACCOUNT: BPZ-21-11

(F) OFF-STREET PARKING

F1 Location – Not Applicable –
F2 Design & Maintenance – Not Applicable –
F3 Landbanking of Required Parking Spaces – Not Applicable –
F4 Required Spaces by Land Use – Not Applicable –
F5 Required Handicapped Spaces – Not Applicable –

(G) OFF- STREET LOADING (ARTICLE IX, PART I-B, SECTION 9-105)

G1. Location – Not Applicable –
G2. Screening – Not Applicable –
G3. Design & Dimensions – Not Applicable –

(H) SIGNS (ARTICLE IX, I-C) – Not Applicable –

(I) BUFFERS AND LANDSCAPING REQUIREMENTS (ARTICLE IX, I-D)

I1. **Foundation Landscaping** – Not Applicable –
I2. **Parking Lots & Garages** – Not Applicable –
I3. **Loading Spaces** – Not Applicable –
I4. **Perimeter Landscaped Open Space** – Not Approved –
   a) **Please see Tree Comments.**
I5. **Special Protective Requirements for Non-Dwelling Uses Abutting Residential Use** – Not Applicable –
I6. **Rooftop Mechanical Equipment** – Not Applicable –
I7. **Residential Recreational Facilities** – Not Applicable –
I8. **Refuse Containers, Outdoor Storage** – Not Applicable –
I9. **Screening and Landscaping within Sight Triangles** – Not Applicable –
I10. **Fences & Walls** – Not Approved –
   a) **Please see Tree and Engineering Comments.** See responses to Engineering and tree comments.
   b) **Please depict permanent fence location, material details and cut sheets with dimensions OR confirm no proposed permanent fence at this time.** Currently, there is only a permanent fence along the perimeter of the detention pond as depicted on sheet C-106.

(J) SUPPLEMENTAL REGULATIONS FOR PARTICULAR USES (ARTICLE IX, PART X)

J1. **Cell Towers & Antennas** – Not Applicable –

Each item is either – Not Applicable – Approved – Not Approved – Approved with Conditions

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

DOCKET REVIEW CHECKLIST – REVIEW #1
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
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Final Plat of Subdivision and Final Engineering Plans
STAFF REVIEWER: Chan Yu ESCROW ACCOUNT: BPZ-21-11

(K) OTHER ITEMS

K1. Engineering Additional Items **– Not Approved –**
   a) Please see "9- Additional Items" from the Engineering Comments.
See responses to Engineering Comments.
K2. Village Attorney Comments forthcoming **– Not Approved –**

SUBDIVISION & DEVELOPMENT CODE COMPLIANCE

(A) General Standards

A1. Implementation of Official Comprehensive Plan – Approved –
   a) Comprehensive Plan – Single Family
A2. Lot Standards – Approved –
A3. Block Standards – Not Applicable –
A4. Easement Standards – Not Approved –
   a) Restrictive Covenants for Storm Water Easement language on Tentative Plat missing from final plat.
A5. Public Land Dedication/Contribution Standards – Approved with Conditions
   a) Please see attached the development impact fee summary table. The impact fee shall be applicable and noted in the development agreement. The Development Agreement will be drafted by the Village Attorney and forwarded for review by the Applicant.

(B) Transportation & Circulation

B1. Public Streets & R-O-W Standards – Not Applicable –
B2. General Transportation & Circulation Systems – Not Applicable –
B3. Private Streets – Variation Required – Not Applicable –
B4. Intersection Design Improvement – Not Applicable –
B5. Cul-de-Sac Streets – Not Applicable –
B6. Street Names & Lights – Not Applicable –
B7. Sidewalks, Trails, and Bike Paths – Not Approved –
   a) **Please see Engineering Comments.**
B8. Consideration of Mass Transit Service – Not Applicable –
B9. Off-Street Parking & Loading Requirements – Not Applicable –
B10. Driveways – Not Approved –
   a) **Please see Engineering Comments.** See responses to Engineering Comments.
B11. Parkway Tree Plantings – Not Approved –
   a) **Please see Tree Comments.** See responses to tree Comments.

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DOCKET REVIEW CHECKLIST – REVIEW #1
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STAFF REVIEWER: Chan Yu ESCROW ACCOUNT: BPZ-21-11

(C) Environmental Protection Design & Improvements

C1. Streams & Natural Drainage Courses – Not Applicable –
C2. Other Natural or Cultural Features – Not Applicable –

(D) Public Utility Design & Improvement Standards

D1. Stormwater Detention – Not Approved –
a) **Please see Engineering Comments.** See responses to Engineering Comments.

D2. Solid Waste Storage & Disposal System – Not Approved –
a) **Please see Engineering Comments.** See responses to Engineering Comments.

(E) Common Facilities

E1. Subdivision & Development Entrance Signs – Not Applicable –
E2. Common Landscape Areas – Approved with Conditions
a) Please see below E5(a) confirmation.
E3. Common Fencing & Screening – Approved with Conditions
a) Please see below E5(a) confirmation.
E4. Common Recreational Facilities – Approved with Conditions
a) Please see below E5(a) confirmation.
E5. Standards for Establishment of Associations – Approved with Conditions
a) Please confirm no Homeowner's Association.

(F) Other

F1. Burial of Overhead Utility Lines – Not Approved –
a) Please confirm if any overhead utility lines exist and if there are plans to bury it. There are existing OH utility lines there are no plans to bury them.
F2. Sustainable Development – Approved with Conditions
a) Are there any green building initiatives part of this project such as energy, building design, recycled material, etc.? Does landscape plan incorporate native plantings in various areas?

F3. Other – Not Applicable –

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DOCKET REVIEW CHECKLIST – REVIEW #1
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DOCKET NO.: PCD-22-06 / 2005 Techny / 3 Lot Subdivision
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Final Plat of Subdivision and Final Engineering Plans
STAFF REVIEWER: Chan Yu ESCROW ACCOUNT: BPZ-21-11

VILLAGE PLAN COMPLIANCE

A. **Comprehensive Plan – Approved –**
B. **Affordable Housing Plan – Not Applicable –**
C. **Central Business Area Plan – Not Applicable –**
D. **Central Business Redevelopment Plan – Not Applicable –**
E. **Skokie Boulevard Redevelopment Plan – Not Applicable –**

PREVIOUS APPROVALS

A. **Annexation Agreement – Not Applicable –**
B. **Restrictive Covenants – Not Approved –**
   a) **Please see above A4 comment:** ***Restrictive Covenants for Storm Water Easement language on Tentative Plat missing from final plat.***
C. **Special Permits – Not Applicable –**
D. **Variations – Not Applicable –**
E. **Plat/Subdivision Agreements – Not Applicable –**
F. **Design Review Permits– Not Applicable –**

Other Issues

A.

DOCUMENTS REVIEWED:

- Cover letter and Zoning Application
- Final Plat of Subdivision (called: Techny Crossing Resubdivision)
- Final Engineering Techny Subdivision Permit Drawings
- Declaration of Water Detention & Drainage Easements

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

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Village of Northbrook

Review 3	Engineering Review / Response 2005 TECHNY RD	Engineering Reviewer: Jim Baxa 847-664-4119 Jim.Baxa@Northbrook.il.us 12-27-22

Engineering Review Status
Plan Date: 12-13-22

Instructions:

A. *Return this sheet with the revised drawings/documents to the Permit Coordinators @ the Village Hall.*
B. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration. Or, if Index of Drawings is provided on Title Sheet, just that sheet may be signed and sealed*
C. *Identify all drawing revisions with a bubble.*
D. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the spaces provided below; do not submit a separate response letter, use this form.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning these Review Comments should be directed to the Development & Planning Services Department at 847/664-4050.

Engineering Review Comments

1. Engineering – Landscape Plans Sheets 1 & 2: Updated the Tree Protection Detail with the latest revision. By Others

2. Engineering - Grading Plan:
Revise the proposed sidewalk legend to reflect the sidewalk thickness on the plan.
Legend updated on Sheet C-105.

The public sidewalk on Techny Road will require replacement to be 6-inches thick through the proposed driveway. There is an existing apron on Techny that we will tie into the driveway - note that there is an existing sidewalk that crosses the existing driveway apron that will not be impacted

It appears the stormwater easement and rear yard setback line or not shown to the correct dimension (measured).
Correct dimension of 35' added on Sheet C-105.

The proposed top of foundation for each building is to be set at 6-inches above finished grade. Include the garage floor elevation on the grading plan to determine final driveway slopes. FF floor elevations revised to 650.00, garage FF added as required, and FF elevations are 6" above finished grade elevations on Sheet C-105.

The proposed stormwater detention basin is to be constructed will as overflow weir that discharges towards Techny Road and will not spillover into the neighboring properties located to the south and west of the proposed site.
Overflow weir now discharges towards Techny Road on Sheet C-105.

List the proposed High Water Level on this sheet, similar to the other plan sheets.
High Water Level of 648.35 is now shown on Sheet C-105.

Longitudinal grading on all grassed areas of lots shall be kept within the range of one (1) vertical to five (5) horizontal unless otherwise approved by the Village Engineer. If slopes up to two (2) horizontal to one (1) vertical or steeper are approved, retaining walls or other grade treatments approved by the Village Engineer shall be required. Earthen surface slopes of three (3) horizontal to one (1) vertical or greater must be sodded. Minimum slopes for yards and swales shall be one and one-half (1-1/2) percent.
It appears the overland drainage from the rear yard of the west property will become trapped at the southwest corner of the project development.
Per phone conversation with the Village reviewers on January 23, the backyard slope is acceptable at 1.0%., the ponding in the rear year of the southwest corner of the neighbor's yard is an existing condition and is located ~50' away from our SW property corner.
If the proposed overflow drainage swale is approved along the south property line, it must be located in the private storm sewer easement and not public utility easement. Specify if the swale bottom is to be a minimum of two feet in width.
Swale has been moved to be within the private 10' storm sewer easement on Sheet C-105.

Provide the slope for the private service sidewalks, and wrap any proposed contours around the outside of the sidewalk.
Grades have been added to the sidewalks, a note has been added to indicate 0.5% slope on the sidewalk away from the building foundations on Sheet C-105.

3. Engineering - Utility Plan:
The proposed retaining wall elevation is incorrect on this sheet.
Wall elevations have been corrected on Sheet C-106.

All proposed storm sewer service line must be connected to the private storm sewer per the Municipal Code. Extend the storm sewer service line for Lots 1, and 2 to the proposed detention basin; Lot 3 must connect to the proposed storm sewer along the south property line. Storm sewer service lines have been extended to the pond for the north 2 lots and to the proposed 10" storm sewer on south side of property on Sheet C-106.

4. Engineering – Utility Conflict Table:
Include the Village construction detail for Polyethylene Wrapping for the posed water main lowering. Detail added to Sheet C-106A.

5. Engineering – Temporary Erosion Control:
Include the following notes on the Temporary Erosion Control Plan:
NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS
Notes added to Sheet C-108 (new sheet).
1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.

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3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request (if applicable).
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.
11. Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied

6. Engineering Cross Sections: Provide the correct horizontal and vertical scale for the proposed cross sections.
Bar scales added to the cross section sheets.

7. Engineering - Construction Details:

Include the following Northbrook Construction Details
Polyethylene Wrapping Standards added to Sheet C-106A and the C-103 Tree Preservation Plan.
Tree Protection

8. Engineering - Additional Items:

The proposed Stormwater Detention Easement on the Plat is shown at thirty feet.
By Others.

The proposed development will require an Improvement Guarantee, refer to the Village's Subdivision & Development Code for additional Information.
By Others.

Provide an Engineer's Opinion of Probable Costs for all site improvements for staff review. This will be used to calculation final Improvement Guarantee, and Engineering Review & Inspections fees.
Civil Site Work cost estimate attached.

A Stormwater Management Report will be required at the time of Building Permit submittal.

Provide copies of all future correspondence with outside permitting agencies for our records.

For the Final Plat of Re-subdivision the following additional dedication and language potentially will be required:

Easement for Storm/Sanitary sewers
Easement for Stormwater Drainage (Staff can provide an example used previously)

Additional review comments will be forth coming as the level of detail increases with each future engineering plan submittal.

End of Review Comments

The Design Professional is to complete the following:

Brent Porfilio, PE

Date: 2/9/2023

Print Name *Signature*

Document1

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

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Village of Northbrook

Review 1	Engineering Review / Response 2005 TECHNY RD	Engineering Reviewer: Jim Baxa 847-664-4119 Jim.Baxa@Northbrook.il.us 5-22-22

Engineering Review Status
Plan Date: 3-31-22

Instructions:

A. *Return this sheet with the revised drawings/documents to the Permit Coordinators @ the Village Hall.*
B. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration. Or, if Index of Drawings is provided on Title Sheet, just that sheet may be signed and sealed*
C. *Identify all drawing revisions with a bubble.*
D. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the spaces provided below; do not submit a separate response letter, use this form.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning these Review Comments should be directed to the Development & Planning Services Department at 847/664-4050.

Engineering Review Comments

1. Engineering - Cover Sheet:
Include on the site location map the Village's sanitary sewer routing up to the M.W.R.D. Interceptor on Techny Road. Waiting for mapping from a F.O.I.R from MWRD, will add when received or if provided by the Village.

Include a chart listing all outside permitting agencies required for review and include a location for permit numbers (e.g. M.W.R.D., North Cook County Soil & Water Conservation District, IEPA-NPDES). Have not applied for outside permits yet - waiting for Village approvals first.

2. Engineering - Existing Conditions:
Provide the inverts for all public utilities (San, Storm, T/P for Water Main).
Inverts and T/P for watermain are shown on sheet C-101.

3. Engineering - Demolition Plan:
Provide a sidewalk detour map for when the public sidewalk is closed during construction. Identify the location of public sdewalk and curb & gutter removal and replacement on Techny Road. Sidewalk detour added to sheet C-102. Will be using existing driveway location on Techny, no removals required.

Provide additional notes requiring all private services to be abandoned at thier respective mains. Contact the Public Works Sewer Supervisor for the sanitary sewer wye locations.
Notes added to sheet C-106. No existing sanitary sewer service exists on the property.
Will Traffic Control & Protection be required for either Techny Road or Shermer Road for the installation or abandonment of any private or public utilities?
TC&P standard added to the standard details if lane closure is needed to build in the parkway.
Identify the location of the Stabilized Construction Entrance.
Shown on Sheet C-107.
Depict the location of the Construction Fence and Silt Fence Locations.
Shown on Sheet C-107.
4. Engineering - Grading Plan:
The proposed stormwater detention basin is to be constructed will as overflow wier that discharges towards Techny Road and will not spillover into the neighboring property located to the west.
An emergency overflow weir was added to north side of the detention pond on Sheet C-105.
Public Sidewalk through the proposed driveways is to be 6-inches thick. Revised at all locations where new driveways are shown.
Sidewalk depth revised on sheet C-105.
It appears the overland drainage from the rear yard of the west property will become trapped at the southwest corner of the project development.
Runoff will drain to new CB via ditch along the south property line.
The proposed 4-inch deep swale along the south side of the property may now provide adequate protection to the adjoining properties from overland drainage. Is the additional of a landscape berm or retaining wall required?
The revised south ditch grading has capacity to drain the property.
Are any additional inlets required in the front yards of the development to accommodate drainage?
No.
A meeting is required with the Village Engineer to discuss the significant fill being proposed as apart of the site grading.
Noted - the FFE's are based on a 1.5' freeboard from the detention HWE.
5. Engineering - Utility Plan:
The proposed sanitary sewer flow symbols is shown in the incorrect direction.
Flow direction corrected on Sheet C-106.
All proposed sanitary sewer services lines are to be 4-inches in size with 10 l.f. of Ductile Iron Pipe from the building foundation past the foundation overdig, the remainder of the pipe material can be PVC SDR 26.
Notes added to Sheet C-106.
Provide proposed utility crossing data, all proposed pipe must cross over/under with a minimum of one foot clearance.
Utility crossing data shown on Sheets C-106 and C-106A (new)
The sanitary sewer main line must be a minimum of 8-inches in size.
Sanitary sewer is now 8" on Sheet C-106.
6. Engineering - Erosion Control Plan:
Depict the location of the Construction Fence.
Shown on Sheet C-107.
Depict the location of the stabilized construction entrance.
Shown on Sheet C-107.
7. Engineering - Additional General Notes are required for the following:
Sanitary Sewer
General Notes developed from the Village Engineering specs were added on Sheets C-300 and C-301 (new).

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Storm Sewer
Earthwork

8. Engineering - Construction Details:

Include the following Northbrook Construction Details
Combination Concrete Curb & Gutter
Public Sidewalk
Stormwater Control Structure
Flow Reducer for Residential Properties is not applicable for this project.
C&G, Sidewalk added. Flow Reducer detail is still being used - see response to item 9.

9. Engineering - Additional Items: A reducer is recommended because the proposed orifice size (1.6") is so small it will easily clog with debris.

The proposed development will require a Improvement Guarantee, refer to the Village's Subdivision & Development Code for additional Information.
Noted.

Additional review comments will be forth coming as the level of detail increases with each future engineering plan submittal.
Noted.

Provide copies of all correspondence with outside permitting agencies for our records.
No correspondence yet.

End of Review Comments

The Design Professional is to complete the following:

Date: 06/21/2022

Print Name Brent Porfilio

Signature

Document1

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Memo

To: Chan Yu

From: Mark Cacioppo

CC: Kelly Hamill, Matt Farmer, Terry Cichocki, Jim Baxa

Date: 5/25/22

Re: 2005 Techny Plan Commission Docket PCD-22-06 – Review 1

Plans Dated 3/31/22

Message

1. Show tree protection fencing on the plans per the Village Tree protection detail. Detail added on Sheet C-425.
2. Preserved trees and tree protection fencing should be shown on all sheets to determine any utility or grading conflicts. Added tree fencing to plan sheets.
3. Submit a landscape plan with proposed tree replacements and locations for review.

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Memo

To: Michaela Kohlstedt

From: Mark Cacioppo

CC: Kelly Hamill, Terry Cichocki, Jim Baxa

Date: 3/2/23

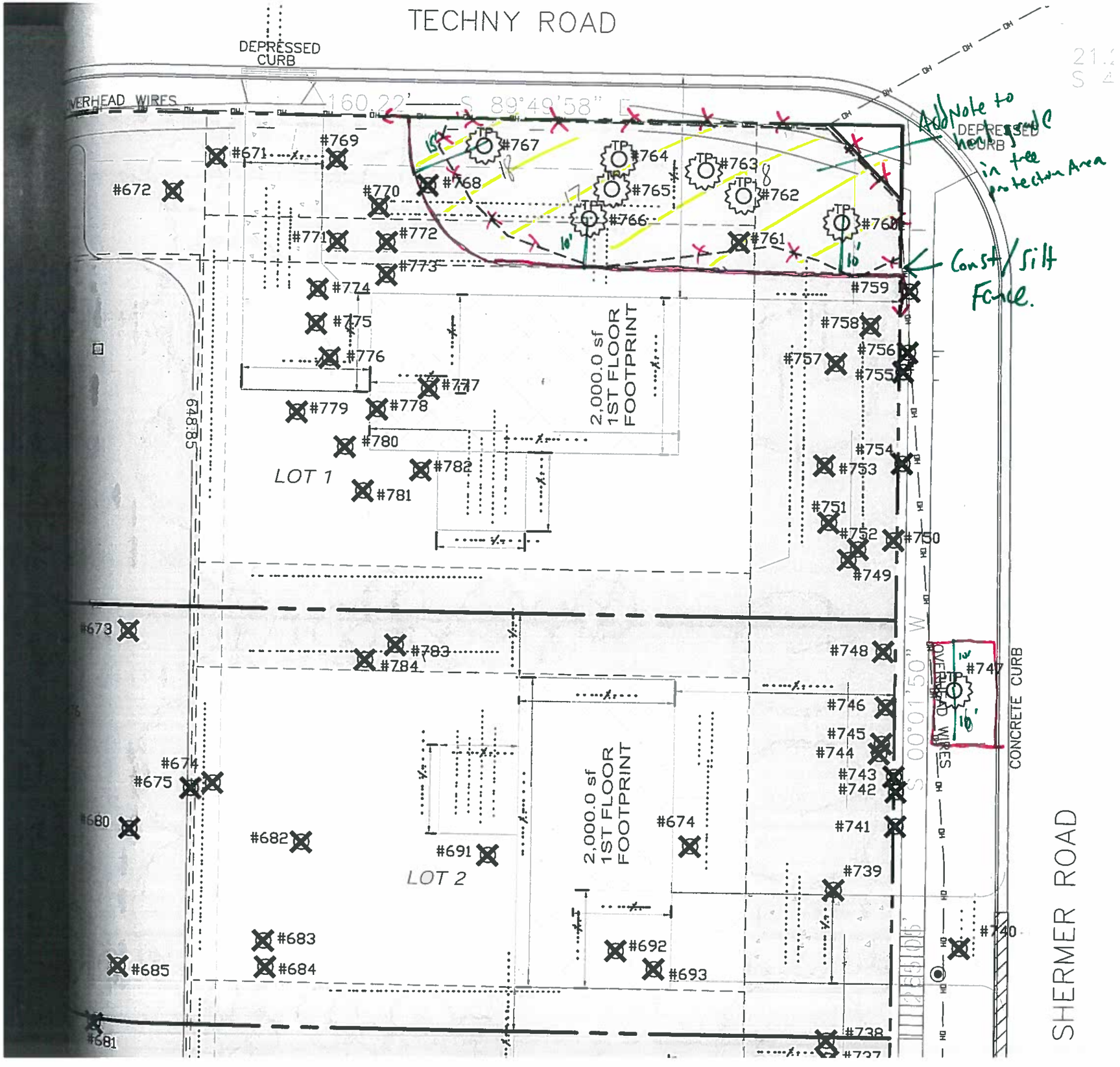
Re: 2005 Techny Plan Commission Docket PCD-22-06 – Review 4

Message

Tree Preservation approves the docket to proceed for Plan Commission public hearing. The proposed plans are at a level of design where there remains minor corrections/adjustment to be completed prior to final approval. All outstanding issues/questions/comments must be addressed prior to submitting a future Site Work permit submittal.

1. Replace Acer rubrum with an approved shade tree off the Village's tree Replacement List.
2. Diversify the conifer plantings between houses.
3. Do not plant trees in clumps of same tree types.
4. Evergreens should be a minimum of 8 feet tall.
5. Fencing should be changed per the attached plan.
6. A note should be added to the plans stating had grading is required in tree protection areas.

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005



1.5.L.f

Tag	Common Name	Scientific Name	Size	Cond.	Form	
670	Eastern Redcedar	*Juniperus virginiana*	16	4	4	Prunc
671	Douglas Fir	*Pseudotsuga menziessi*	7	6	6	Dead
672	Honeylocust	*Gleditsia tracanthos*	10	1	1	
673	Boxelder	*Acer negundo*	9,5,5	4	4	Deca
674	Boxelder	*Acer negundo*	12	2	3	North
675	Siberian Elm	*Ulmus pumila*	20	4	4	
676	tree removed by adjacent property owner					
677	Siberian Elm	*Ulmus pumila*	30	5	5	Dieba
678	Boxelder	*Acer negundo*	11	3	4	Offsit
679	tree removed by adjacent property owner					
680	Silver Maple	*Acer saccharinum*	15	2	3	
681	Mulberry	*Morus alba*	12	2	3	
682	Boxelder	*Acer negundo*	11	3	3	In cor
683	Boxelder	*Acer negundo*	27	6	6	Dead
684	Boxelder	*Acer negundo*	15	6	6	Dead
685	Siberian Elm	*Ulmus pumila*	23	4	3	Dieba
686	Siberian Elm	*Ulmus pumila*	9	4	4	Dieba
687	Siberian Elm	*Ulmus pumila*	11,11,13	4	4	Djeba
688	Boxelder	*Acer negundo*	14,9,26	5	4	Decay
689	Boxelder	*Acer negundo*	24,24	5	5	In law
690	Boxelder	*Acer negundo*	55	5	5	In law
691	Crabapple	*Malus spp.*	9,6,3	4	4	South
692	Mulberry	*Morus alba*	30	5	5	South
693	Boxelder	*Acer negundo*	10	2	5	South
694	Siberian Elm	*Ulmus pumila*	19	4	3	South
695	Silver Maple	*Acer saccharinum*	6	2	3	
696	American Elm	*Ulmus americana*	7	2	3	
697	Silver Maple	*Acer saccharinum*	12,8	2	3	
698	Green Ash	*Fraxinus pennsylvanica*	9	6	6	Dead.
699	Silver Maple	*Acer saccharinum*	12,15,16	2	3	Includ
700	Boxelder	*Acer negundo*	4,3	2	4	
701	Boxelder	*Acer negundo*	10	4	4	Diebac
702	Green Ash	*Fraxinus pennsylvanica*	7	6	6	Dead.
703	Boxelder	*Acer negundo*	8	3	3	
704	Boxelder	*Acer negundo*	11	4	4	
705	Boxelder	*Acer negundo*	8	3	4	
706	Siberian Elm	*Ulmus pumila*	24	3	4	
707	Siberian Elm	*Ulmus pumila*	14	5	5	Decay
708	Siberian Elm	*Ulmus pumila*	14	4	4	Diebac
709	Siberian Elm	*Ulmus pumila*	15	4	4	Diebac
710	Siberian Elm	*Ulmus pumila*	15	6	6	Dead.
711	Siberian Elm	*Ulmus pumila*	15	6	6	Dead.
712	Siberian Elm	*Ulmus pumila*	16	5	5	Half de
713	Siberian Elm	*Ulmus pumila*	21	4	4	Diebac
714	Siberian Elm	*Ulmus pumila*	14	6	6	Dead.
715	Boxelder	*Acer negundo*	19	4	5	Lying
716	Siberian Elm	*Ulmus pumila*	15	3	4	
717	Siberian Elm	*Ulmus pumila*	21	4	4	Diebac
718	Siberian Elm	*Ulmus pumila*	20	6	6	Dead.
719	Boxelder	*Acer negundo*	9	5	5	Trunk
720	Siberian Elm	*Ulmus pumila*	9	4	4	Diebac
721	Siberian Elm	*Ulmus pumila*	20	5	5	Half dead.
722	Honeylocust	*Gleditsia triacanthos*	42	5		
723	Siberian Elm	*Ulmus pumila*	19	5		

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PREPARED BY AND WHEN RECORDED RETURN TO:

Bradley M. Ader
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash Avenue
Suite 2100
Chicago, Illinois 60611

(Space above this line for recorder's use only)

DECLARATION OF WATER DETENTION & DRAINAGE EASEMENTS

THIS DECLARATION OF WATER DETENTION & DRAINAGE EASEMENTS (this "Declaration") is made and entered into this _____ day of _____, 2023, by TECHY CROSSING LLC, an Illinois limited liability company (the "Declarant").

RECITALS:

A. Declarant is the owner of that certain real property situated in the Village of Northbrook, County of Cook, State of Illinois which is more particularly described on **Exhibit "A"** ("Property") depicted on the site plan attached hereto as **Exhibit "B"** (the "Site Plan").

B. The Property has been or will be subdivided into three (3) separate lots (collectively, the "Parcels" and individually a "Parcel") and a single-family home will be constructed on each Parcel.

C. Declarant has determined that it is in its best interest to ensure that, to the extent set forth in this Declaration, the owners, tenants and occupants of each Parcel shall be entitled to use the stormwater detention facilities and drainage systems to be constructed, operated and maintained on the Property and to grant the necessary easements relating to such rights, all as more particularly described in this Declaration.

NOW, THEREFORE, in consideration of the above premises and of the covenants in this Declaration contained, the Declarant does hereby declare that the Parcels and all present and future owners and occupants of the Parcels shall be and hereby are subject to the terms, covenants, easements, and conditions hereinafter set forth in this Declaration, and in connection therewith, Declarant covenants and agrees as follows:

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1. Definitions. For purposes hereof:

(a) The term "Owner" or "Owners" shall mean the Declarant and any and all successors or assigns of such persons as the owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including (i) the holder of any lien or encumbrance on such real property, or (ii) Permittees.

(b) The term "Parcel" or "Parcels" shall mean each separately identified parcel of real property now constituting a part of the real property subjected to this Declaration as described on **Exhibit "A",** that is, the Property and any future subdivisions thereof.

(c) The term "Permittees" shall mean the tenant(s) or occupant(s) of a Parcel, and the respective agents and contractors of (i) the Owner of such Parcel, and (ii) such tenant(s) or occupant(s).

2. Easements.

(a) Subject to any express conditions, limitations or reservations contained in this Declaration, Declarant hereby grants, establishes, covenants and agrees that the Parcels, and all Owners and Permittees of the Parcels, shall be benefited and burdened by a nonexclusive, perpetual and reciprocal easement which is hereby imposed upon all present and future Owner's and Permittees of the Parcels and upon, under, over, above and across western thirty-five (35) feet of the Property (the "Detention Area"), and the southern ten (10) feet of the Property (the "Drainage Area") (such areas are collectively, the "Easement Areas"), for the flow, discharge, drainage, use, compensatory storage, detention and retention of surface and ground water runoff in the manner and in the approximate location indicated on the Site Plan, and to install, maintain, repair and replace storm water collection, retention, detention and distribution lines, conduits, pipes and other apparatus under and across those portions of the Easement Areas indicated on the Site Plan. The storm water detention areas indicated on the Site Plan, and all lines, conduits, pipes and other apparatus for water drainage, and all storage systems necessary in connection therewith, shall be hereinafter called the "Water Detention and Drainage Facilities". The easements granted in this Declaration shall include the right of reasonable ingress and egress with respect to the Water Detention and Drainage Facilities as may be required to maintain, repair, replace, and operate the same.

(b) Once constructed, (i) the Water Detention and Drainage Facilities shall not be modified, altered, relocated or otherwise changed, without the prior written consent of all Owners after submission of plans and specifications for the proposed work, which consent shall not be unreasonably withheld, delayed or conditioned; and, (ii) the Owners shall operate and maintain, or cause to be operated and maintained, in good working order, condition and repair, the Water Detention and Drainage Facilities located upon the Property and make any and all repairs and replacements that may from time to time be required with respect thereto. Any modification, alteration, relocation or other change to the Water Detention and Drainage Facilities undertaken by an Owner, as contemplated in this Section 2(b), shall be executed in compliance with (i) the approved plans and specifications, (ii) all applicable governmental codes, regulations, laws and ordinances, and (iii) following receipt of all applicable governmental

approvals. Any Owner exercising rights under this Section 2(b) shall provide to the Owners copies of as-built surveys showing the location of the work contemplated in this Declaration within sixty (60) days after completion of the work.

(c) Each Owner having rights with respect to the easement granted hereunder shall indemnify, defend and hold the Owner whose Parcel is subject to the easement harmless from and against all claims, liabilities and expenses (including without limitation reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the negligence or willful misconduct of such Owner, its contractors, employees, agents, or others acting on behalf of such Owner.

(d) The easements in this Declaration above granted shall be used and enjoyed by each Owner and its Permittees in such a manner so as not to unreasonably interfere with the use and enjoyment of the Parcel for residential purposes, of any other Owner or its Permittees.

(e) After the Water Detention and Drainage Facilities are installed, no permanent building, structure, trees or other improvements or vegetation inconsistent with the use and enjoyment and proper function of the Water Detention and Drainage Facilities shall be installed, constructed, placed over or permitted to encroach upon such Water Detention and Drainage Facilities or any portion of the Easement Areas.

(f) Except in cases of emergency, the right of any Owner to enter upon a Parcel of another Owner for the exercise of any right pursuant to the easements set forth, or to prosecute work on such Owner's own Parcel if the same interferes with utility or drainage easements or easements of ingress, egress or access to or in favor of another Owner's Parcel, shall be undertaken only in such a manner so as to minimize any interference with the use and enjoyment of the Parcel of the other Owner and its Permittees. In such case, no affirmative monetary obligation shall be imposed upon the other Owner and the Owner undertaking such work shall with due diligence repair at its sole cost and expense any and all damage caused by such work and restore the affected portion of the Parcel upon which such work is performed to a condition which is equal to or better than the condition which existed prior to the commencement of such work. In addition, the Owner undertaking such work shall pay all costs and expenses associated therewith and shall indemnify, defend and hold harmless the other Owner(s) and its Permittees from all damages, losses, liens or claims attributable to the performance of such work.

(g) Each Owner shall be responsible for its Parcel's proportionate share of the costs associated with the maintenance, repair, and replacement, as necessary, of the Water Detention and Drainage Facilities, or any part thereof. Initially, each Parcel's proportionate share shall be one-third (1/3). Each Owner shall pay its Parcel's proportionate share of the costs incurred for the maintenance, repair and replacement of the Water Detention and Drainage Facilities, as provided in this Declaration within (10) days of receipt of a bill therefor, together with such documentation as is reasonably necessary to determine such costs. If any Owner disputes the amount (or any other aspect) of such bill, said Owner shall pay the undisputed portion of the bill and inform the other Owner(s) of the reason(s) for said dispute within the ten (10) day period following receipt of the bill. If the parties are unable to resolve the dispute within the thirty (30) days following receipt of notice of such dispute, said dispute shall be submitted to binding arbitration for resolution. The arbitration shall be conducted in Chicago, Illinois, in accordance with the rules of the American Arbitration Association with a single

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arbitrator, and shall be final and binding on the Owners and any judgment in such arbitration shall be enforceable in any court of competent jurisdiction. The cost of the arbitration shall be paid by the non-prevailing Owner(s).

(h) In the event any Parcel is divided into two or more Parcels, the Owner(s) thereof shall execute and deliver a supplement to this Declaration in recordable form to the other Owner(s) which allocates the proportionate share of such divided Parcel among the newly created Parcels in proportion to the land area of each such Parcel. Each such Owner of the subdivided Parcel shall pay and perform its obligations, as provided in this Declaration, as amended by such supplement.

(i) In the event any Owner shall fail to pay its proportionate share of such costs within said 10-day period or within ten (10) days of resolution of any dispute, such amounts shall bear interest from the date billed at annual rate equal to eighteen percent (18%), or the maximum interest rate permitted by law, whichever is less. The Owner(s) incurring such costs is(are) granted a lien against the Parcels of the other Owner(s) for any unpaid amounts due under this Agreement, which lien may be foreclosed in the manner provided for the foreclosure of mortgages in Cook County, Illinois. Prior to commencing any such action, a notice of lien shall be recorded in the office of Clerk of Cook County, Illinois, setting forth the amount of the unpaid indebtedness, the name of the Owner(s) owing such amounts and a description of the Parcel subject to such lien. All costs and expenses incurred in collecting such amounts or enforcing the obligations under this Declaration shall be so much additional indebtedness of the defaulting Owner(s) and shall be paid to the non-defaulting Owner(s) and secured by the lien granted by virtue of this Declaration.

(j) The recorded notice evidencing the lien for any charge provided in this Declaration shall be superior to all other liens, encumbrances and charges against the respective Parcel, except any for liens securing payment of taxes, special assessments and special taxes heretofore or hereafter levied by any political subdivision or municipal corporation or any state or federal taxes which by law are a lien against the interest of any such Owner prior to preexisting recorded encumbrances, and provided further, that said recorded notice evidencing such assessment lien shall be subordinate to the lien of a prior recorded bona fide security instrument, including a mortgage or deed of trust encumbering said Parcel except for such amounts which become due and payable from and after the date on which the holder of such security instrument either (i) takes possession of said Parcel, or (ii) accepts a conveyance of any interest therein other than as security, or (iii) files suit to foreclose its security instrument. Any subsequent transfer or conveyance of such Parcel shall not relieve such Parcel from the lien for any charges thereafter becoming due nor from the lien of any subsequent charges arising or accruing under this Declaration.

3. Notices. Each notice, approval, consent or demand (in this Declaration collectively "Notice") which any Owner desires or is required to serve upon any other Owner pursuant to this Declaration must be in writing and shall be delivered or mailed as provided in this Declaration. All Notices hereunder shall be in writing and given by (a) nationally recognized overnight courier, (b) hand delivery, or (c) certified or registered mail, postage prepaid, return receipt requested. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or impossible because of failure to provide a reasonable means for accomplishing delivery. An Owner may change its address for Notice by delivering a Notice to all other Owners

with the new address in accordance with this Section. If an Owner does not provide an address for Notice, Notice delivered to the Parcel's postal address shall be deemed effective Notice to the Owner of the Parcel.

4. General Provisions.

(a) Covenants Run With the Land. The easements, rights, privileges, benefits, covenants, conditions, obligations and restrictions contained in this Declaration shall be deemed to be covenants running with the land. If any Parcel is hereinafter divided into two or more Parcel(s), all of the Owners of said Parcel shall be entitled to the benefits of the easements, rights and privileges granted hereunder and all of said Owners shall be burdened by the easements, covenants, conditions and restrictions established hereunder. Upon the transfer of ownership of a Parcel, the transferor shall have no liability arising or accruing under this Declaration following the date of such transfer.

(b) Duration. Except as otherwise provided in this Declaration, each easement, covenant, restriction and undertaking of this Declaration shall be perpetual.

(c) Injunctive Relief. In the event of any violation or threatened violation by any Owner or Permittee of the terms, covenants, and conditions in this Declaration contained, in addition to the other remedies in this Declaration provided, or available at law or in equity, any other Owner or Permittee shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

(d) Modification Provisions. This Declaration may not be modified in any respect whatsoever, or rescinded in whole or in part, except with the consent of all Owners, as evidenced by a written instrument that is duly recorded in the office of the Cook County, Illinois Clerk.

(e) Not a Public Dedication. Nothing in this Declaration contained shall be deemed to be a gift or dedication of any portion of the Easement Areas to the general public or for the general public or for any public purposes whatsoever, it being the intention of Declarant that this Declaration shall be strictly limited to and for the purposes in this Declaration expressed.

(f) Breach Shall Not Permit Termination. No breach of this Declaration shall entitle any Owner to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect in any manner any other rights or remedies that such Owner may have under this Agreement by reason of any breach of this Declaration. Any breach of any of said covenants or restrictions, however, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value but such covenants or restrictions shall be binding upon and effective against such Owner of any of said property or any portion thereof whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

(g) Validity and Severance. If any clause, sentence or other portion of this Declaration shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions hereof shall remain in full force and effect.

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(h) Self-Help; Lien Rights. In addition to all other remedies available in law or in equity, upon the failure of any owner (a "Defaulting Owner") to perform any of its obligations under this Declaration within ten (10) days following written notice thereof by any other owner (a "Non-Defaulting Owner") (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 10-day period, the Defaulting Owner shall commence to cure such breach within such 10-day period, and thereafter diligently prosecute such cure to completion), any Non-Defaulting Owner shall have the right to perform such obligation on behalf of the Defaulting Owner and to be reimbursed by such Defaulting Owner upon demand for the reasonable costs thereof together with interest at eighteen percent (18%) per annum, compounded monthly, or the maximum rate of interest allowed by law (whichever is less). This Declaration does hereby grant to each Owner an irrevocable non-exclusive easement upon, through and across the Parcel of a Defaulting Owner so that a Non-Defaulting Owner can exercise the self-help rights and remedies stated in this Section 4(h). If any Defaulting Owner fails to pay any amount owed to any Non-Defaulting Owner pursuant to this Section 4(h) within thirty (30) days of its receipt of Notice of a demand therefore, such amount shall be secured by a lien upon the Defaulting Owner's Parcel, effective upon the recording thereof in the office of the Recorder of Deeds, Cook County, Illinois, which lien may be foreclosed upon in the same manner as provided for enforcement of mechanics liens or liens securing mortgage indebtedness; provided, however that the liens arising under this Section 4(h) shall be subject and subordinate in all respects to the lien and effect of any first priority mortgage or deed of trust encumbering the affected Parcel which is recorded prior to the recordation of the statement of lien arising hereunder.

(i) Remedies Cumulative. The remedies specified in this Declaration shall be cumulative and in addition to all other remedies permitted at law or in equity.

(j) Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made between residents of and to be performed wholly within such State.

(k) Counterparts. It is specifically agreed that this Declaration may be executed in one or more counterparts, all of which shall be taken together to constitute one and the same instrument and shall be binding upon each party who may sign a counterpart of this instrument.

(l) Entire Agreement. This Declaration constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation not in this Declaration expressed.

(m) Litigation. If any Owner brings an action or proceeding (including any arbitration demand, cross-complaint, counterclaim, or third-party claim) against any of the other Owner(s) by reason of a default by the other Owner(s) or otherwise arising out of this Declaration, the non-prevailing party shall pay to the prevailing party in such action or proceeding all of the prevailing party's costs and expenses of suit, including reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgment. "Prevailing party" within the meaning of this Declaration includes a party who successfully dismisses an action for recovery under this Declaration in exchange for payment of the sums

allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action.

(n) Estoppel Certificate. Each Owner shall, within twenty (20) days after written request from any other Owner, which request shall quote this Section, execute and deliver to the requesting Owner a written statement certifying, to its actual knowledge, whether or not this Declaration is modified and whether or not this Declaration is in full force and effect (or, if there have been modifications, stating those modifications), and whether or not any Owner has failed to perform an obligation under this Declaration, and if so, the nature of the failure. No Owner shall be obligated to respond to a request to execute a statement which attempts to modify any of the terms or conditions of this Declaration. A statement executed by any Owner may be relied upon by an Owner or any transferee, mortgagee, or encumbrancer, without knowledge to the contrary, to which such statement is addressed so as to stop the party executing the statement from asserting the contrary, but the Owner executing the statement shall not be liable for any erroneous information contained therein. Such certificate may provide that in the event of a conflict between the provisions of this Declaration and the provision of the certificate, the provisions of this Declaration shall control. A statement hereunder may be requested by any Owner from any other Owner at any time and from time to time; provided, however, that after the second such request by an Owner during any calendar year, each additional request shall require the payment by the requesting Owner to the Owner executing the statement of a fee of $100.00, payment of which shall be a condition precedent to the obligation of the other Owner to review or execute the statement. The delivery of any such statement may be conditioned upon the execution of the statement by the requesting party to evidence its concurrence with the facts set forth in the statement.

(o) Force Majeure. In the event any Owner is delayed, hindered in or prevented from the performance of any act required under this Declaration by reason of a cause beyond the reasonable control of the obligated Owner, then performance of such act shall be excused for the period of the delay and the period for the performance of such act shall be extended for a period equivalent to the period of such delay. Such a cause shall include "acts of God"; strikes; lockouts; weather in which work cannot proceed (even if normal); protests; riots; insurrection; war; unavailability of materials from normal sources; acts or orders of governmental authority, including courts; or acts or conduct of another Owner, its contractors, employees or agents, in violation of this Declaration, but it shall not include delays due to inability or failure to obtain financing or inadequate financial resources and in no event shall force majeure excuse the failure to timely pay money.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first written above.

TECHY CROSSING LLC,
an Illinois limited liability company

By: _____
Name: Michael Rourke
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me_____, a Notary Public, on this day personally appeared Michael Rourke, the Manager of TECHNY CROSSING LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed and delivered the foregoing instrument for the purposes and consideration therein expressed.

Given under my hand and notarial seal this _____ day of _____, 2023.

My commission expires: _____

_____
Notary Public

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

EXHIBIT "A"

PROPERTY

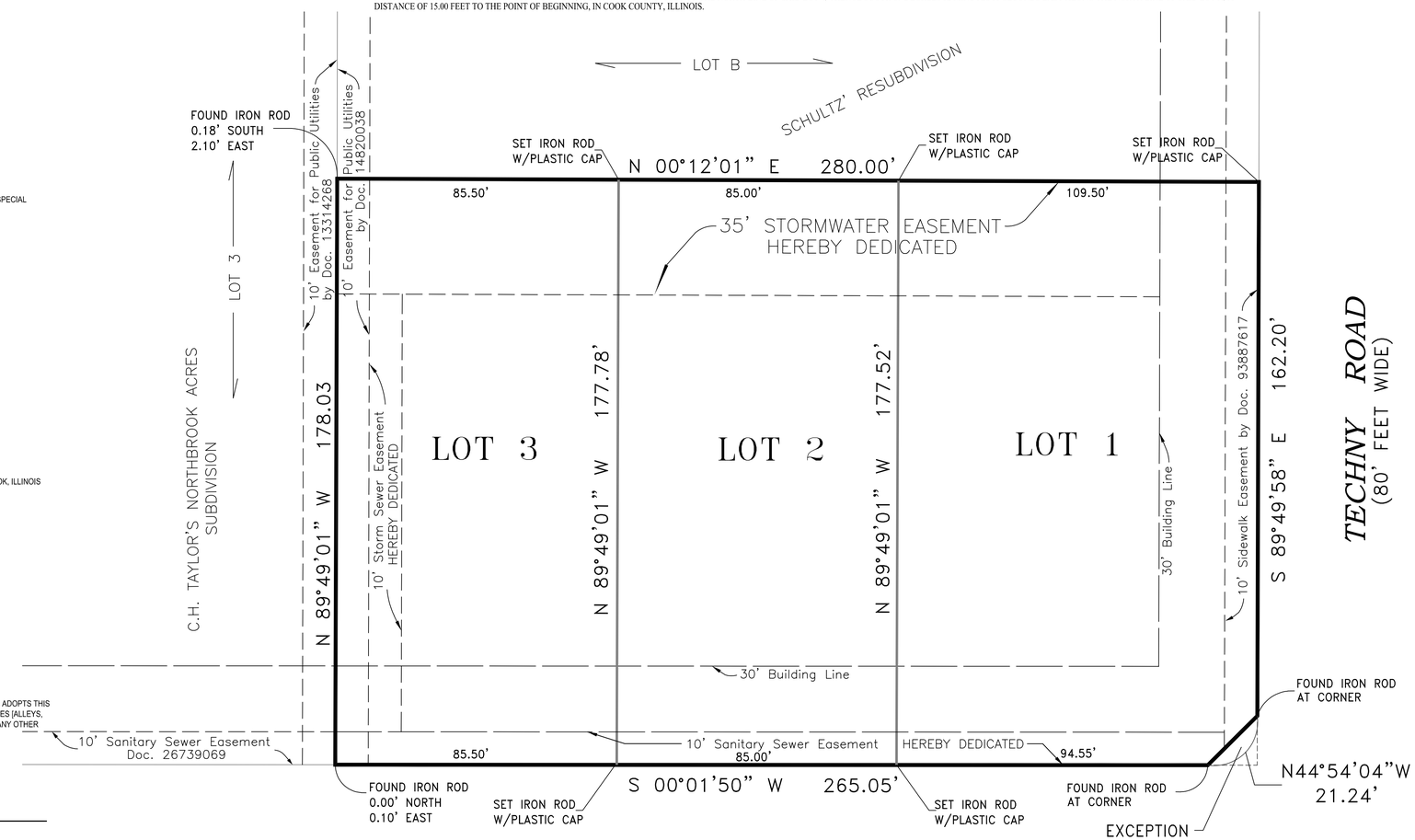
EXHIBIT "B"

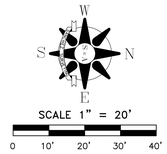
SITE PLAN

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005

TECHNY CROSSING RESUBDIVISION

A RESUBDIVISION OF LOT A OF SCHULTZ' RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1950 AS DOCUMENT NUMBER 14820038, IN COOK COUNTY, ILLINOIS.
EXCEPT THAT PART OF LOTS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST AND ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.





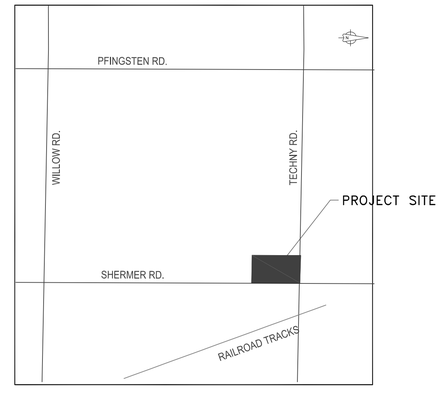
ABBREVIATIONS LEGEND

NORTH	N
SOUTH	S
EAST	E
WEST	W
DOCUMENT	DOC.
RECORDED	REC.

LEGEND

RECORD DIMENSION	(50')
UNDERLYING SUBDIVISION	
ROW LINE	
EASEMENT LINE	
LOT LINE	
SUBDIVISION BOUNDARY LINE	

LOCATION MAP
NOT TO SCALE



VILLAGE TREASURER

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATE _____ VILLAGE TREASURER _____

VILLAGE ENGINEER APPROVAL

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, ILLINOIS

ON THIS _____ DAY OF _____ 20___.

DATE _____ VILLAGE ENGINEER _____

VILLAGE PRESIDENT

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, ILLINOIS

ON THIS _____ DAY OF _____, 20_____.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

OWNER'S CERTIFICATE

_____ OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES [ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED AT _____,

THIS _____ DAY OF _____ A.D., 20____.

_____ BY:_____
OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, _____ (TITLE) AND

_____, _____(TITLE)

_____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____A.D.; 20____.

BY: _____
NOTARY PUBLIC

NOTES:
1. **ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.**
2. **ARC DISTANCES ARE ALONG ALL CURVES.**
3. **ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.**

SHERMER ROAD
(100 FEET WIDE)

REGISTERED PROFESSIONAL ENGINEER AND OWNER
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER _____ REGISTERED PROFESSIONAL ENGINEER

NAME: _____ NAME: _____

DATE: _____ FIRM: _____

DATE: _____
(SEAL)

Property is located within High School Distric 225 and Elementary School Distric 30

Upon recording mail to: Sanchez & Associates, P.C.
180 Crossen Ave.,
Elk Grove Village, IL. 600007

Mail Tax Bill to: Michael Rourke
@properties
1235 Somerset Drive
Glenview, IL. 60025

SURVEYOR'S NOTES:

1. PROPERTY IS LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD - ZONE X COVERED BY PANEL 17031C0227J DATED OCTOBER 2020.

2. LOT 1: 19,313 SQ. FT. OR 0.443 ACRES, MORE OR LESS.
LOT 2: 15,100 SQ. FT. OR 0.347 ACRES, MORE OR LESS.
LOT 3: 15,211 SQ. FT. OR 0.349 ACRES, MORE OR LESS
TOTAL PROPERTY AREA IS APPROXIMATELY49,624 SQ. FT. OR 1.139 ACRES, MORE OR LESS.

3. P.I.N. 04-16-405-027-0000

4. TITLE COMMITMENT No. 15010610LP Effective April 28, 2015

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, GERARDO SANCHEZ, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON PIPE MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE NORTHBROOK SUBDIVISION AND DEVELOPMENT CODE (1991); THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

DATED THIS 21ST DAY OF MARCH , 2023.

Gerardo P. Sánchez
GERARDO SANCHEZ - ILLINOIS PROFESSIONAL
LAND SURVEYOR NUMBER 35-3486
LICENSE EXPIRATION DATE 11/30/2024

SANCHEZ
180 CROSSEN AVE.
ELK GROVE VILLAGE, IL 60007
PHONE 773-444-0144
FAX 847-232-3104

CLIENT: Techny Crossing, LLC.

JOB No. 202127

DRAWING: Plat of Re-Subdivision Techny Crossing.dwg

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
7/1/2021	NORTHBROOK VILLAGE COMMENTS		
3/13/2023	NORTHBROOK VILLAGE COMMENTS		
3/21/2023	NORTHBROOK VILLAGE COMMENTS		

PLAT OF SUBDIVISION

TECHNY CROSSING SUBDIVISION

DRAFTING COMPLETED: 03/13/2023	DRAWN BY: GH	PROJECT MANAGER: GSP
FIELD WORK COMPLETED: 04/23/2021	CHECKED BY: GSP	SCALE: 1"= 20'

SHEET 1 OF 1

Attachment: 2005 Techny - Formal Application & Letters (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005 Techny Road)

TECHNY CROSSING RESUBDIVISION

A RESUBDIVISION OF LOT A OF SCHULTZ' RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1950 AS DOCUMENT NUMBER 14820038, IN COOK COUNTY, ILLINOIS.
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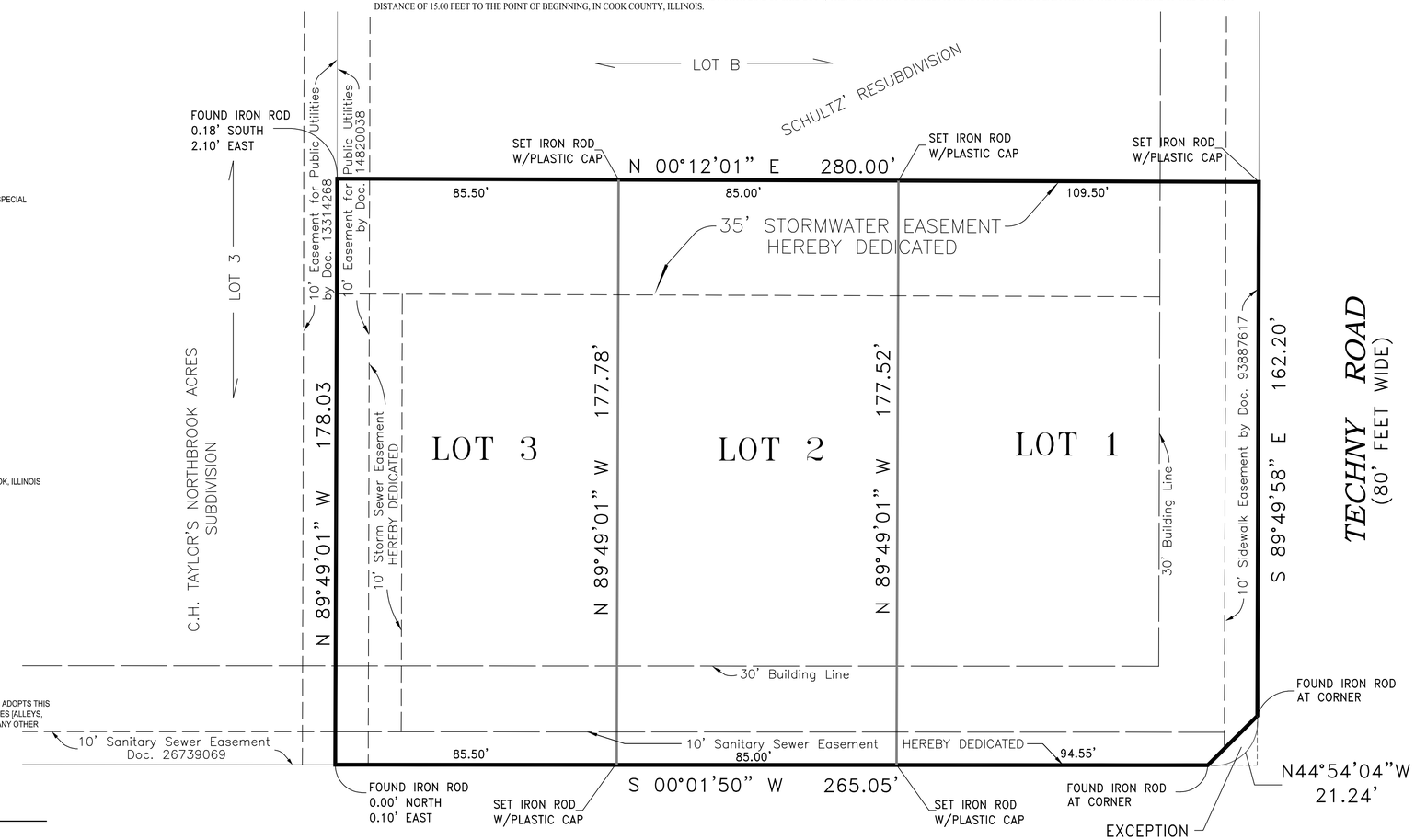

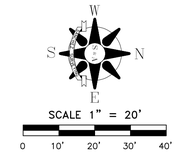

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UNDERLYING SUBDIVISION	
ROW LINE	
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LOCATION MAP
NOT TO SCALE

VILLAGE TREASURER

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

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DATE _____ VILLAGE TREASURER _____

VILLAGE ENGINEER APPROVAL

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, ILLINOIS

ON THIS _____ DAY OF _____ 20___.

DATE _____ VILLAGE ENGINEER _____

VILLAGE PRESIDENT

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, ILLINOIS

ON THIS _____ DAY OF _____, 20____.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

OWNER'S CERTIFICATE

_____ OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES [ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED AT _____,

THIS _____ DAY OF _____ A.D., 20____.

_____ BY: _____
OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

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_____, _____ (TITLE)

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BY: _____
NOTARY PUBLIC

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SHERMER ROAD
(100 FEET WIDE)

REGISTERED PROFESSIONAL ENGINEER AND OWNER
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER _____ REGISTERED PROFESSIONAL ENGINEER

NAME: _____ NAME: _____

DATE: _____ FIRM: _____

DATE: _____
(SEAL)

Property is located within High School Distric 225 and Elementary School Distric 30

Upon recording mail to: Sanchez & Associates, P.C.
180 Crossen Ave.
Elk Grove Village, IL. 600007

Mail Tax Bill to: Michael Rourke
@properties
1235 Somerset Drive
Glenview, IL. 60025

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TOTAL PROPERTY AREA IS APPROXIMATELY49,624 SQ. FT. OR 1.139 ACRES, MORE OR LESS.

3. P.I.N. 04-16-405-027-0000

4. TITLE COMMITMENT No. 15010610LP Effective April 28, 2015

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, GERARDO SANCHEZ, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON PIPE MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE NORTHBROOK SUBDIVISION AND DEVELOPMENT CODE (1991); THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

DATED THIS 21ST DAY OF MARCH , 2023.

Gerardo P. Sanchez
GERARDO SANCHEZ - ILLINOIS PROFESSIONAL
LAND SURVEYOR NUMBER 35-3486
LICENSE EXPIRATION DATE 11/30/2024

SANCHEZ
180 CROSSEN AVE.
ELK GROVE VILLAGE, IL 60007
PHONE 773-444-0144
FAX 847-232-3104

CLIENT: Techny Crossing, LLC.

JOB No. 202127

DRAWING: Plat of Re-Subdivision Techny Crossing.dwg

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
7/1/2021	NORTHBROOK VILLAGE COMMENTS		
3/13/2023	NORTHBROOK VILLAGE COMMENTS		
3/21/2023	NORTHBROOK VILLAGE COMMENTS		

PLAT OF SUBDIVISION

TECHNY CROSSING SUBDIVISION

DRAFTING COMPLETED: 03/13/2023	DRAWN BY: GH	PROJECT MANAGER: GSP
FIELD WORK COMPLETED: 04/23/2021	CHECKED BY: GSP	SCALE: 1"= 20'

SHEET 1 OF 1

Attachment: 2005 Techny - Final Plat of Subdivision (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005 Techny Road)

RESIDENTIAL DEVELOPMENT

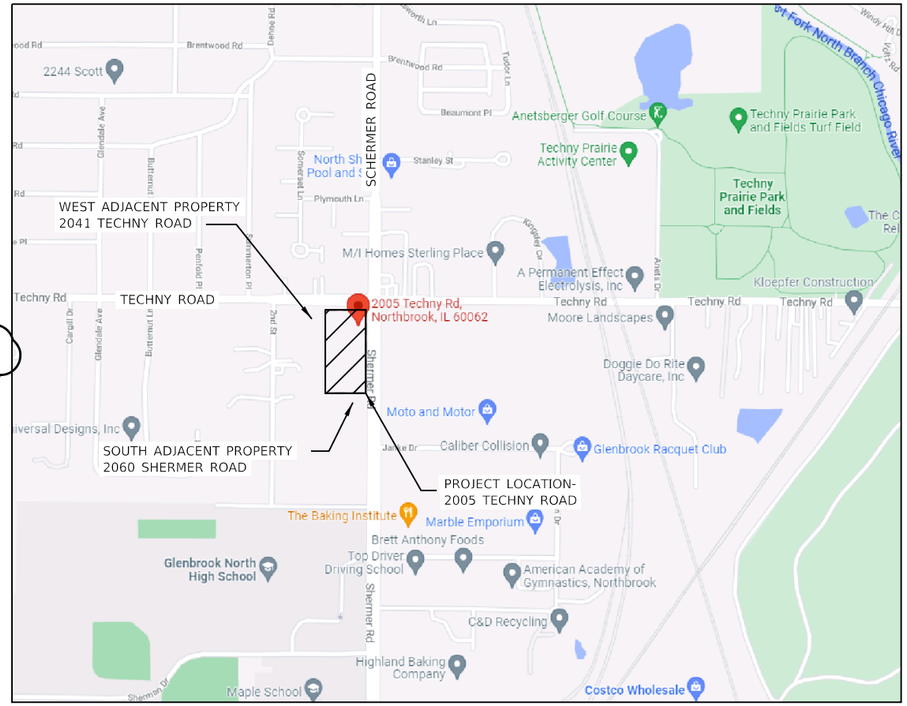
2005 TECHNY ROAD,

NORTHBROOK, IL

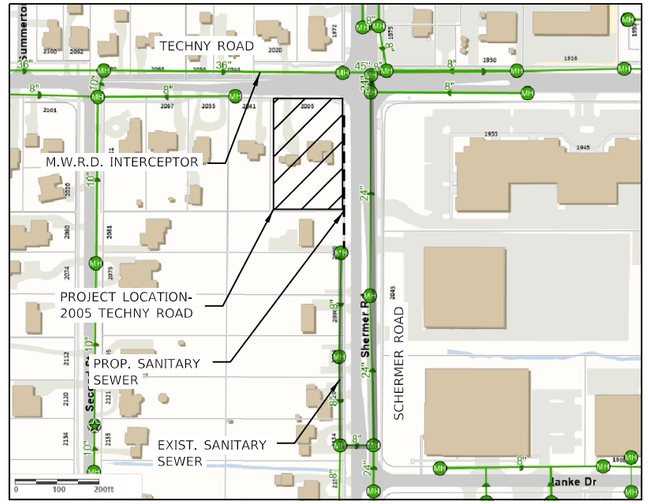
(ADJACENT TO 2041 TECHNY ROAD & 2060 SHERMER ROAD)

INDEX OF DRAWINGS

C-100	COVER SHEET
C-101	EXISTING CONDITIONS
C-102	DEMO PLAN
C-103	TREE PRESERVATION PLAN
C-104	TREE REPLACEMENT PLAN
C-105	GRADING & SITE PLAN
C-105A	MINIMUM YARDS & SETBACKS
C-106	UTILITY PLAN
C-106A	UTILITY CONFLICT TABLE
C-107	TEMPORARY EROSION CONTROL
C-108	TEMPORARY EROSION CONTROL NOTES
C-200 TO C-203	CROSS SECTIONS
C-300 TO C-301	GENERAL NOTES
C-400 T0 C-428	STANDARD DETAILS
C-500	PLAT OF SUBDIVISION



LOCATION MAP



SANITARY SEWER ROUTING

I HEREBY CERITFY THAT THE SURFACE WATER DISCHARGE WILL NOT BE CHANGED BY THE CONSTRUCTION AT 2005 TECHNY ROAD SUBDIVISION OR IF THE SURFACE WATER DRAINAGE IS CHANGED, PROVISION HAS BEEN MADE, CONSISTANT WITH VILLAGE REGULATION, FOR DIVERSION AND COLLECTION OF SUCH SURFACE WATER ON THE SITE. THE ADJACENT LOT OWNERS' SITE DRAINAGE WILL NOT BE AFFECTED BY THE CONSTRUCTION AT 2005 TECHNY ROAD SUBDIVISION. THERE WILL BE NO INCREASE IN VELOCITY OF SURFACE WATER RUNOFF AT ANY POINT ONTO ADJACENT PROPERTIES AND THAT THE VOLUME OF RUNOFF ONTO ADJACENT PROPERTIES WILL NOT BE INCREASED. ALL REQUIREMENTS OF THE VILLAGE'S CODES, ORDINANCES AND REGULATIONS RELATED TO STORMWATER MANAGEMENT, SOIL EROSION CONTROL AND GRADING SHALL BE SATISFIED AT ALL TIMES.

ENGINEER: BRENT PORFILIO, P.E. DATE: 1/28/22

PROJECT PERMIT INFORMATION

PERMITING AGENCY	PERMIT #
IL EPA	
M.W.R.D.	
NPDES	
NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT	

VERTICAL CONTROL

BENCHMARKS:
SOURCE BENCHMARK:
NORTHBROOK BENCHMARK STATION 12 AT THE CORNER OF CLOVER ROAD AND OXFORD LAND LANE.

ELEVATION=678.18 NGVD29
ELEVATION=677.96 NVAD88 USING

SITE BENCHMARK:
SURVEYING CORNER POINT, SET CROSS ON CONCRETE CURB SOUTHEAST OF THE SOUTHEST CORNER OF THE SITE.
ELEVATION 644.74 NAVD88

N

0 500 1000 1500
SCALE IN FEET: 1''=500'

REVISED FOR PERMIT COMMENTS 02/09/2023

BRENT A. PORFILIO 062-050883 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

DATE: 1/27/22
EXPIRES 11/30/2023

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC. ARCHITECTS | ENGINEERS

4	PERMIT COMMENTS	02.
3	PERMIT COMMENTS	12.
2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

COVER SHEET

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Cover Sheet.dgn

TECHNY ROAD

SHERMER ROAD

Lot 3

Lot B

Lot A

Existing 1-Story Residence #2041 F/F=649.38

Existing Garage F/F= 649.04

Existing Shed

Existing 1-Story Residence #2005 T/F= 648.66

Existing 1-Story

Gravel Driveway

BITUMINOUS PAVEMENT

Bituminous Pavement

GRAVEL

CONCRETE SIDEWALK

CONCRETE CURB

DEPRESSED CURB

CONCRETE STOOP

CONCRETE WALKWAY

WOOD WALK W/BRICK EDGE

ROOF OVER CONCRETE STOOP

BRICK WALK

CONCRETE PLANTER

UTILITY POLE

LIGHT POLE

TRAFFIC SIGNAL W/ARM

TRAFFIC HANDHOLE

TRAFFIC LIGHT HANDHOLE

UTILITY POLE W/PEDESTAL

UTILITY POLE MEI HANDHOLE

UTILITY POLE W/LIGHT

SIGN

OVERHEAD WIRES

ANCHOR

MAILBOX

FIRE HYDRANT W/VALVE

B-BOX

CLEANOUT

WATER MANHOLE

SANITARY MH. RIM=648.13

SANITARY MH. RIM=648.04

SANITARY MH. RIM=648.98 INV.=640.48

STORM MH. RIM=648.43 N.INV.=640.43 S.INV.=644.53

STORM MH. RIM=648.38 INV.=635.93

STORM MH. RIM=648.24 16'+ DEEP

STORM MH. RIM=645.30

CURB INLET F/L=649.55

CURB INLET F/L=648.47 INV.=642.02

CURB INLET F/L=647.79 NE.INV.=643.79 S.INV.=643.04

CURB INLET F/L=647.44 INV.=641.74

CURB INLET F/L=646.40 TOPWTR.=643.05

CURB INLET F/L=646.64 INV.=643.29

CURB INLET F/L=644.95

CATCH BASIN RIM=647.66

CATCH BASIN RIM=647.19 INV.=645.09

CATCH BASIN RIM=647.04

CATCH BASIN F/L=649.38

CATCH BASIN RIM=645.33 INV.=643.98

CATCH BASIN RIM=645.16 N.INV.=642.76 E.INV.=642.56 S.INV.=640.96

CURB INLET F/L=645.89 INV.=642.64

MANHOLE RIM=647.94

VALVE VAULT RIM=646.72 T/P=641.52

AT&T MANHOLES

UNDERGROUND TELEPHONE MARKINGS

UNDERGROUND GAS MARKINGS

UNDERGROUND ELECTRIC MARKINGS

SBC MANHOLES

TRAFFIC BOX

COMMUNICATION MH.

Found 5/8" Iron Pipe

Found 3/4" Iron Pipe 0.18' North of corner

Found 3/4" Iron Pipe 0.16' West of corner

Found 3/4" Iron Pipe 1.98' East of corner

Set 1/2" Iron Rod

10' Easement for Public Utilities by Doc. 14820038

10' Easement for Public Utilities by Doc. 13314268

10' SANITARY SEWER EASEMENT BY DOC. 26739068

10' Sidewalk Easement by Doc. 93580817

EXCEPTION 2

30' Building Line

SIDE YARD OFFSET

REAR YARD OFFSET

FRONT YARD OFFSET

100.00 meas.

N 89°49'01" W 178.03'

S 89°49'58" E 86.22'

S 44°54'04" E 21.24'

S 89°51'41" E 3.00'

N 00°12'01" E 280.00'

S 00°10'50" W 260.05'

102.93'

103.43'

102.99'

102.03'

123.91'

147.53'

120.18'

124.48'

94.12'

43.81'

43.4'

26.55'

26.16'

25.71'

25.26'

41.93'

24.91'

37.67'

24.50'

19.98'

22.31'

11.72'

29.24'

22.98'

22.58'

14.2'

10.2'

11.45'

17.79'

16.12'

18.34'

18.16'

15.86'

30.35'

20.24'

4.96'

4.12'

5.72'

24.52'

27.8'

54.1'

25.8'

103.1'

120.5'

15.25'

15.08'

73.63'

58.88'

25.0'

LEGEND

648.04 SPOT ELEVATION

0 20 40 60

SCALE IN FEET: 1"=20'

N

BRENT A. PORFILIO 062-05088 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

DATE: 1/27/22
EXPIRES 11/30/2023

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

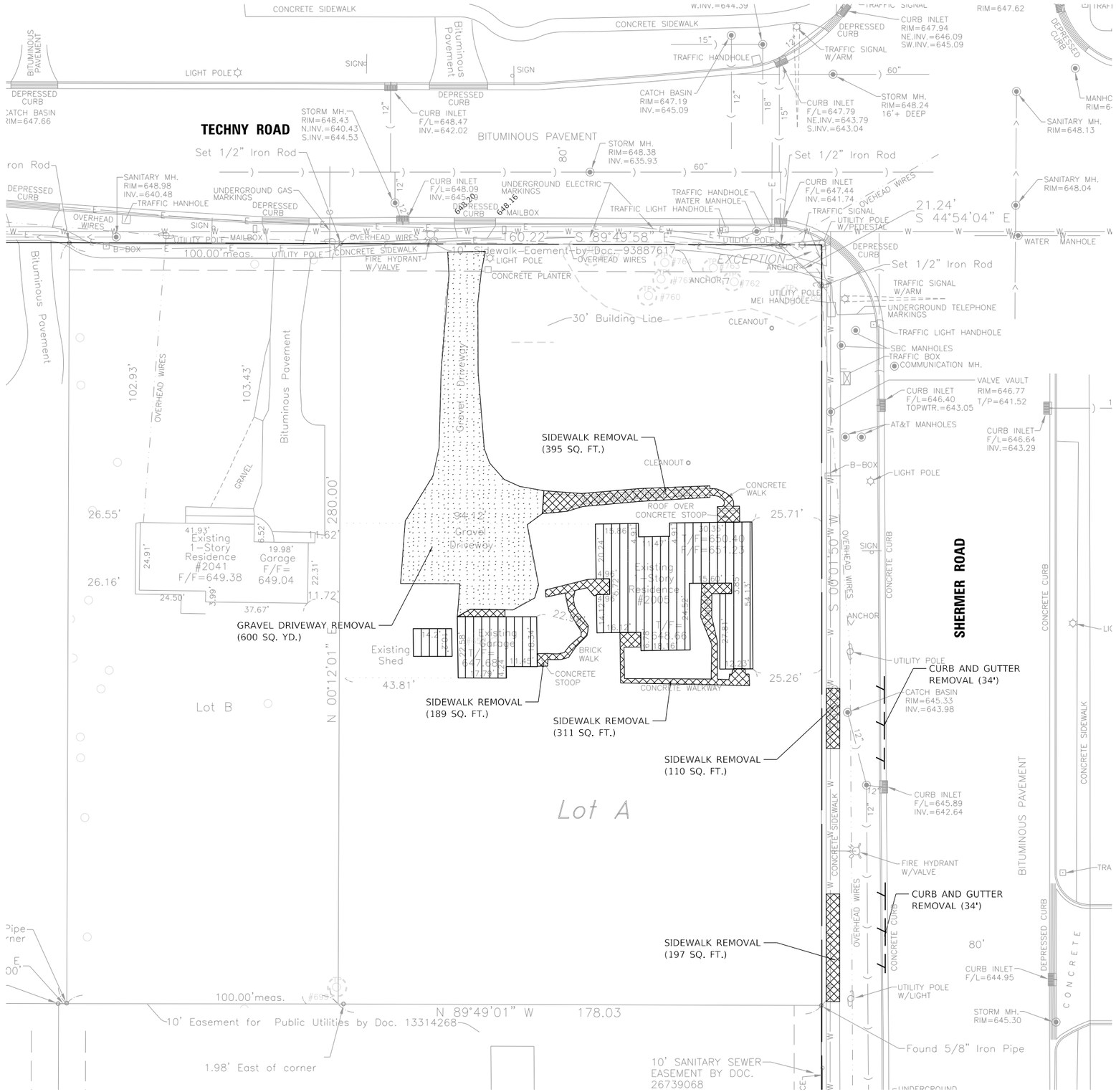
DRAWING TITLE

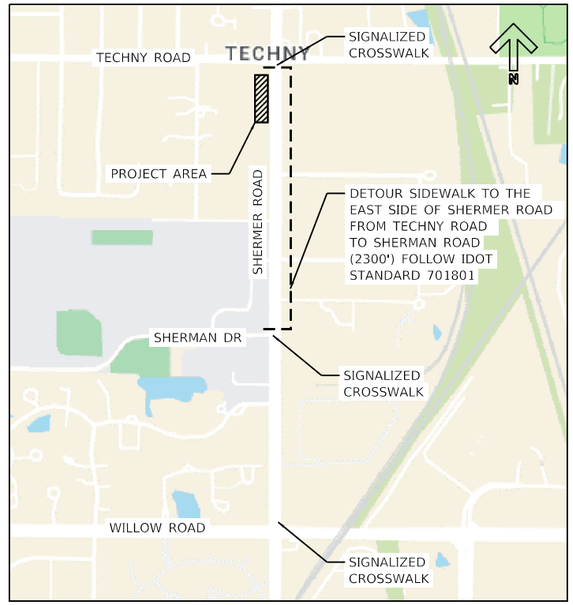
EXISTING CONDITIONS

SHEET NO.

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Existing Conditions.dgn

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at





SIDEWALK DETOUR

LEGEND

- BUILDING REMOVAL
- SIDEWALK REMOVAL
- GRAVEL DRIVEWAY REMOVAL
- CURB AND GUTTER REMOVAL
- EXISTING TREES TO REMAIN W/ TREE TRUNK PROTECTION & FENCING

UTILITY NOTES:

1. ALL PRIVATE UTILITY SERVICES ARE TO BE ABANDONED AT THEIR RESPECTIVE MAINS.

NOTE:
SEE SHEET C-107 FOR CONSTRUCTION ENTRANCE AND SILT FENCING LOCATIONS.

BRENT A. PORFILIO
062-050883
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
DATE: 1/27/22
EXPIRES 11/30/2023

N

0 20 40 60
SCALE IN FEET: 1"=20'

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

3	PERMIT COMMENTS	12
2	PERMIT COMMENTS	06
1	FOR PERMIT	03

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

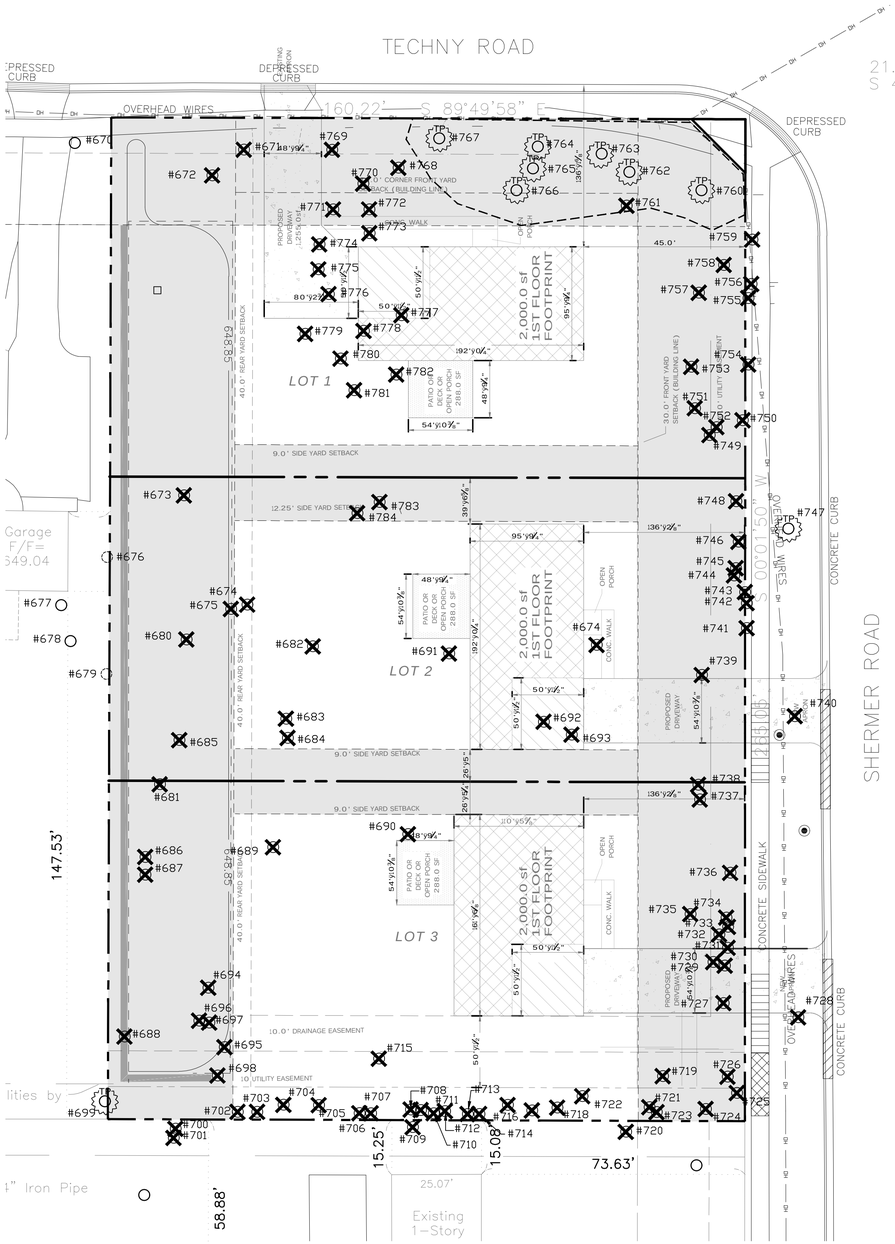
DRAWING TITLE

DEMO PLAN

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Demo.dgn



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- TREE INVENTORIED AND LATER REMOVED BY ADJACENT PROPERTY OWNER
- #750 TREE #
- TP TREE TRUNK PROTECTION
- TREE PROTECTIVE FENCING

Tag	Common Name	Scientific Name	Size	Cond.	Form	Notes	Cond+Form	Designation	In Req. Yard	Preservation	Replacement Required	Remaining in Req. Yard
670	Eastern Redcedar	*Juniperus virginiana*	16	4	4	Pruned for utilities. Included bark. NW corner of lot.	8	D	O			
671	Douglas Fir	*Pseudotsuga menziessi*	7	6	6	Dead.	12	D	Y	R		
672	Honeylocust	*Gleditsia triacanthos*	10	1	1		2		Y	R	10	
673	Boxelder	*Acer negundo*	9,5,5	4	4	Decay, dieback.	8	D	Y	R		
674	Boxelder	*Acer negundo*	12	2	3	North side of garage/	5	N	N			
675	Siberian Elm	*Ulmus pumila*	20	4	4		8	D	Y	R		
676	tree removed by adjacent property owner											
677	Siberian Elm	*Ulmus pumila*	30	5	5	Dieback, decay. Offsite.	10	D	O			
678	Boxelder	*Acer negundo*	11	3	4	Offsite.	7	N	O			
679	tree removed by adjacent property owner											
680	Silver Maple	*Acer saccharinum*	15	2	3		5		Y	R	2.5	
681	Mulberry	*Morus alba*	12	2	3		5	N	Y	R	2.5	
682	Boxelder	*Acer negundo*	11	3	3	In corner of shed and garage.	6	N		R		
683	Boxelder	*Acer negundo*	27	6	6	Dead. No top.	12	D		R		
684	Boxelder	*Acer negundo*	15	6	6	Dead. No top.	12	D		R		
685	Siberian Elm	*Ulmus pumila*	23	4	3	Dieback.	7	D	Y	R		
686	Siberian Elm	*Ulmus pumila*	9	4	4	Dieback.	8	D	Y	R		
687	Siberian Elm	*Ulmus pumila*	11,11,13	4	4	Dieback.	8	D	Y	R		
688	Boxelder	*Acer negundo*	14,9,26	5	4	Decay, dieback.	9	D	Y	R		
689	Boxelder	*Acer negundo*	24,24	5	5	In lawn area, Decay, dieback.	10	D		R		
690	Boxelder	*Acer negundo*	55	5	5	In lawn area, Decay, dieback.	10	D		R		
691	Crabapple	*Malus spp.*	9,6,3	4	4	South side of house. Dieback.	8	D		R		
692	Mulberry	*Morus alba*	30	5	5	South side of house. Trunk decay, dieback.	10	D		R		
693	Boxelder	*Acer negundo*	10	2	5	South side of house. Leaning.	7	N		R		
694	Siberian Elm	*Ulmus pumila*	19	4	3	South side of house. In courtyard area.	7	D	Y	R		
695	Silver Maple	*Acer saccharinum*	6	2	3		5		Y	R	2.5	
696	American Elm	*Ulmus americana*	7	2	3		5		Y	R	7	
697	Silver Maple	*Acer saccharinum*	12,8	2	3		5		Y	R	2.5	
698	Green Ash	*Fraxinus pennsylvanica*	9	6	6	Dead.	12	D	Y	R		
699	Silver Maple	*Acer saccharinum*	12,15,16	2	3	Included bark. Offsite. SW corner of lot.	5					
700	Boxelder	*Acer negundo*	4,3	2	4		6	N		R		
701	Boxelder	*Acer negundo*	10	4	4	Dieback.	8	D		R		
702	Green Ash	*Fraxinus pennsylvanica*	7	6	6	Dead.	12	D		R		
703	Boxelder	*Acer negundo*	8	3	3		6	N		R		
704	Boxelder	*Acer negundo*	11	4	4		8	D		R		
705	Boxelder	*Acer negundo*	8	3	4		7	N		R		
706	Siberian Elm	*Ulmus pumila*	24	3	4		7	N		R		
707	Siberian Elm	*Ulmus pumila*	14	5	5	Decay in trunk.	10	D		R		
708	Siberian Elm	*Ulmus pumila*	14	4	4	Dieback.	8	D		R		
709	Siberian Elm	*Ulmus pumila*	15	4	4	Dieback, leaning.	8	D		R		
710	Siberian Elm	*Ulmus pumila*	15	6	6	Dead. No top.	12	D		R		
711	Siberian Elm	*Ulmus pumila*	15	6	6	Dead. No top.	12	D		R		
712	Siberian Elm	*Ulmus pumila*	16	5	5	Half dead.	10	D		R		
713	Siberian Elm	*Ulmus pumila*	21	4	4	Dieback, decay.	8	D		R		
714	Siberian Elm	*Ulmus pumila*	14	6	6	Dead. No top.	12	D		R		
715	Boxelder	*Acer negundo*	19	4	5	Lying on ground. 30' north of lot line.	9	D		R		
716	Siberian Elm	*Ulmus pumila*	15	3	4		7	N		R		
717	Siberian Elm	*Ulmus pumila*	21	4	4	Dieback, decay.	8	D		R		
718	Siberian Elm	*Ulmus pumila*	20	6	6	Dead.	12	D		R		
719	Boxelder	*Acer negundo*	9	5	5	Trunk decay. Lying on ground. 15' north of lot line.	10	D	Y	R		
720	Siberian Elm	*Ulmus pumila*	9	4	4	Dieback.	8	D		R		
721	Siberian Elm	*Ulmus pumila*	20	5	5	Half dead.	10	D	Y	R		
722	Honeylocust	*Gleditsia triacanthos*	42	5	5	Decay, dieback. SE corner of lot. Offsite.	10	D		R		
723	Siberian Elm	*Ulmus pumila*	19	5	5	Decay, dieback.	10	D	Y	R		
724	Boxelder	*Acer negundo*	7	5	5	Trunk decay.	10	D	Y	R		
725	Boxelder	*Acer negundo*	7	3	5	Pruned for utilities.	8	N	Y	R	2.5	
726	Boxelder	*Acer negundo*	6	3	5	Pruned for utilities.	8	N	Y	R	2.5	
727	Boxelder	*Acer negundo*	15	3	5	Pruned for utilities.	8	N	Y	R	2.5	
728	White Oak	*Quercus alba*	8	2	4	Pruned for utilities. ROW tree.	6	L	O	R	8	
729	Boxelder	*Acer negundo*	11	5	5	Pruned for utilities. Half dead.	10	D	Y	R		
730	Boxelder	*Acer negundo*	10	3	5	Pruned for utilities.	8	N	Y	R	2.5	
731	Boxelder	*Acer negundo*	11,8	3	4	Pruned for utilities. Leaning.	7	N	Y	R	2.5	
732	Boxelder	*Acer negundo*	19,15	3	4	Pruned for utilities. Leaning.	7	N	Y	R	2.5	
733	Boxelder	*Acer negundo*	13	4	5	Pruned for utilities. Leaning.	9	D	Y	R		
734	Boxelder	*Acer negundo*	8,10	5	5	Pruned for utilities. Half dead.	10	D	Y	R		
735	Silver Maple	*Acer saccharinum*	17,16,8	2	3	Included bark.	5		Y	R	2.5	
736	Boxelder	*Acer negundo*	12	6	6	Dead.	12	D	Y	R		
737	Hackberry	*Celtis occidentalis*	6	2	3		5		Y	R	6	
738	Crabapple	*Malus spp.*	8	6	6	Dead.	12	D	Y	R		
739	Boxelder	*Acer negundo*	12,12	3	3		6	N	Y	R		
740	White Oak	*Quercus alba*	9	3	4	Pruned for utilities. ROW tree.	7	L	O	R	9	
741	Siberian Elm	*Ulmus pumila*	18	5	5	Pruned for utilities. Decay, dieback.	10	D	Y	R		
742	Mulberry	*Morus alba*	14	5	5	Pruned for utilities. Decay in trunk.	10	D	Y	R		
743	Boxelder	*Acer negundo*	8	4	5	Pruned for utilities. Decay in trunk.	9	D	Y	R		
744	Boxelder	*Acer negundo*	7,6	4	4	Pruned for utilities. 6" stem is dead.	8	D	Y	R		
745	Butternut	*Juglans cinerea*	12,13	3	4	Pruned for utilities.	7		Y	R	12	
746	Boxelder	*Acer negundo*	6,4,2	3	4		7	N	Y	R	2.5	
747	White Oak	*Quercus alba*	6	3	4	Pruned for utilities. ROW tree.	7		O			
748	Boxelder	*Acer negundo*	12	5	5	Pruned for utilities. Nearly dead.	10	D	Y	R		
749	Boxelder	*Acer negundo*	10	3	4	Pruned for utilities.	7	N	Y	R		
750	American Elm	*Ulmus americana*	11	3	4	Pruned for utilities.	7			R		
751	Boxelder	*Acer negundo*	14,6	5	5	Pruned for utilities. Decay, dieback.	10	D	Y	R		
752	Boxelder	*Acer negundo*	14	4	4	Pruned for utilities.	8	D	Y	R		
753	Silver Maple	*Acer saccharinum*	40,10,8	4	3		7	D	Y	R	2.5	
754	Mulberry	*Morus alba*	15,7,7	4	4	Pruned for utilities. Dieback.	8	D	Y	R		
755	Siberian Elm	*Ulmus pumila*	11	4	4	Pruned for utilities. Dieback.	8	D	Y	R		
756	Siberian Elm	*Ulmus pumila*	11,6	5	5	Pruned for utilities. Half dead.	10	D	Y	R		
757	Tree of Heaven	*Ailanthus altissima*	14	2	3	Pruned for utilities.	5	N	Y	R		
758	Boxelder	*Acer negundo*	9	4	4	Pruned for utilities.	8	D	Y	R		
759	Siberian Elm	*Ulmus pumila*	10	4	4	Pruned for utilities.	8	D	Y	R		
760	Boxelder	*Acer negundo*	5,5,4	2	4	NE corner of lot.	6	N	Y			
761	Boxelder	*Acer negundo*	9	5	5	Nearly dead.	10	D	Y	R		
762	Boxelder	*Acer negundo*	8	3	4		7	N	Y			
763	American Elm	*Ulmus americana*	5,4,4,3	2	4		6		Y			16
764	Butternut	*Juglans cinerea*	22	2	4	Pruned for utilities.	6		Y			22
765	American Elm	*Ulmus americana*	6	3	4		7		Y			6
766	Hackberry	*Celtis occidentalis*	17	1	2		3		Y			17
767	American Elm	*Ulmus americana*	18	3	4	Pruned for utilities.	7		Y			18
768	Austrian Pine	*Pinus nigra*	18	4	4	Dieback.	8	D	Y	R	18	
769	Douglas Fir	*Pseudotsuga menziessi*	7	6	6	Dead. East side of driveway.	12	D	Y	R		
770	Norway Spruce	*Picea abies*	11	6	6	Dead.	12	D	Y	R		
771	Norway Spruce	*Picea abies*	14	6	6	Dead.	12	D	Y	R		
772	Hackberry	*Celtis occidentalis*	7	1	2		3		Y	R	7	
773	Boxelder	*Acer negundo*	9	4	4	Dieback.	8	D		R		
774	Butternut	*Juglans cinerea*	9	2	3		5			R		
775	Boxelder	*Acer negundo*	7	3	3		6	N		R		
776	Norway Spruce	*Picea abies*	13	6	6	Dead.	12	D		R		
777	Boxelder	*Acer negundo*	7	4	4	Dieback.	8	D		R		
778	Norway Spruce	*Picea abies*	12	6	6	Dead.	12	D		R		
779	Boxelder	*Acer negundo*	6,5,3,3,3	2	5	By driveway.	7	N		R		
780	Norway Spruce	*Picea abies*	15	6	6	Dead.	12	D		R		
781	Norway Spruce	*Picea abies*	26	4	4	Dieback.	8	D		R		
782	Boxelder	*Acer negundo*	10	2	3		5	N		R		
783	Silver Maple	*Acer saccharinum*	38	5	5	Decay, dieback. West side of house.	10	D	Y	R		
784	Boxelder	*Acer negundo*	18	4	4	Next to tag #675, by garage. Broken limbs.	8	D	Y	R		

Inventory and Rating Prepared by: David Coulter, Osage, Inc. — Replacement caliper inches required: 109.5
ISA Certified Arborist #IL-0094 (Exp. 12/31/22) — Remaining caliper inches in required yards: 79

TREE INVENTORY LEGEND

Designation, Per Village or Northbrook Tree Protection and Preservation Ordinance
H - Heritage Tree
L - Landmark Tree
N - Nuisance Tree
D - Declining

In Required Yard, Per Village or Northbrook Tree Protection and Preservation
Y - Tree is in a required yard
O - Tree is off the subject site

Preservation, Per Village or Northbrook Tree Protection and Preservation Ordinance
P - Trees to be preserved
X - Protected trees to be removed

Tree Condition, A visual assessment and rating of the overall health and vigor of the
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

Inventory and Rating Prepared by: David Coulter, Osage Inc.
ISA Certified Arborist #IL-0094 (Exp. 12/31/22)

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

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

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

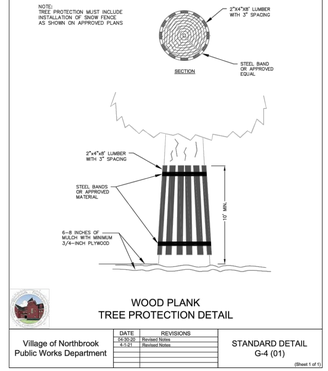
TREE PRESERVATION FENCING
- Wooden slat snow fence will need to be erected from drip line to drip line of each tree within the construction zone.
- Enclosed Tree Protection Detail will be part of the construction documents.

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

TREE REMOVAL
- Tree removal is recommended for trees closer than 6 feet to a construction zone.
- The use of structural soil and barrier fabric will be considered as an alternative to tree removal.
- All tree removals require a written permit from the Village Forester **prior** to removal.

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

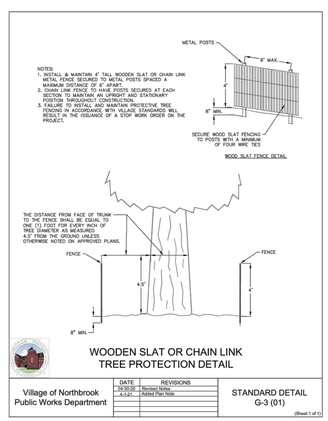
DAMAGE TO TREES
- Failure to follow these specifications will result in the contractor being required to post a cash bond, equivalent to the value of each damaged tree as determined in Sec. 25-13 (e) (6) of the Municipal Code and Annual Fee Ordinance, for a period not to exceed 3 years.
- Bond value will be determined by the Village Forester.
- The Village Forester reserves the right to stop the job for unsupervised work that is determined to cause irreparable damage to any right-of-way tree. Stop work order will be enforced until the cash bond is paid as detailed.



WOOD PLANK TREE PROTECTION DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL G-4 (01)
	04.30.20	Revised Notes	
	4.3.21	Revised Notes	

(Sheet 1 of 1)



WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL G-3 (01)
	04.30.20	Revised Notes	
	4.3.21	Added Plan Note	

(Sheet 1 of 1)

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Landscape Architecture
beyond the seasons.
8337 Nashua Drive
Indianapolis, Indiana 46260
o-630.761.8450
info@laflindesigngroup.com

prepared for:

Michael Rourke
1235 Somerset Drive
Glenview, Illinois 60025

project:

2005 Techny Residential Development

Residential Development
2005 Techny Road
Northbrook, Illinois 60062

sheet title:

Tree Preservation Plan

project #: 2928

issue date: 12/09/22
checked by:
drafted by:
file: 2928_2022-12-09_TreePres
plot: 1of2

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revisions:

no.	date	description	by
1	01/25/23	Per Staff Comments	
	02/08/23	Per Team Coordination	

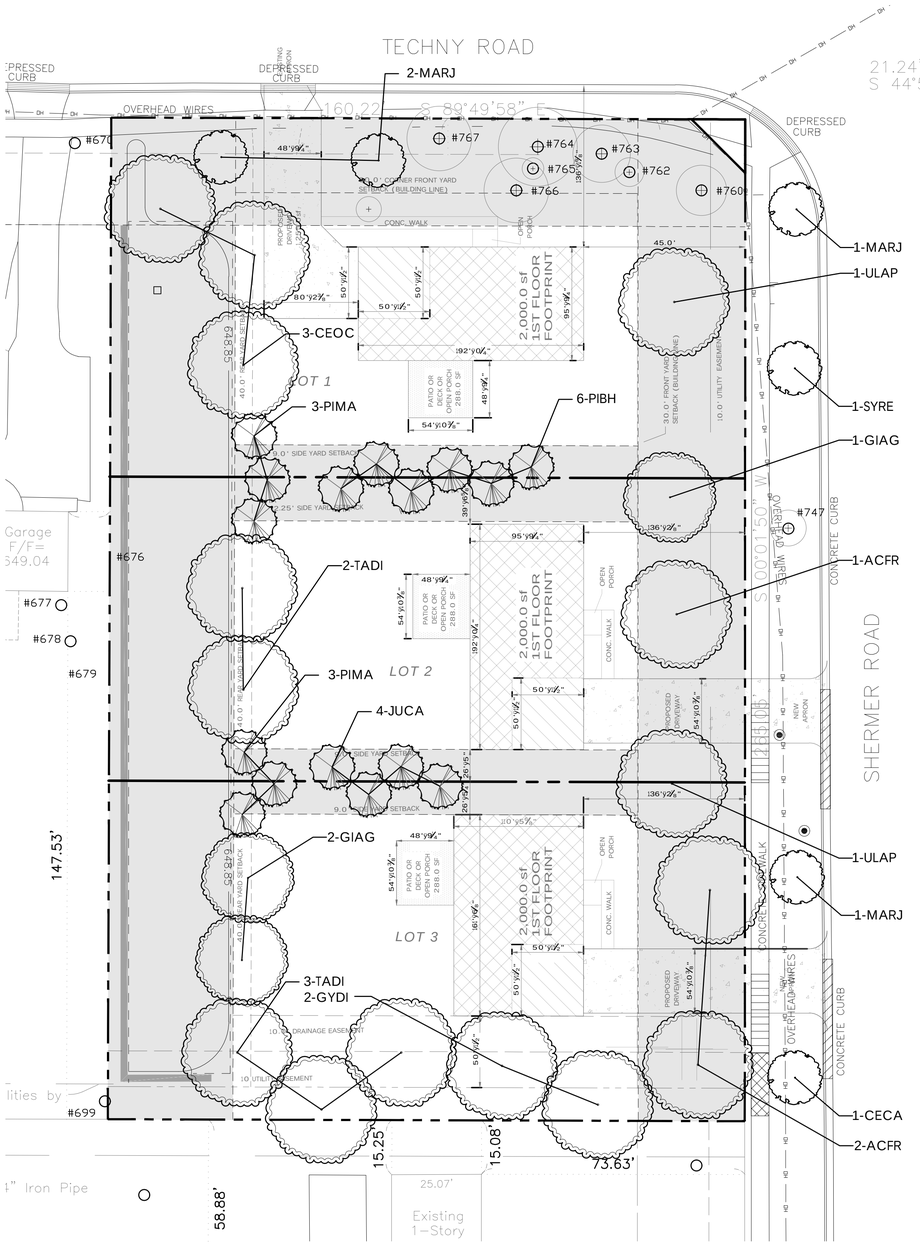
scale: 1" = 20'-0"

0 20 40 60

north: sheet: C-103

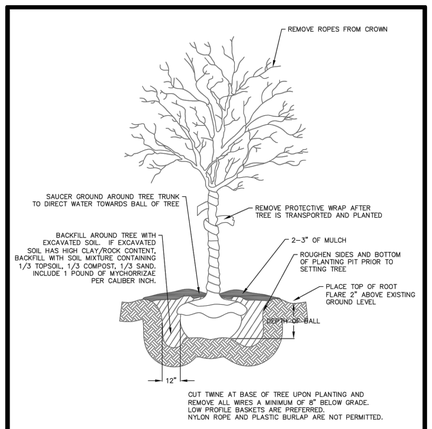
1 of 2

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005 Techny Road)



PLANT LEGEND

QTY	KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH	REP. INCHES
Shade Trees						
3	ACFR	Acer rubrum 'Frank Jr.' PP16769 Redpointe Maple	3 " cal.	40-50'	30-40'	9
3	CEOC	Celtis occidentalis Hackberry	3 " cal.	40-60'	40-60'	9
3	GIAG	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	3 " cal.	40-50'	25-30'	9
2	GYDI	Gymnocladus dioica Kentucky Coffee Tree	3 " cal.	60-80'	40-55'	6
5	TADI	Taxodium distichum Baldcypress	3 " cal.	50-70'	20-45'	15
2	ULAP	Ulmus americana 'Princeton' Princeton American Elm	3 " cal.	50-70'	30-50'	6
Evergreen Trees						
4	JUCA	Juniperus virginiana 'Canaertii' Red Cedar	6' ht / 3 " cal.	20-35'	8-15'	12
6	PIBH	Picea glauca var. densata Black Hills Spruce	6' ht / 3 " cal.	20-40'	10-15'	18
6	PIMA	Picea mariana Black Spruce	6' ht / 3 " cal.	30-40'	15-20'	18
Ornamental Trees						
1	CECA	Cercis canadensis Redbud	2.5 " cal.	20-30'	25-35'	2.5
4	MARJ	Malus 'Jewelcole' Red Jewel Crabapple	2.5 " cal.	12'-15'	8'-12'	10
1	SYRE	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	2.5 " cal.	20-25'	15-20'	2.5
			TOTAL REPLACEMENT INCHES PROVIDED			108



TREE PLANTING DETAIL

STANDARD DETAILS 2014

VILLAGE OF NORTHBROOK PUBLIC WORKS DEPARTMENT

Laflin Design Group ltd.
Landscape Architecture
beyond the seasons.

8337 Nashua Drive
Indianapolis, Indiana 46260
o-630.761.8450
info@laflindesigngroup.com

prepared for:

Michael Rourke
1235 Somerset Drive
Glenview, Illinois 60025

project:

2005 Techny Residential Development

Residential Development
2005 Techny Road
Northbrook, Illinois 60062

sheet title:

Tree Replacement Plan

project #: 2928

issue date: 12/09/22
checked by:
drafted by:
file: 2928_2022-12-09_TreePres
plot: 1of2

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revisions:

no.	date	description	by
1	01/25/23	Per Staff Comments	
	02/08/23	Per Team Coordination	

scale: 1" = 20'-0"

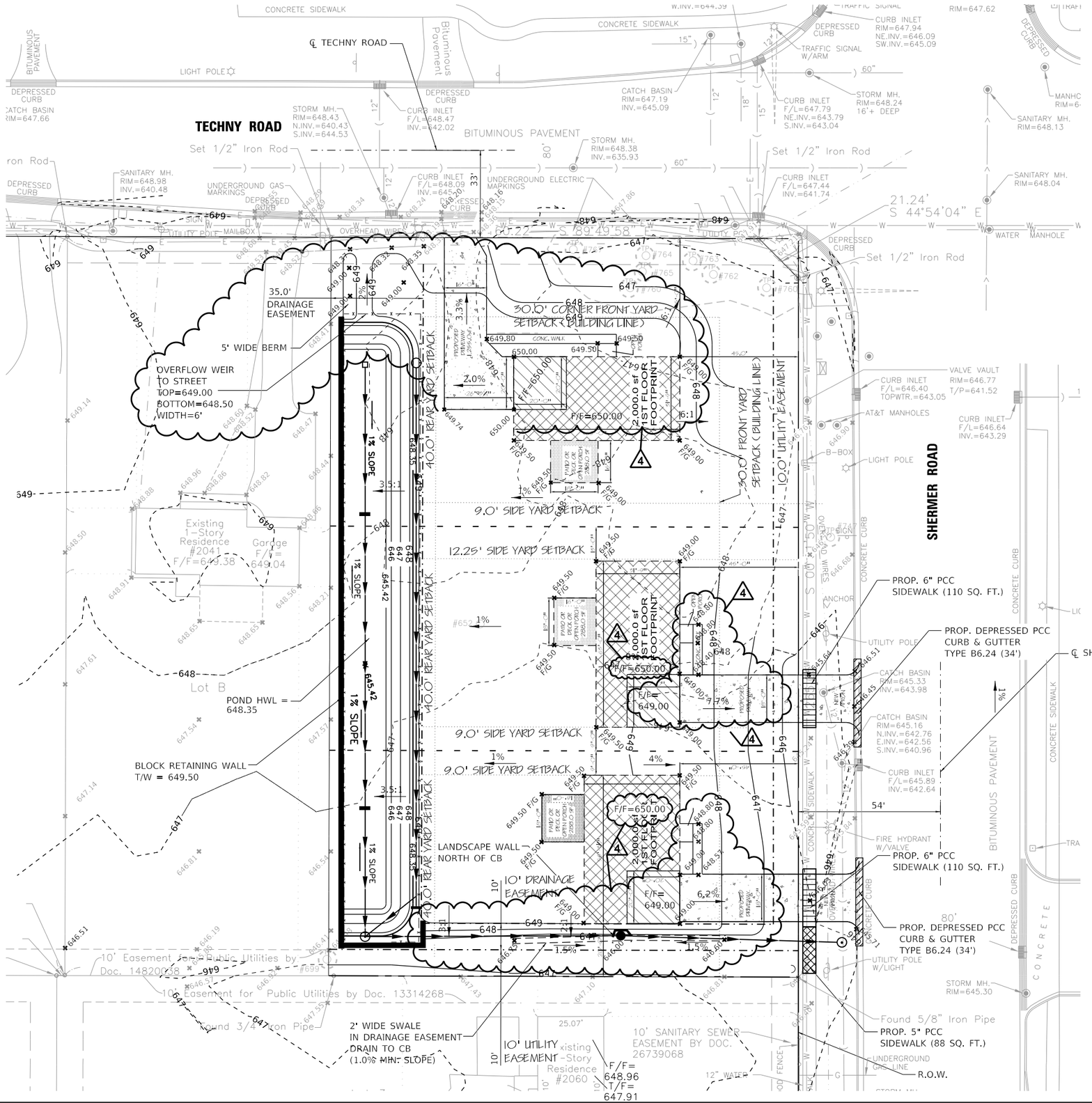
0 20 40 60

north:

sheet: C-104

2 of 2

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at 2005 Techny Road)



NOTES
1. NEW SIDEWALKS ALONG HOUSES WILL SLOPE AWAY FROM THE HOUSE FOUNDATION AT A MINIMUM OF 0.5%.

4

LEGEND

648.65 ×	PROPOSED SPOT ELEVATION
1%	PROP. GROUND SLOPE
F/F	FINISHED FLOOR
T/G	TOP OF GRADE AT FOUNDATION
650 / 647	PROPOSED CONTOURS
647	EXISTING CONTOURS
648.24 ×	EXISTING SPOT ELEVATIONS
	PROP. DEPRESSED CURB & GUTTER
	PROP. 8" PCC SIDEWALK (AT DRIVEWAYS)
4	PROP. 6" PCC SIDEWALK
#773	EXISTING TREES TO REMAIN W/ TREE TRUNK PROTECTION & FENCING

BRENT A. PORFILIO 062-050883 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

DATE: 1/27/22
EXPIRES 11/30/2023

N

0 20 40 60
SCALE IN FEET: 1"=20'

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

4	PERMIT COMMENTS	02.
3	PERMIT COMMENTS	12.
2	PERMIT COMMENTS	06.
1	FOR PERMIT	03

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

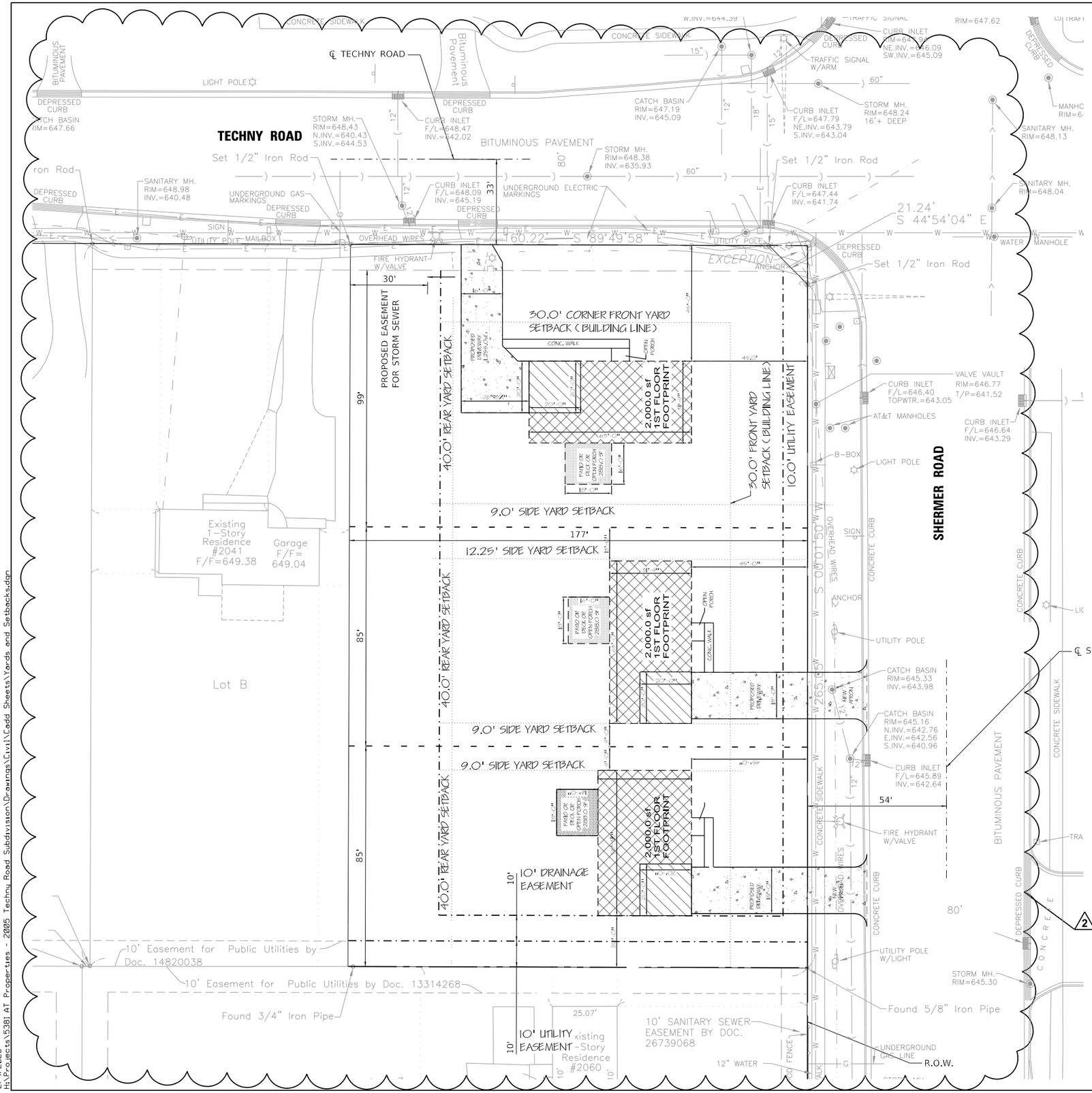
DRAWING TITLE

GRADING SITE PLAN

SHEET NO.

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Grading Plan.dgn

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at



The HOH Group, Inc.
623 Cooper Court
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(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

2	PERMIT COMMENTS	06.
1	FOR PERMIT	03

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

BRENT A. PORFILIO
062-050883
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

DATE: 1/27/22
EXPIRES 11/30/2023

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

MINIMUM YARDS & SETBACKS

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Yards and Setbacks.dgn

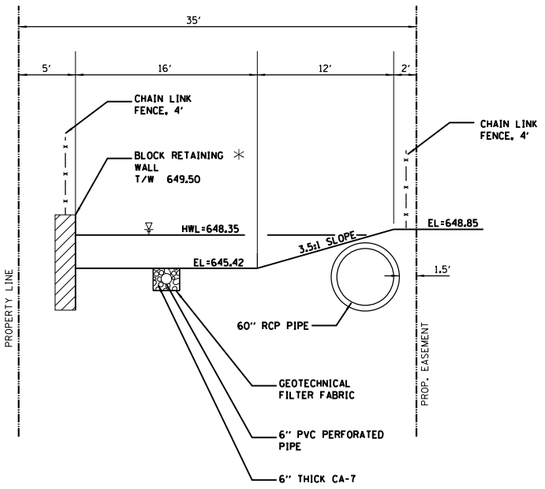
* CONTRACTOR TO PROVIDE SHOP DRAWINGS OF BLOCK RETAINING WALL SEALED BY A STRUCTURAL ENGINEER TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE:
1. SANITARY SEWER PIPE SHALL BE DIP FOR A DISTANCE OF 10' ON BOTH SIDES OVER ANY WATER SERVICE LINES THAT DO NOT MEET IEPA MINIMUM CLEARANCE REQUIRMENTS (WATERMAIN INVERT A MINIMUM OF 18 INCHES ABOVE TOP OF SEWER PIPE)

2. SANITARY SEWER SERVICE LINE SHALL BE 4" IN SIZE AND BE 10 L.F. OF DIP PIPE FROM THE BUILDING FOUNDATION PAST THE FOUNDATION OVERDIG, THE REMAINDER CAN BE PVC SDR 26.

3. CONTACT THE UTILITY SUPERINDENDENT AT THE PUBLIC WORKS DEPARTMENT AT 847-272-4711 PRIOR TO THE START OF SITE DEMOLITION TO DISCUSS AND SCHEDULE THE WATER MAIN SHUTDOWN AND THE LOWERING OF THE WATER MAIN.

4. SUMP PUMP DISCHARGE PIPE WILL BE CONNECTED INTO DETENTION BASIN FOR LOTS 1 AND 2 AND INTO 10" STORM SEWER LINE FOR LOT 3.



SECTION A-A

NTS

LEGEND

- EXIST. WATERMAIN
- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- PROP. WATER LINE
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. UG ELEC. LINE
- EXIST. MANHOLE
- PROP. CATCH BASIN
- PROP. MANHOLE
- PROP. INLET
- PROP. CHAIN LINK FENCE
- UTILITY CONFLICT

#773 EXISTING TREES TO REMAIN W/ TREE TRUNK PROTECTION & FENCING

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

4	PERMIT COMMENTS	02.
3	PERMIT COMMENTS	12.
2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

UTILITY PLAN

SHEET NO.

BRENT A. PORFILIO 062-050883 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

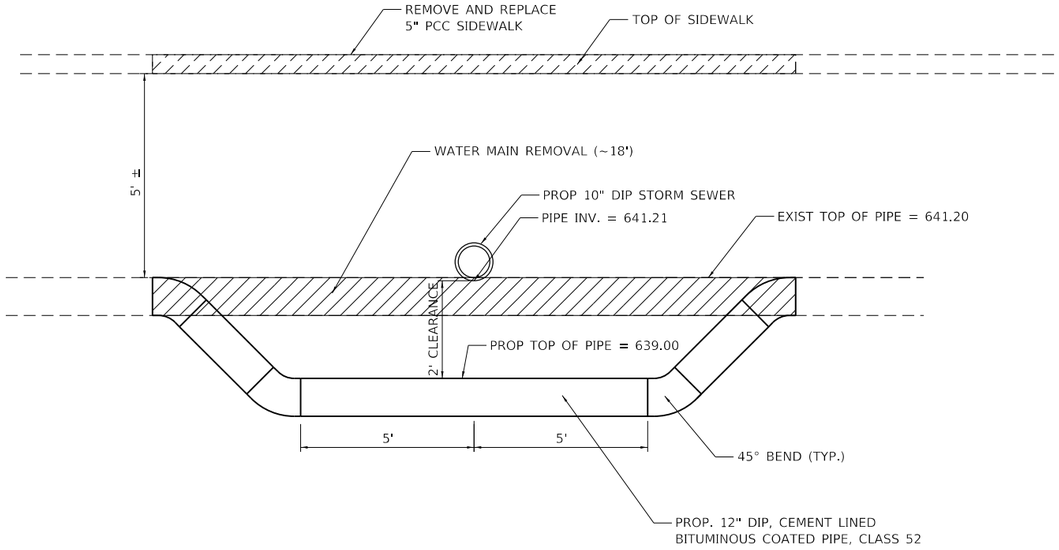
DATE: 1/27/22
EXPIRES 11/30/2023

SCALE IN FEET: 1"=20'

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Utility Plan.dgn

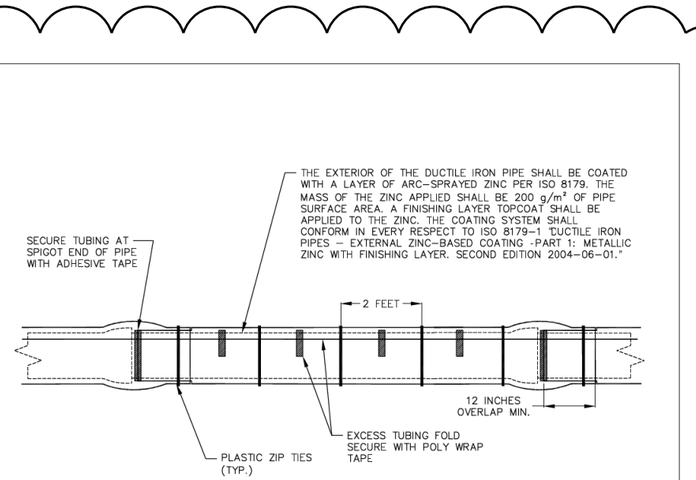
UTILITY CONFLICT TABLE

Conflict #	Utility 1	Install Elevation	Location	Utility 2	Location	Elevation	Clearance	Comment
1	1.5" Water Service Line	640.08	Top of Line	8" DIP Sanitary Sewer	Bottom of Pipe	641.78	1.70	Install water service line 1.5' under Sanitary Sewer
2	UG 200A Electric Service Line	645.12	Top of Line	8" DIP Sanitary Sewer	Top of Pipe	642.34	-2.78	Clearance met
3	UG 200A Electric Service Line	644.74	Top of Line	Water Main	Top of Pipe	641.49	-3.25	Clearance met
4	UG 200A Electric Service Line	644.71	Top of Line	8" DIP Sanitary Sewer	Top of Pipe	641.89	-2.82	Clearance met
5	UG 200A Electric Service Line	644.73	Top of Line	Water Main	Top of Pipe	641.48	-3.25	Clearance met
6	1.5" Water Service Line	639.12	Top of Line	8" DIP Sanitary Sewer	Bottom of Pipe	640.82	1.70	Install water service line 1.5' under Sanitary Sewer
7	UG 200A Electric Service Line	643.49	Top of Line	8" DIP Sanitary Sewer	Top of Pipe	641.08	-2.41	Clearance met
8	UG 200A Electric Service Line	643.45	Top of Line	Water Main	Top of Pipe	640.2	-3.25	Clearance met
9	1.5" Water Service Line	638.39	Top of Line	8" DIP Sanitary Sewer	Bottom of Pipe	640.09	1.70	Install water service line 1.5' under Sanitary Sewer
10	10" Storm Sewer	641.24	Bottom of Pipe	8" DIP Sanitary Sewer	Top of Pipe	640.44	-0.80	Clearance met
11	10" Storm Sewer	641.21	Bottom of Pipe	Water Main	Top of Pipe	639.21	-2.00	Water main to be adjusted to go under new storm sewer



WATERMAIN ADJUSTMENT DETAIL

LOOKING WEST



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 INSIDE SURFACE OF THE V-BIO WRAP IN CONTACT WITH THE PIPE EXTERIOR SHALL BE INFUSED WITH 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 BARREL OF THE PIPE TO MINIMIZE THE SPACE BETWEEN THE POLYETHYLENE WRAPPING AND THE PIPE.
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
1-9-19	Revised Notes

STANDARD DETAIL
W-13 (01)

(Sheet 1 of 1)

4

BRENT A. PORFILIO
062-050883
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

DATE: 1/27/22
EXPIRES 11/30/2023

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

4	PERMIT COMMENTS	02.
3	PERMIT COMMENTS	12.
2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

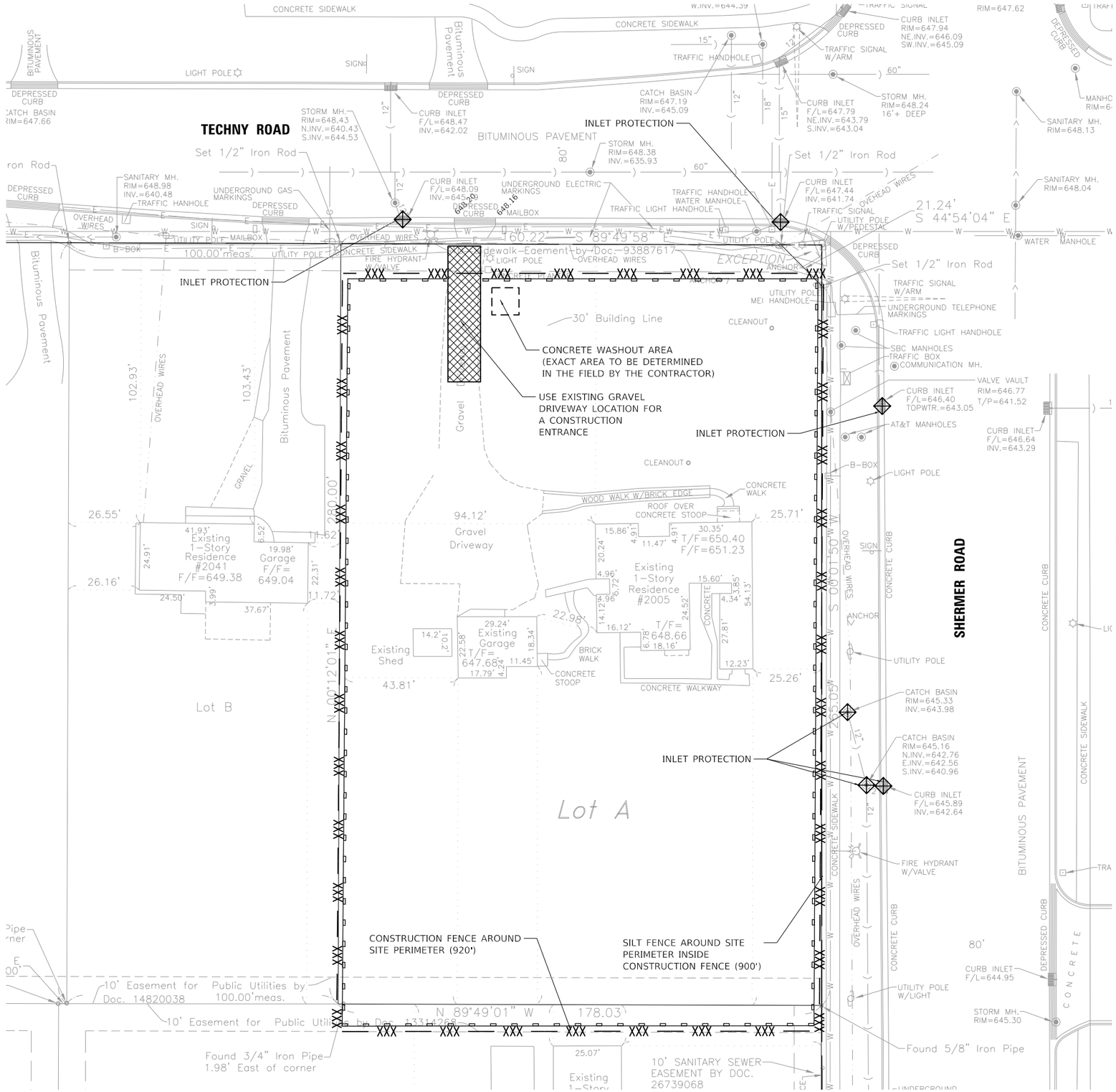
DRAWING TITLE

UTILITY CONFLICT TABLE

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Utulity Conflict Table.dgn



CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN THAT AUTHORIZES THE STORM SEWER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFED AS PART OF THIS CERTIFICATION.

PROJECT: RESIDENTIAL DEVELOPMENT, 2005 TECHNY ROAD, NORTHBROOK IL

CONTRACTOR SIGNATURE _____ DATE _____

PRINTED NAME & TITLE _____ TELEPHONE NUMBER _____

NAME OF CONTRACTING FIRM _____

STREET ADDRESS _____

CITY, STATE, ZIP CODE _____

TRADE / RESPONSIBILITIES _____

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED IN THE SITE WITH THE SWPPP.

LEGEND

- SILT FENCE
- INLET PROTECTION
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- XXX CONSTRUCTION FENCE

NOTE:
SEE TREE PROTECTION PLAN FOR LOCATIONS OF TREE PROTECTION.

N

0 20 40 60
SCALE IN FEET: 1"=20'

BRENT A. PORFILIO
062-050883
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS
DATE: 1/27/22
EXPIRES 11/30/2023

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

3	PERMIT COMMENTS	12
2	PERMIT COMMENTS	06
1	FOR PERMIT	03

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL
DEVELOPMENT,
NORTHBROOK, IL

DRAWING TITLE

TEMPORARY
EROSION
CONTROL

SHEET NO.

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Temporary Erosion Control.dgn

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request (if applicable).
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.
11. Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied

4

BRENT A. PORFILIO
062-050883
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

DATE: 1/27/22
EXPIRES 11/30/2023

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

4	PERMIT COMMENTS 02.

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DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

TEMPORARY EROSION CONTROL

SHEET NO.

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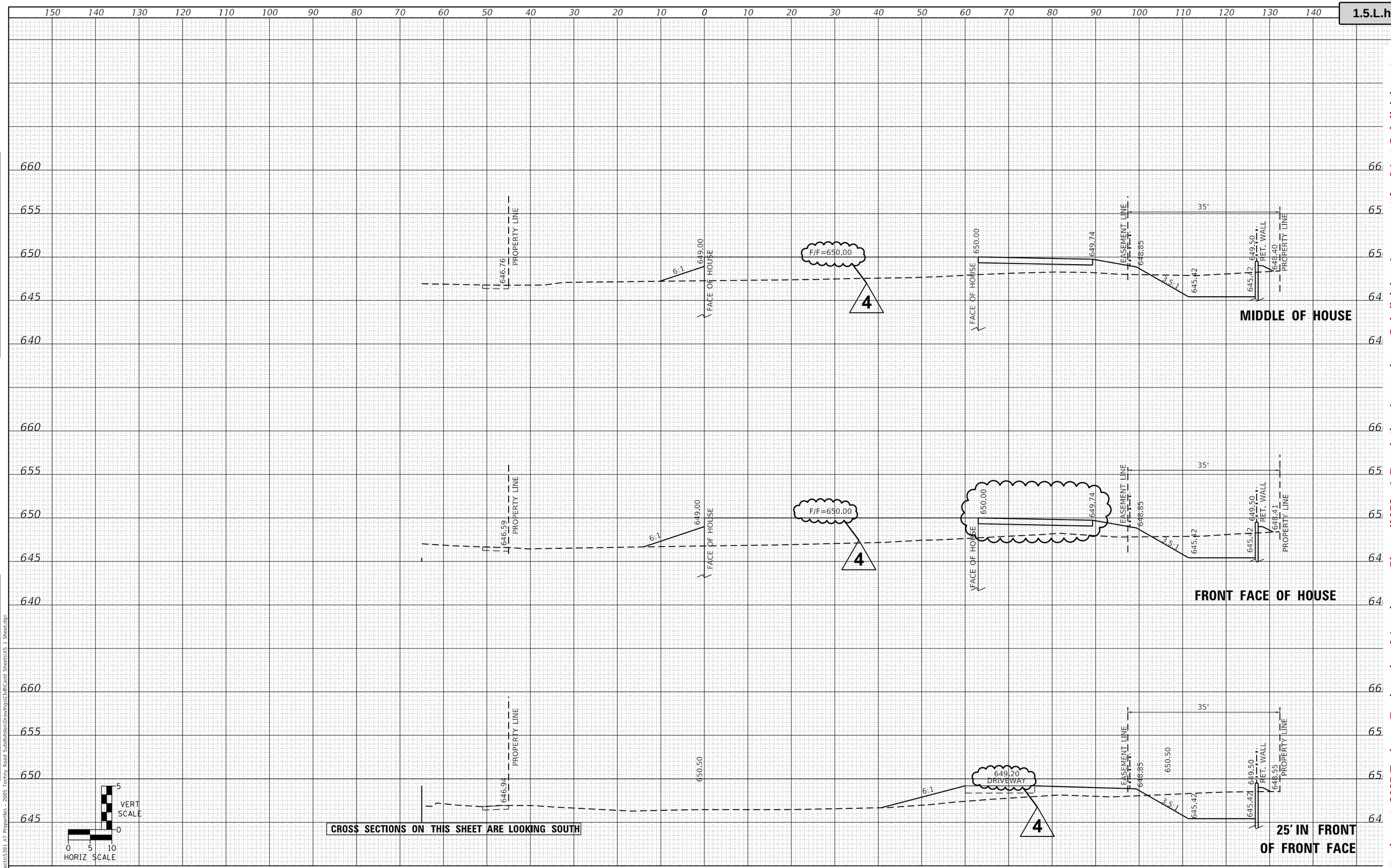
2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Temporary Erosion Control Notes.dgn



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PLOT SCALE = 20.0000 ' / in.	CHECKED - BAP			
PLOT DATE = 2/9/2023	DATE - 2/2/22			

RESIDENTIAL DEVELOPMENT
2005 TECHNY ROAD
NORTHBROOK, IL

CROSS SECTIONS
(NORTH RESIDENCE)

SCALE: 1"=5' (V) 1"=10' (H) | SHEET OF SHEETS | STA. 10+25.00 TO STA.

SHEET NO. C-200

ORIGINAL SURVEY / FINAL SURVEY — SURVEYED, PLOTTED, TEMPLATE, AREAS, AREAS CHECKED — NOTE BOOK — NO. — BY — DATE

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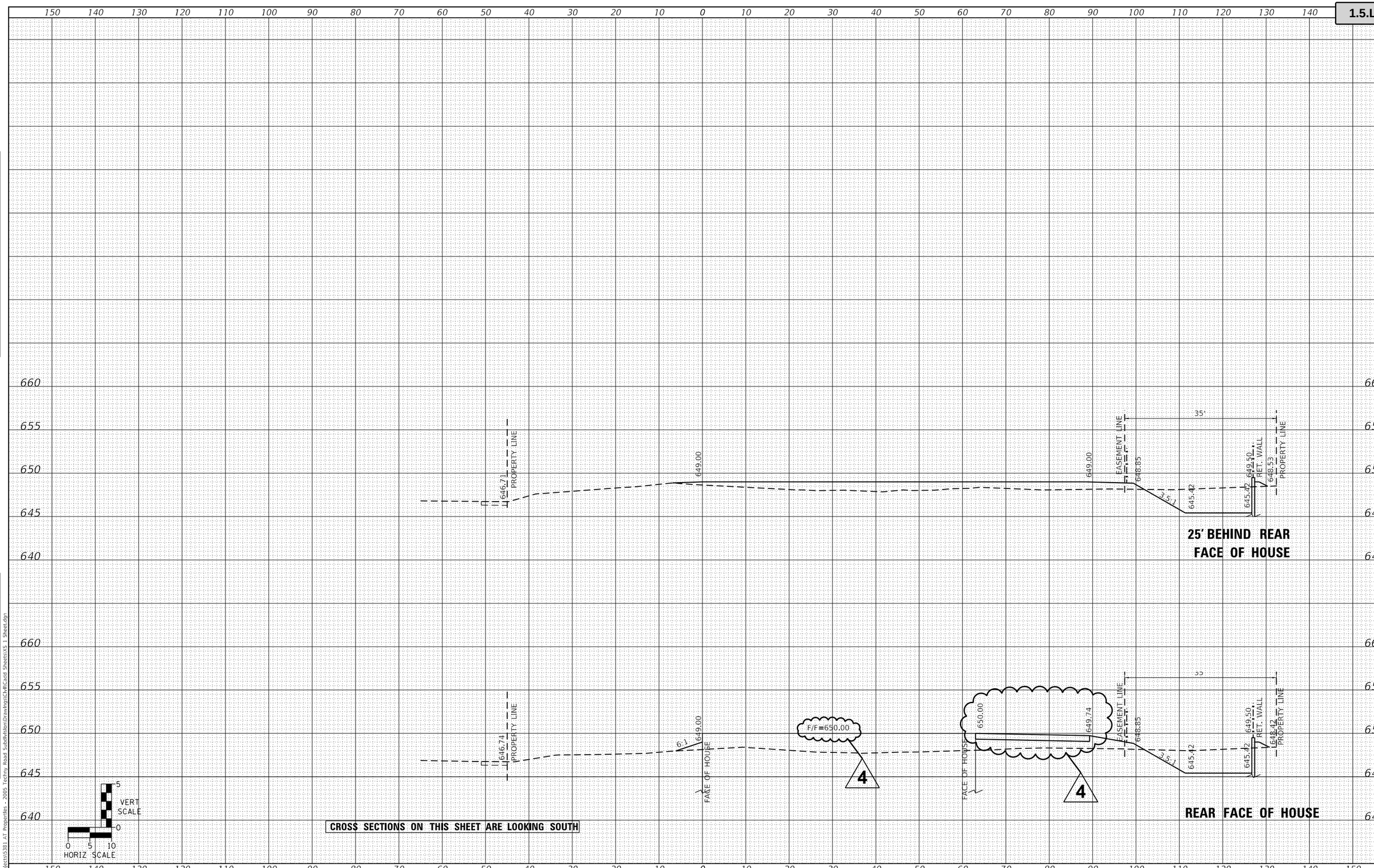
Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at



USER NAME = aafitzpatrick	DESIGNED - AAF	REV#	DESCRIPTION	RESIDENTIAL DEVELOPMENT 2005 TECHNY ROAD NORTHBROOK, IL	CROSS SECTIONS (NORTH RESIDENCE)
	DRAWN - AAF	4	PERMIT COMMENTS - 02.09.23		
PLOT SCALE = 20.0000 ' / in.	CHECKED - BAP				SCALE: 1"=5' (V) 1"=10' (H) SHEET OF SHEETS STA. TO STA.
PLOT DATE = 2/9/2023	DATE - 2/2/22				SHEET NO. C-201

FINAL SURVEY: SURVEYED, PLOTTED, TEMPLATE, AREAS, AREAS CHECKED — NOTE BOOK NO. — BY — DATE

ORIGINAL SURVEY: SURVEYED, PLOTTED, TEMPLATE, AREAS, AREAS CHECKED — NOTE BOOK NO. — BY — DATE

MODEL: Default
FILE NAME: H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\XS 1 Sheet.dgn

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Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

660 655 650 645 640

10' UTILITY EASEMENT
10' SEWER EASEMENT
647.06 PROPERTY LINE
LANDSCAPE WALL
SWALE
2:1
649.00
646.00
F/F=650.00
FACE OF HOUSE
649.00
648.70 LOT LINE
649.00
FACE OF HOUSE
FACE OF HOUSE
F/F=650.00
649.00
648.64 LOT LINE
FACE OF HOUSE
4

MIDDLE OF HOUSES

10' UTILITY EASEMENT
10' SEWER EASEMENT
646.98 PROPERTY LINE
649.00
2:1
646.25
F/F=649.00 GARAGE
F/F=650.00
FACE OF HOUSE
4
648.50
648.20 LOT LINE
648.50
FACE OF HOUSE
FACE OF HOUSE
F/F=649.00 GARAGE
F/F=650.00
4
649.00
649.02 LOT LINE
FACE OF HOUSE
LOT LINE

FRONT FACE OF HOUSES

10' UTILITY EASEMENT
10' SEWER EASEMENT
646.79 PROPERTY LINE
647.45 DRIVEWAY
4
LOT LINE
647.08 DRIVEWAY
4
647.98 LOT LINE

25' IN FRONT OF FRONT FACE OF HOUSES

CROSS SECTIONS ON THIS SHEET ARE LOOKING WEST

VERT SCALE 5 0
HORIZ SCALE 0 5 10

USER NAME = aafitzpatrick	DESIGNED - AAF	REV#	DESCRIPTION	
	DRAWN - AAF	4	PERMIT COMMENTS - 02.09.23	
PLOT SCALE = 20.0000 ' / in.	CHECKED - BAP			
PLOT DATE = 2/9/2023	DATE - 2/2/22			

RESIDENTIAL DEVELOPMENT
2005 TECHNY ROAD
NORTHBROOK, IL

CROSS SECTIONS
(MIDDLE AND SOUTH RESIDENCES)

SCALE: 1"=5' (V) 1"=10' (H) | SHEET OF SHEETS | STA. TO STA.

SHEET NO. C-202

FINAL SURVEY / ORIGINAL SURVEY
NOTE BOOK
NO.
SURVEYED
PLOTTED
TEMPLATE
AREAS
AREAS CHECKED
BY
DATE

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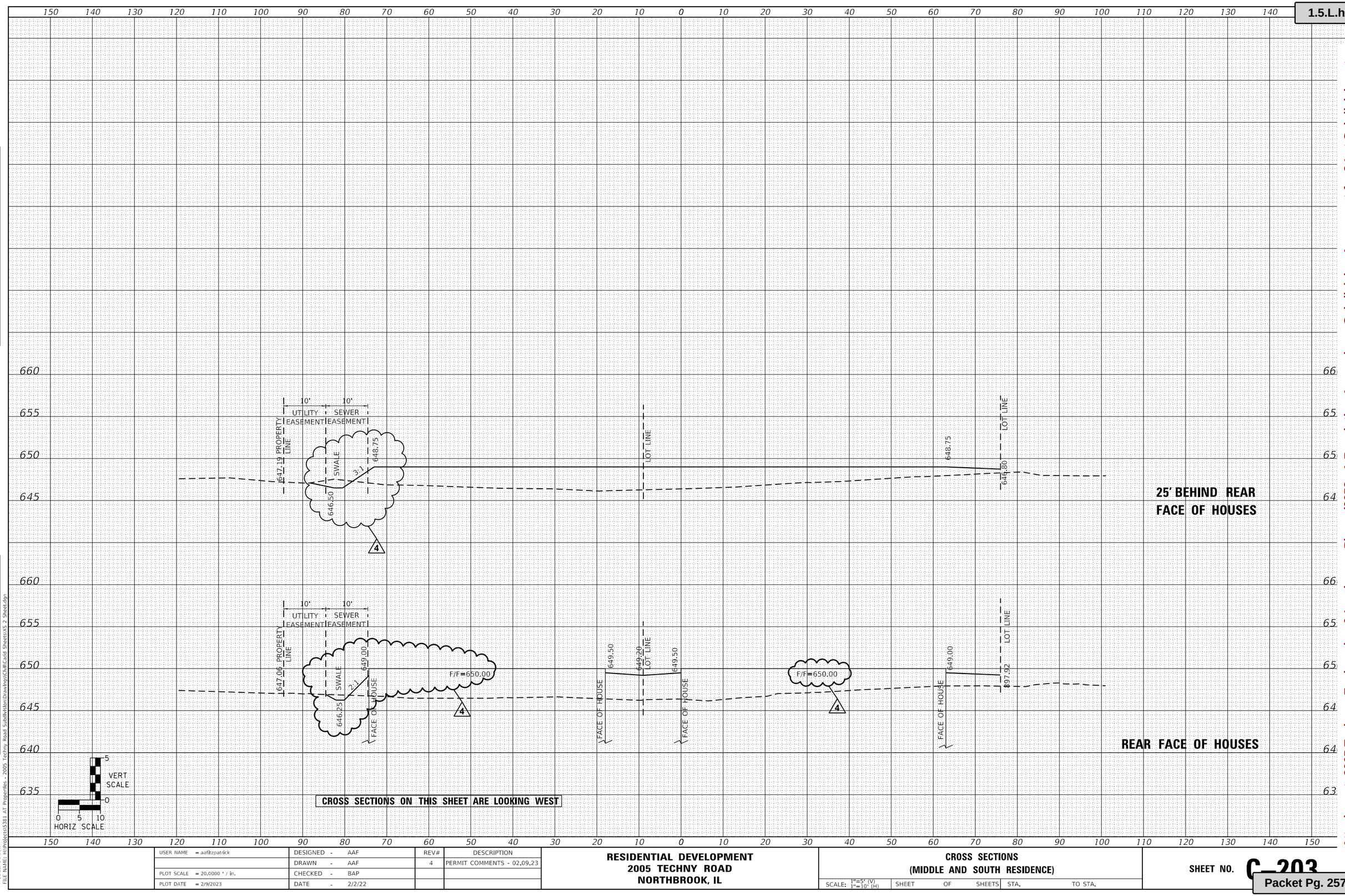

USER NAME = aafitzpatrick	DESIGNED - AAF	REV#	DESCRIPTION	RESIDENTIAL DEVELOPMENT 2005 TECHNY ROAD NORTHBROOK, IL
	DRAWN - AAF	4	PERMIT COMMENTS - 02.09.23	
PLOT SCALE = 20.0000 ' / in.	CHECKED - BAP			
PLOT DATE = 2/9/2023	DATE - 2/2/22			

CROSS SECTIONS
(MIDDLE AND SOUTH RESIDENCE)

SCALE: 1"=5' (V) 1"=10' (H) | SHEET OF SHEETS | STA. TO STA.

SHEET NO. C-203

FINAL SURVEY | NOTE BOOK NO. | SURVEYED | PLOTTED | TEMPLATE | AREAS | AREAS CHECKED | BY | DATE

ORIGINAL SURVEY | NOTE BOOK NO. | SURVEYED | PLOTTED | TEMPLATE | AREAS | AREAS CHECKED | BY | DATE

MODEL: Default
FILE NAME: H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\XS 2 Sheet.dgn

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

General Notes

All Site Improvements must conform to the Village of Northbrook's Engineering Standards and Specifications.

CONTACT J.U.L.I.E. AT 1-800-892-0123 BEFORE EXCAVATING.

Refer to the approved zoning application for all setback dimensions.

Any Village street that is disturbed will be restored as follows:
Asphalt Pavements (2-inch Bituminous Surface Course and 8-inch BAM)
Concrete Pavements (7" PCC Class PP with #6 bars doweled 30"O.C. into the adjacent pavement).

Any existing broken or cracked sidewalk squares and/or damaged sidewalk resulting from the proposed improvements must be removed and replaced to the satisfaction of the Village Public Improvement Inspector. The sidewalk shall be comprised of five-inches of Class SI concrete, six-inches through driveways, over a three-inch compacted CA-6 stone base. The sidewalk should drain at ¼"per foot toward the roadway.

Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.

Contractor is responsible for keeping the street free of excessive debris at all times.

Owner must furnish the Engineering Department with an "As-Built" site plan certified from the original plan preparer that the finished lot grades, drainage pattern, storm sewer and impervious coverage calculations conform to the approved site plan prior to the issuance of the final occupancy permit and release of the engineering escrow.

The contractor must contact the Permit Coordinators at 847-664-4050 at least 48 hours in advance to schedule inspections for all proposed sanitary sewer, water service, storm sewer and related drainage structures, final grading and driveway/patios/walks installation.

All disturbed parkway lawn areas within the public right-of-way, dedicated easements, and private property will be restored with six inches of pulverized topsoil/sod and watered as required to sustain growth. All damaged portions of public sidewalk are to be replaced with five inches (six inches through drives) PCC CLASS SI over three inch aggregate (CA-6) base. All restoration work must be completed within ten calendar days following completion of the work in said areas, weather permitting.

Grading Notes

All downspouts are to splash on grade in the front and rear directions only and not extend more than five feet beyond the structure. The locations of proposed downspouts are shown on the engineering plans.

The top of foundation (T/F) elevation will be included on the location survey.

All excavated soil materials not to be used for backfill will be immediately removed from the site. No on site stockpiling of excavated materials will be allowed, with the exception of topsoil for final grading purposes. Stockpile area must have silt fence installed around the perimeter and follow the Illinois Urban Manual for applicable erosional control methods.

Contractor must contact the Permit Coordinators at 847-664-4050 a minimum of 48 Hours in advance to schedule inspections for all proposed site work.

Except as noted on the engineering plan, there is to be no alteration of existing ground elevations anywhere on the subject property in order to maintain the existing drainage pattern and not obstruct any tributary drainage from the surrounding properties.

The Owner's Engineer, or another licensed design Civil Engineer will be responsible to stake and verify during construction all required sewer structures proposed grades and alignment for proposed sewers, ditch and culvert work.

All tributary areas from adjacent properties will continue to drain into the subject property and the contractor will make any field adjustments necessary to adhere to this requirement.

Install silt control fencing around all areas that will be disturbed by construction prior to commencing work, refer to the detail sheet for silt control fencing installation. Village inspection of installed silt control fencing will be required prior to the issuance of the building permit.

All disturbed parkway within the public right-of-way, dedicated easements, and private property will be restored with six-inches of topsoil & sod within five days of completion of pertinent work, weather permitting. All sod must be watered to sustain growth.

Utility Notes

The General Contractor must provide written notice (with contact person's name, address & phone number) at least one week in advance to all affected residents whose frontage and/or private property will be disturbed to perform any required off-site utility service connection work associated with the subject property. Site utility service connection work associated with the subject property. In addition, the notification must state the 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 Division, Attn: Public Improvements Inspector, one week before the work is to be performed.

Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. Any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced at the contractor's own expense.

All open excavations within the public right-of-way or any easement will be water jetted a minimum of five days prior to final restoration.

MATERIAL APPROVAL FOR UTILITY SERVICES SHALL BE AS FOLLOWS:
Water - 1-1/2 inch Type "K" Copper
Sanitary 4-inch (min.) PVC SDR 26 Pipe conforming to ASTM D-3034 with gasket joints conforming to ASTM D-3212. Ductile Iron Pipe past foundation overdig.

The proposed storm/sanitary service connection to the existing sewer line shall be made with a sewer tap machine with hub and either ROMAC CB or Ford FSS Sewer saddle (see construction detail).

Sump pump is to be connected to the proposed storm sewer service utilizing 4-inch PVC SDR 26 pipe.

If for any reason it is desired to utilize the entire existing Sanitary service, the Owner must televise the section of service line that is to be re-used. The colorized video and inspection report must be submitted to the Engineering Division for review. Certification from a Licensed Plumber must also be provided along with the video indicating that re-use of the service line is acceptable. If existing service line is found to be in a deteriorated condition, (i.e. sags present, evidence of inflow/infiltration, pipe material is V.C.P. or root intrusion is evident at the joints) total replacement will be required.

The Contractor will coordinate with the Public Works Department (847-272-4711) to install an exterior remote reading device for the water meter.

No water services are to be placed under driveways and B-Boxes line valves are to be located within non-paved areas of the Village's right-of-way.

To prevent "Floating"of PVC Piping, only use select earth backfill and bedding with the exception of all driveway locations where full depth CA-6 is required.

Mission Brook Sanitary District (If applicable) connection into the sanitary mainline shall not be performed until an approved permit from said Agency has been received by the Northbrook Engineering Department. For additional information, please contact Mission Brook sanitary District at 847-272-2956.

Demolition Notes

Existing water and sanitary services shall be removed and plugged at their respective main prior to demolition.

Existing house, driveway, patios, sidewalk and garage are to be demolished. Materials shall be disposed in accordance with applicable local ordinances.

Tree Protection Notes

Protect existing trees in accordance with the tree protection detail on this sheet. All private tree removals must be approved by the Village Forester (847-272-4711).

A mandatory field meeting must be held with the applicant's general contractor and underground utility contractor on site prior to the start of construction with Northbrook's Civil Project Engineer (847-664-4119), and Village Forester (847-664-4125) to discuss tree protection measures, tree root pruning and other necessary construction requirements.

The Contractor will provide tree protection in accordance with the approved tree preservation plan 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...

Tree Root Pruning will be performed PRIOR TO any trenching or excavating. Failure to perform will result in penalties.

Sanitary Sewer Notes

1. Pipe Bedding
Bedding shall consist of CA-ll crushed aggregate or washed stone, 1/4" to 3/4" in size.

The pipe shall be laid so that it will be uniformly supported and the entire length of the pipe barrel will have full bearing. No blocking of any kind shall be used to adjust the pipe to grade except when concrete embedment is used. Bedding shall be required for all sanitary sewer construction and shall be of a minimum thickness equal to l/4th of the outside diameter of the sewer pipe but shall not be less than four inches (4").

Separation of Sewer/Water Mains

Where a sewer main, lateral or building service sewer is within ten feet (10') of a water main, the water main must be at least eighteen inches(18") above the sewer. Where this is not possible, the sewer shall be constructed of ductile iron pipe or approved water main type material for a minimum distance of 10 feet on each side of the water main crossing. Reference is made to the "Technical Policy Statements" of the IEPA, Title 35, Part 653, Section 119.

2. Material Specifications
All sanitary sewer system elements shall conform to the specifications of the Manual of Procedures for the Administration of the MWRDGC Sewer Permit Ordinance, latest edition.

Pipe:
Ductile Iron Pipe, ANSI A21.51 with joints conforming to ANSI A21.11.

Castings:
(a) Manhole frame and cover- Neenah No. R-1712 (pavement) and R-1772-C (lawn), with self sealing lid, embossed "SANITARY SEWER".
(b) Manhole steps- Neenah No. R-1981-I.
(c) Concealed pickholes with gasket cover.
(d) To prevent entry of overland flow, when designated by the Village Engineer, use a watertight frame and self sealing lid, with 1" closed pickhole, Neenah No. R1916 Series or East Jordon 1050 EXHD, embossed "SANITARY SEWER".

3. Installation Requirements:
Sewer system construction shall in all respects be in accordance with the regulations of the Metropolitan Water Reclamation District of Greater Chicago and Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. No construction shall commence until copies of the approved permits are on file with the Village Engineer.

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

DRAWING TITLE

GENERA NOTES

SHEET NO.

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\General Notes.dgn

Storm Sewer Notes

1. Material Specifications

Pipe:
Reinforced concrete pipe (12 inch diameter and larger), circular reinforcement, minimum Class III, ASTM C76.
Reinforced concrete pipe- ASTM C443 ("0" ring), or mastic joint sealer.

Manholes and Catch Basins

(a) Precast circular reinforced concrete structures- ASTM C478 and ASTM C443.

(d) Pipe and frame seals:
All pipe connection openings shall be precast with mastic watertight pipe to manhole seals. External flexible watertight sleeves may also be used from the manhole cone to the manhole frame.

(e) Bottom sections:

All bottom sections shall be precast concrete including bases and poured concrete invert flowlines.

5. Castings

Catch basins shall have a minimum diameter of 48 inches and sumps of 30 inches.

(a) Manhole frame and cover- Neenah No. R-1712 embossed "STORM SEWER", or Neenah R-1772-C in grass areas.

(b) Manhole steps- Neenah No. R-1981-I or approved plastic.

6. Crushed Granular Bedding

Crushed aggregate - CA-7, CA-11, or approved equal.

2. Construction Requirements

Construction requirements for the installation of storm sewers are identical to sanitary sewer construction.

Construction requirements for drainage swales, retention/detention facilities and open channels shall be in accordance with IDOT and MWRDGC Standard Specifications and these Standards.

The contractor is responsible for the construction techniques, procedures and compliance with O.S.H.A. standards to insure a safe and proper installation.

Cleaning

All newly constructed manholes, inlets and catch basins shall be cleaned of any accumulation of silt, debris or foreign matter of any kind and shall be free from such accumulations at the time of final inspection.

Backfilling

The space between the sides of the excavation and the outer surfaces of the storm sewer manholes shall be backfilled with selected granular backfill if the manhole is in a pavement or if the nearest point of the excavation for the manhole falls within two (2)
feet of the pavement edge.

Earthwork and Erosion Control Notes

1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.

2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.

3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.

4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.

5. Inspections and documentation shall be performed, at a minimum:
a) Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
b) Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.

6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.

7. A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.

8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.

9. Mortar washout facilities shall be constructed in addition to concrete washout facilities for any brick and mortar building envelope construction activities.

10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.

12. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.

13. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).

14. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.

15. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.

16. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.

17. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.

18. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.

19. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. dewatering systems should be inspected daily during operational periods. the site inspector must be present at the commencement of dewatering activities.

20. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, watermains as well as their services and other appurtenances. any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. sediment laden waters shall not be discharge to waterways, flood protection areas or the combined sewer system.

21. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.

22. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.

23. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.

24. The erosion and sediment control measures shown on the plans are the minimum requirements. additional measures may be required, as directed by the engineer, or site inspector, or the Village of Northbrook.

THE HOH GROUP, INC.
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623 Cooper Court
Schaumburg, IL 60173
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2	PERMIT COMMENTS 06.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

DRAWING TITLE

GENERA NOTES

SHEET NO.

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2/9/2023
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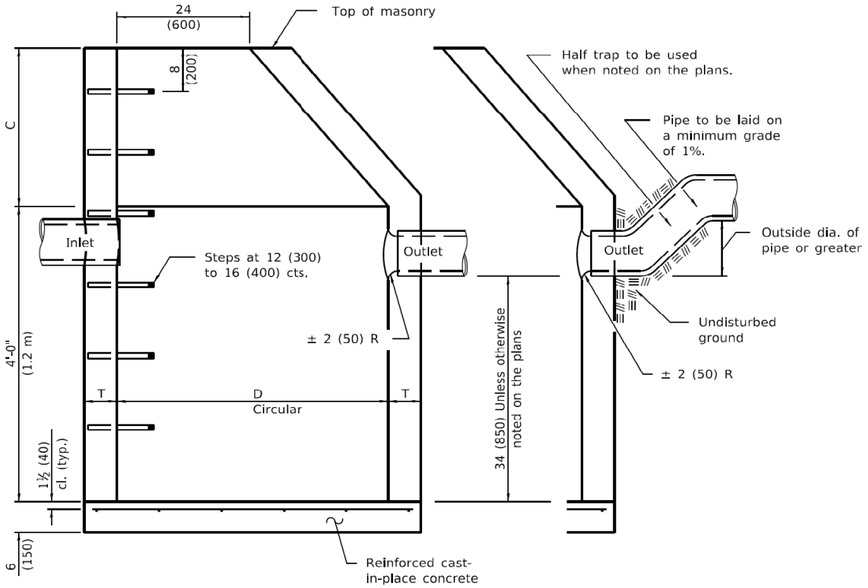
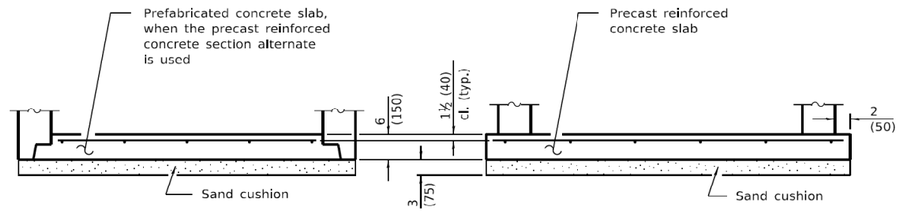


ELEVATION
(Standard Outlet)

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 Schuh
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-07

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

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THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

DRAWING TITLE

STANDAR DETAILS

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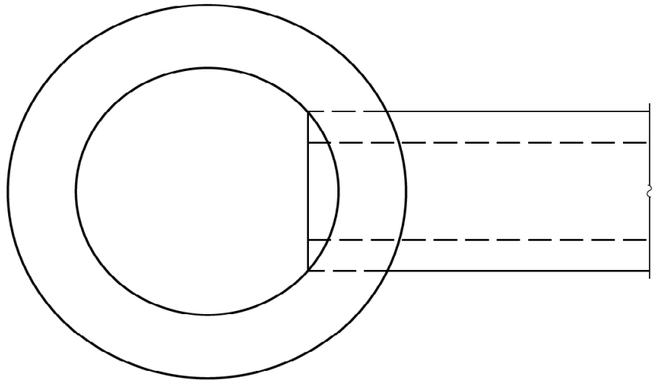
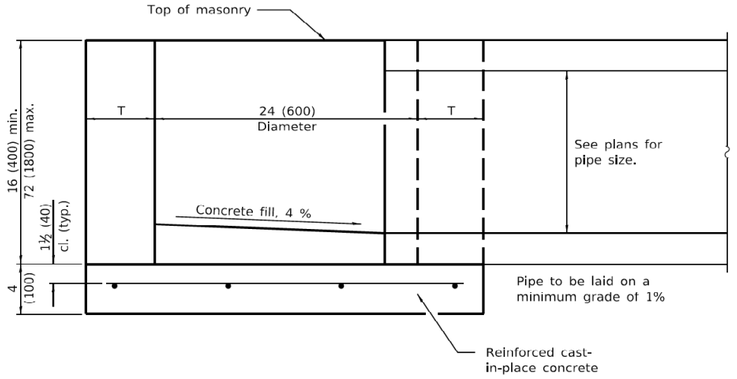
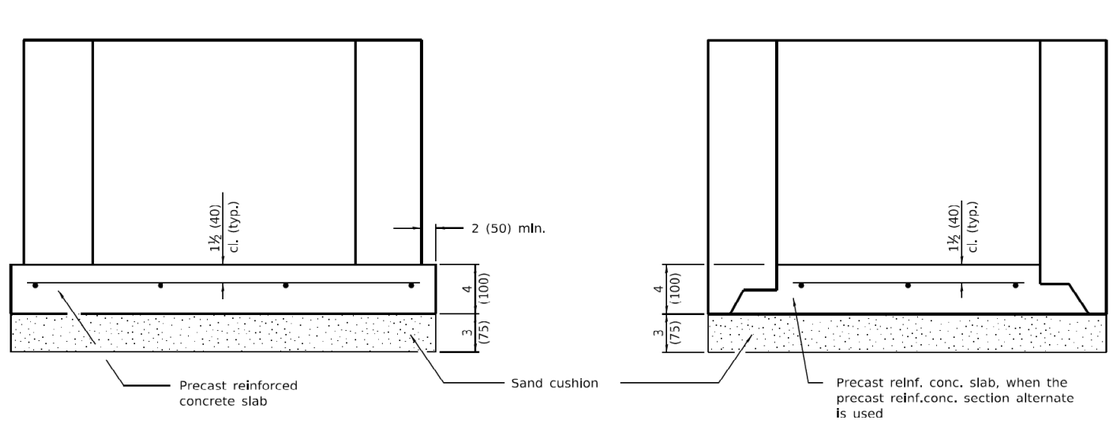


PLAN



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ALTERNATE METHODS

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

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, 2014
Michael Brand
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-14	Increased height to
	72 (1800) maximum.
1-1-11	Detailed rein. in slabs.
	Added max. limit to height.
	Added general notes.

INLET - TYPE A

STANDARD 602301-04

The HOH Group, Inc.
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Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
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HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

DRAWING TITLE

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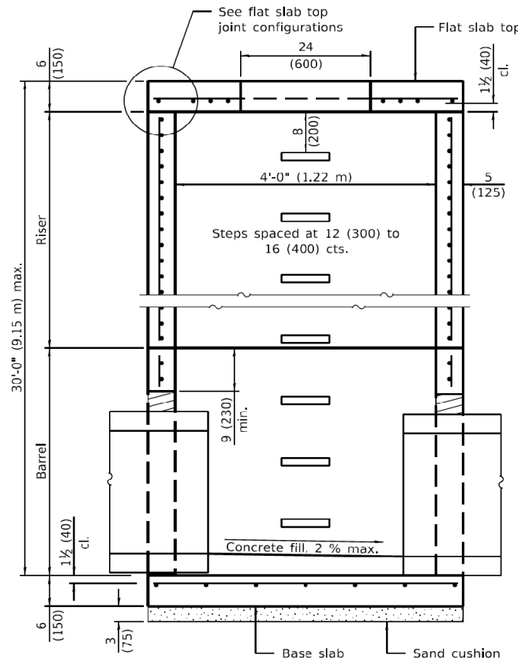
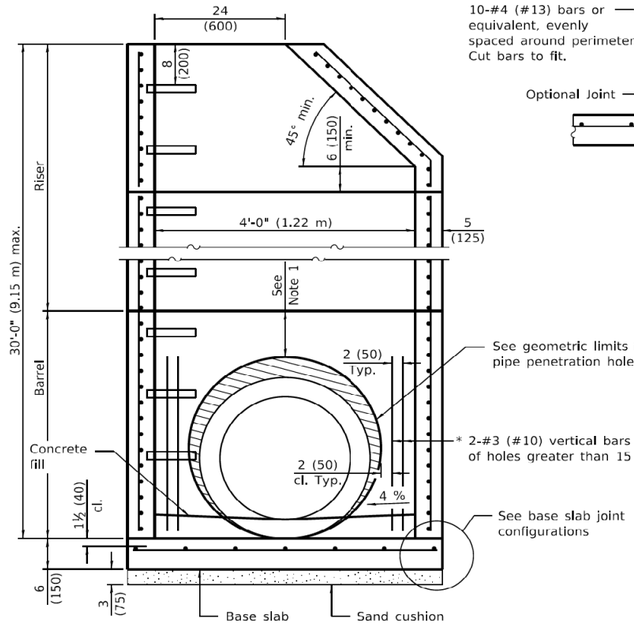
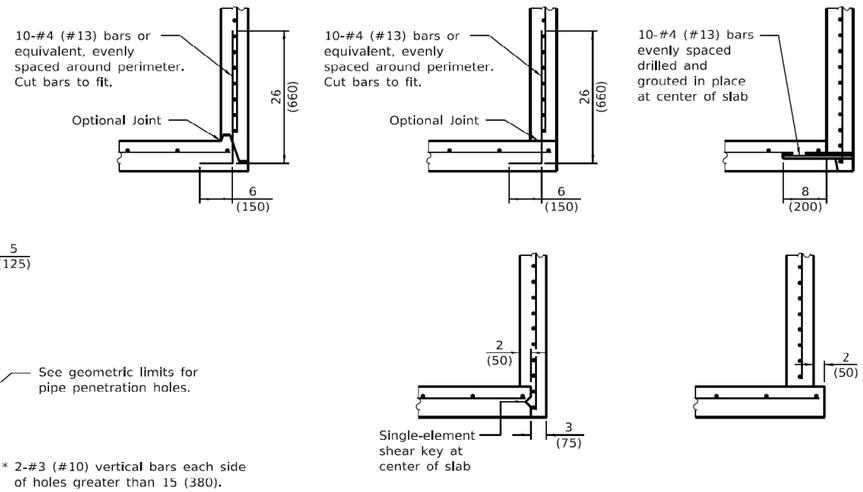


SECTION PARALLEL TO PIPE
(Without conical top riser)

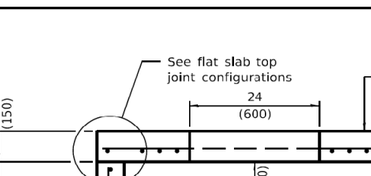


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* 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).

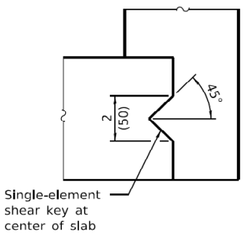
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

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
ISSUED 1-19

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

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

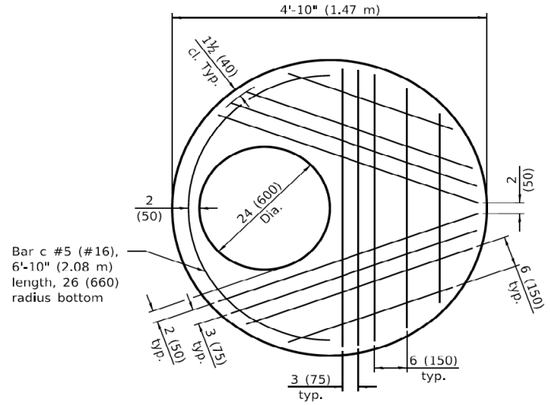
DRAWING TITLE

STANDAR DETAILS

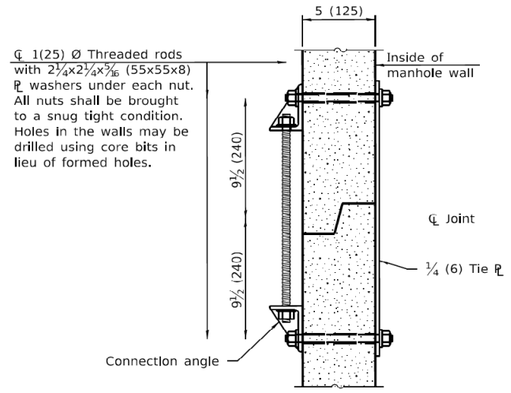
SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

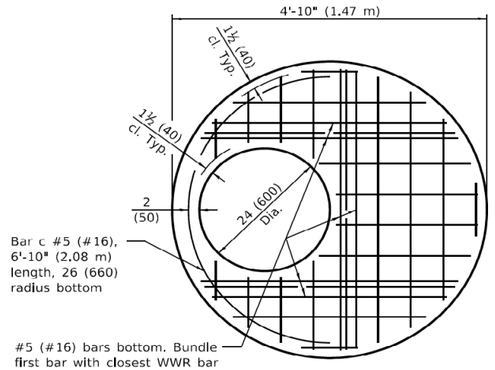
2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Standard Details.dgn



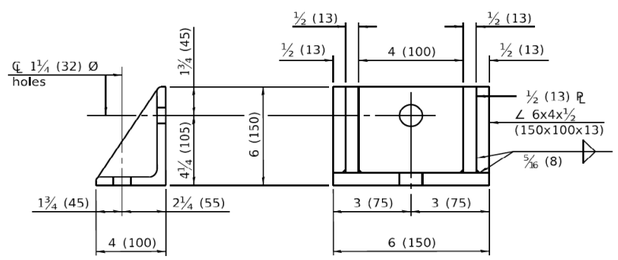
PLAN - FLAT SLAB TOP
(Showing layout of reinforcement bars and c bars)



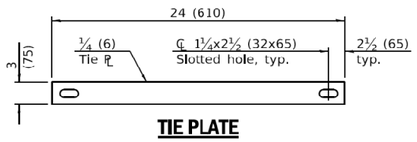
JOINT SPLICE



PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



CONNECTION ANGLE



TIE PLATE

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)

Illinois Department of Transportation

PASSED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
(Sheet 2 of 2)

STANDARD 602401-07

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

SHEET NO.

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2/9/2023
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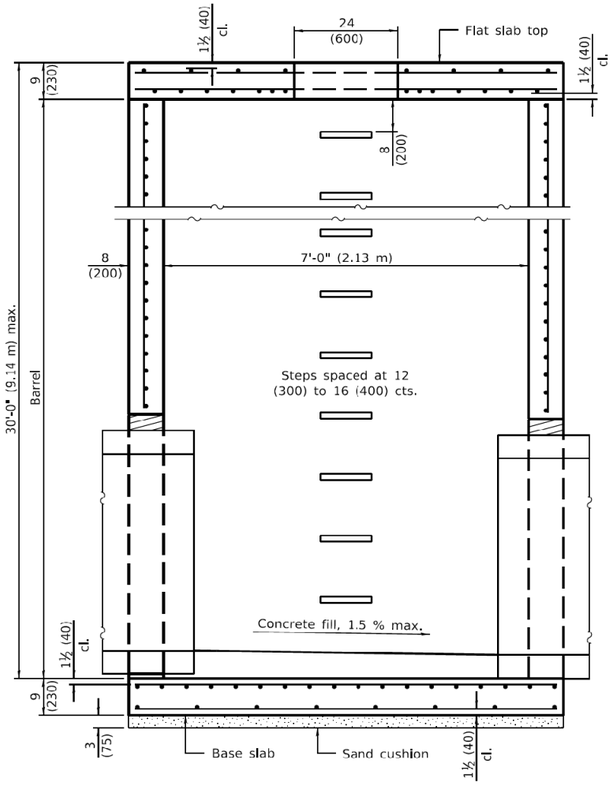
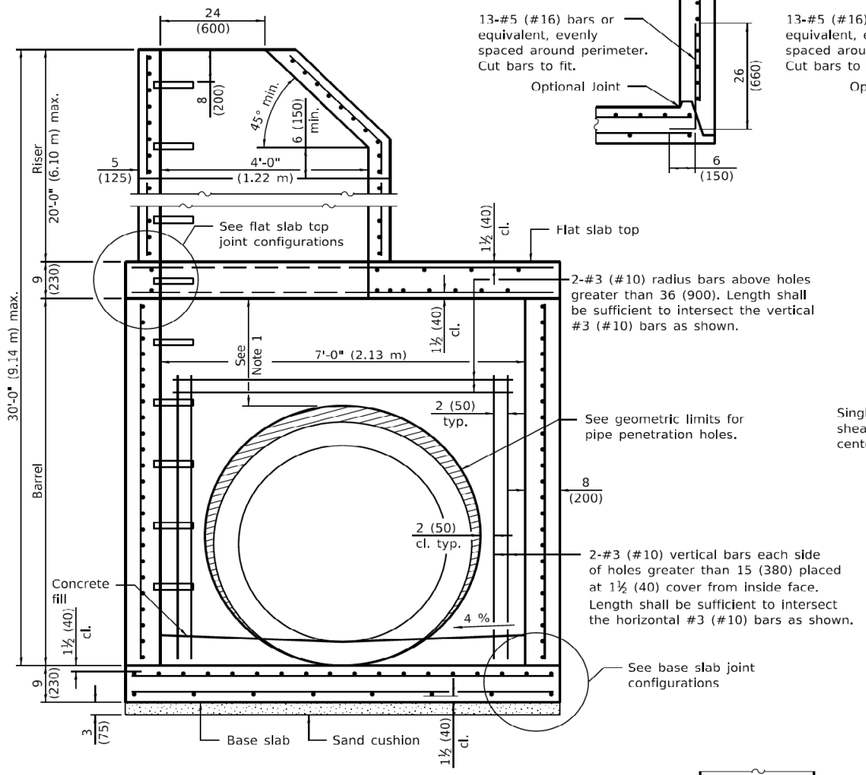
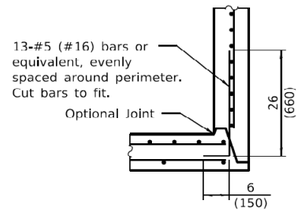
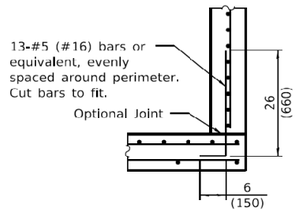


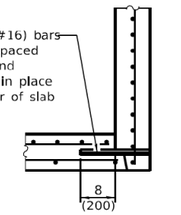
SECTION PARALLEL TO PIPE
(Without conical top riser)

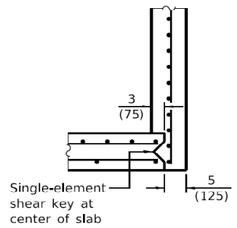


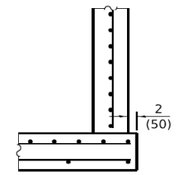
SECTION PERPENDICULAR TO PIPE
(With conical top riser)



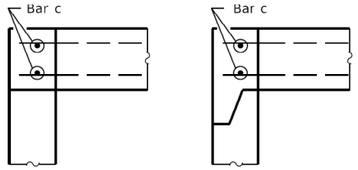








BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 12 (300) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 36 (900).

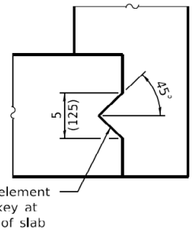
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

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

Pipe holes shall be formed to facilitate proper placement of hole reinforcement.

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

ISSUED 4-1-06

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 7' (2.13 m) DIAMETER
(Sheet 1 of 3)

STANDARD 602411-09

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

DRAWING TITLE

STANDAR DETAILS

SHEET NO.

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2/9/2023
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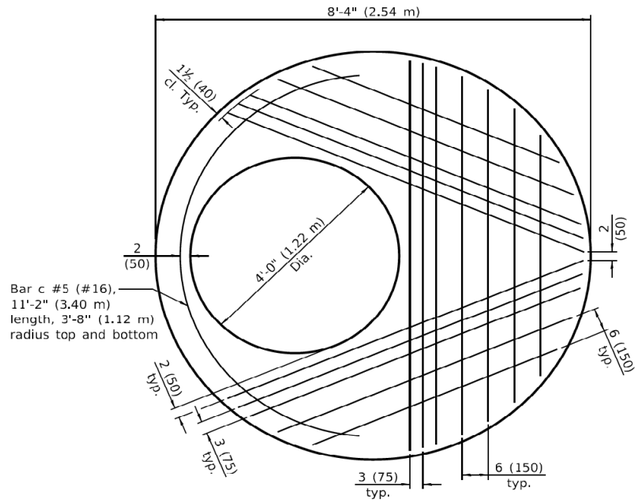
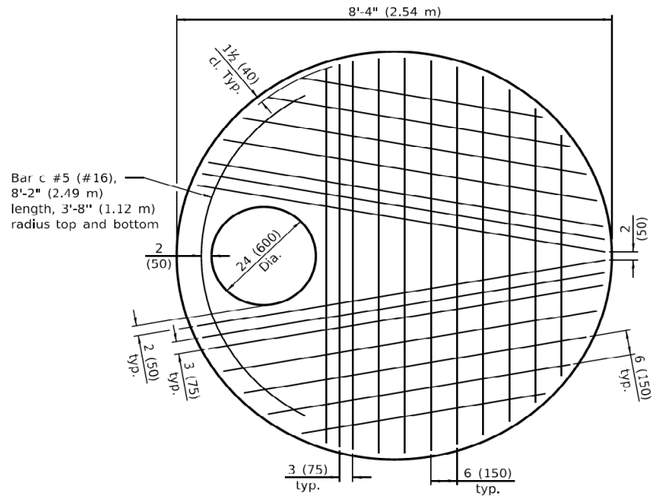
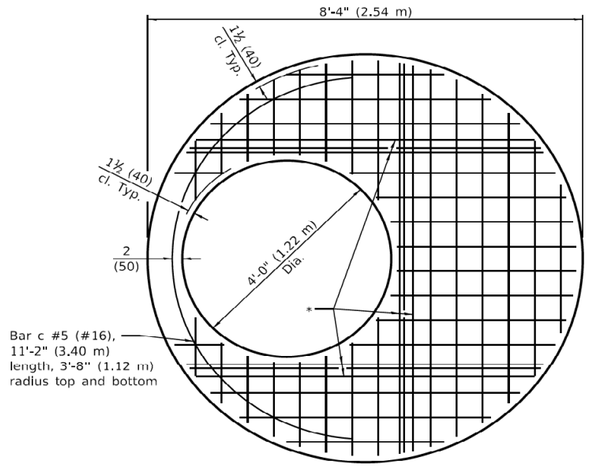
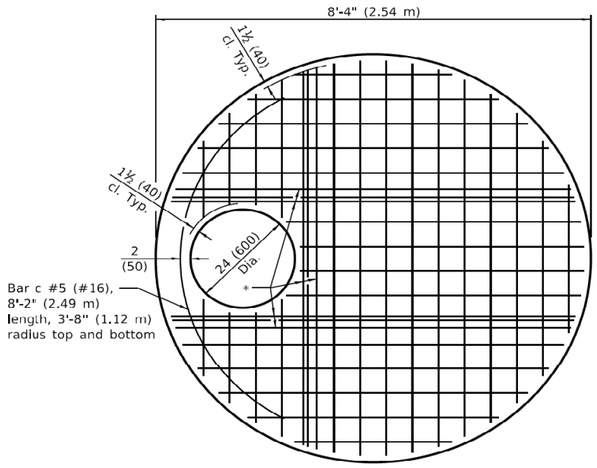




PLAN - FLAT SLAB TOP
(Showing layout of bottom reinforcement bars and c bars)





* #5 (#16) bars bottom. Bundle first bar with closest WWR bar to the opening and place second bar ±3 (75) away.

PLAN - FLAT SLAB TOP
(Showing layout of Welded Wire Reinforcement and c bars)
WWR not permitted for riser heights > 10' (3.05 m).

Illinois Department of Transportation

PASSED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 4-1-06

PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
(Sheet 2 of 3)

STANDARD 602411-09

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

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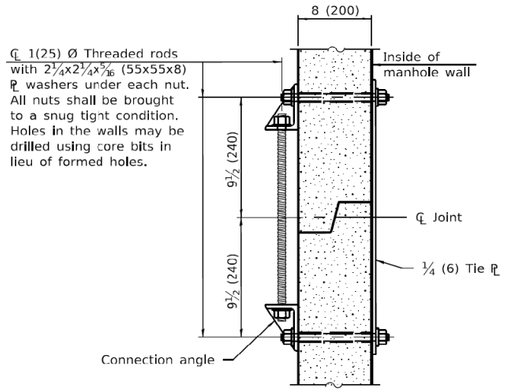
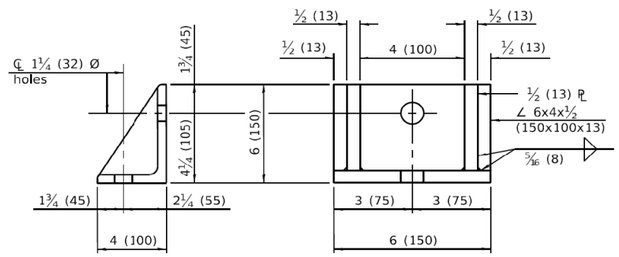
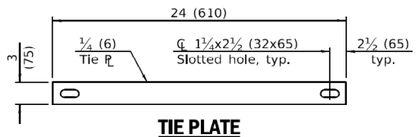


JOINT SPLICE



CONNECTION ANGLE



TIE PLATE

FLAT SLAB TOP REINFORCEMENT

Location	Riser Height (RH)	WWR (each direction)		Rebar (each direction except as noted)		
		A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Top Mat	All	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	RH ≤ 10 ft. (3.05 m)	** 0.62 sq. in./ft. (312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)
	RH > 10 ft. (3.05 m)	WWR not permitted				#7 (#22)

** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s (min.)	Spacing (max.)
4 ft. (1.22 m) Ø 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)
7 ft. (2.13 m) Ø Barrel	Circumferential	0.21 sq. in./ft. (445 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)

BASE SLAB REINFORCEMENT

Location	Riser Height (RH)/ Total Height (TH)	WWR or Rebar (each direction)	
		A_s (min.)	Spacing (max.)
Top Mat	RH ≤ 10 ft. (3.05 m) & TH ≤ 20 ft. (6.10 m)	0.32 sq. in./ft. (677 sq. mm/m)	6 (150)
	RH > 10 ft. (3.05 m) or TH > 20 ft. (6.10 m)	0.52 sq. in./ft. (1101 sq. mm/m)	6 (150)
Bottom Mat	All	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)

Illinois Department of Transportation

PASSED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 4-1-06

PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
(Sheet 3 of 3)

STANDARD 602411-09

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

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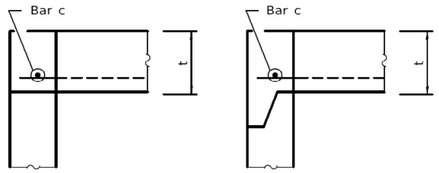
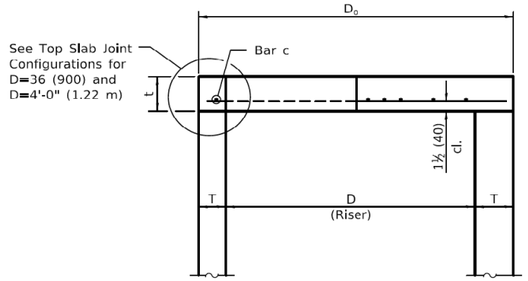
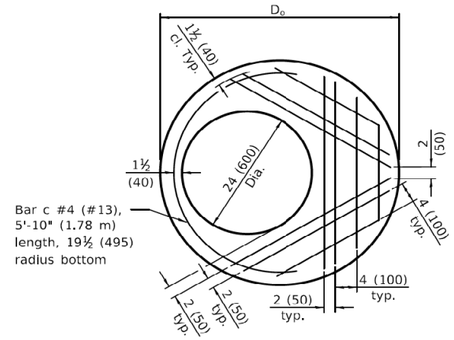


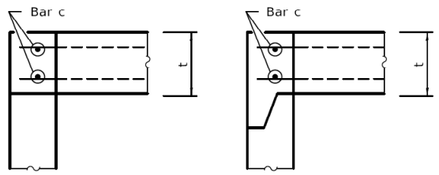
FLAT SLAB TOP JOINT CONFIGURATIONS
FOR D = 36 (900) AND D = 4'-0" (1.22 m)
(Shown at access hole)



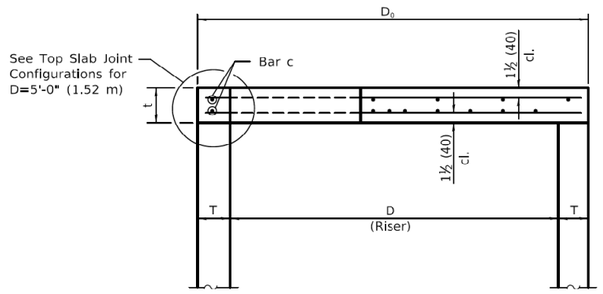
SECTION THRU FLAT SLAB TOP
FOR D = 36 (900) AND D = 4'-0" (1.22 m)



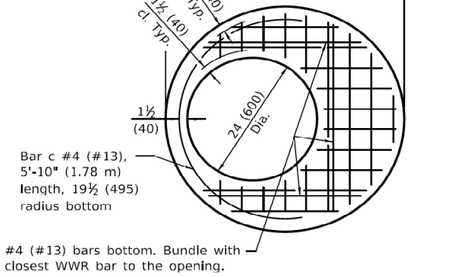
PLAN - FLAT SLAB TOP FOR D = 36 (900)
(Showing layout of reinforcement bars and c bars)



FLAT SLAB TOP JOINT CONFIGURATIONS
D = 5'-0" (1.52 m)
(Shown at access hole)



SECTION THRU FLAT SLAB TOP
FOR D = 5'-0" (1.52 m)



PLAN - FLAT SLAB TOP FOR D = 36 (900)
(Showing layout of welded wire reinforcement and c bars)

TABLE

D	T	D_o (min.)	t
36 (900)	See applicable Standards	D + 2T	6 (150)
4'-0" (1.2 m)			6 (150)
5'-0" (1.5 m)			8 (200)

GENERAL NOTES

The flat slab top may be used in lieu of the tapered tops shown on Standards 602001, 602016, or 602306 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-19

DATE	REVISIONS
1-1-19	Expanded / refined reinforcement options.
1-1-18	Revised for compliance with LRFD.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP

(Sheet 1 of 2)

STANDARD 602601-06

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

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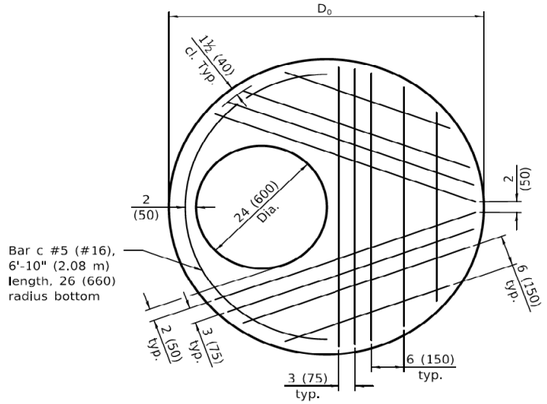
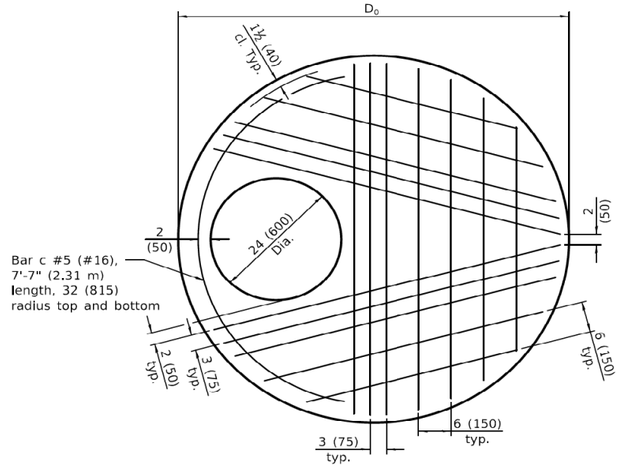


PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)
(Showing layout of reinforcement bars and c bars)



PLAN - FLAT SLAB TOP FOR D = 5'-0" (1.52 m)
(Showing layout of bottom reinforcement bars and c bars)

FLAT SLAB TOP REINFORCEMENT FOR D = 36 (900)

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	* 0.60 sq. in./ft. (1270 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#4 (#13)

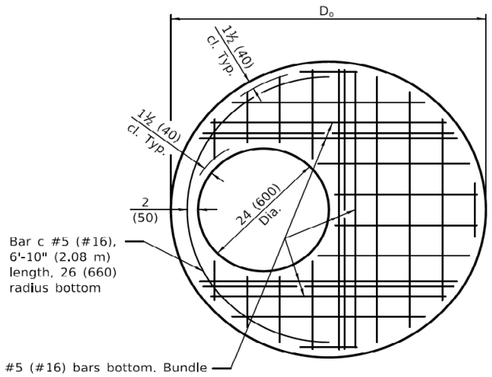
FLAT SLAB TOP REINFORCEMENT FOR D = 4'-0" (1.22 m)

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)

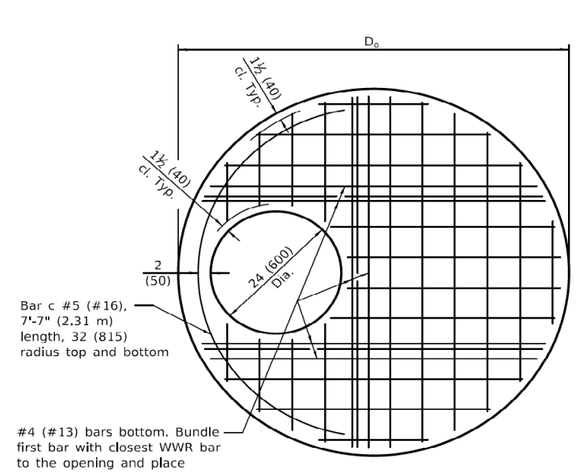
FLAT SLAB TOP REINFORCEMENT FOR D = 5'-0" (1.52 m)

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.



PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)
(Showing layout of welded wire reinforcement and c bars)



PLAN - FLAT SLAB TOP FOR D = 5'-0" (1.52 m)
(Showing layout of welded wire reinforcement and c bars)

Illinois Department of Transportation

PASSED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-07

PRECAST REINFORCED CONCRETE FLAT SLAB TOP
(Sheet 2 of 2)

STANDARD 602601-06

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

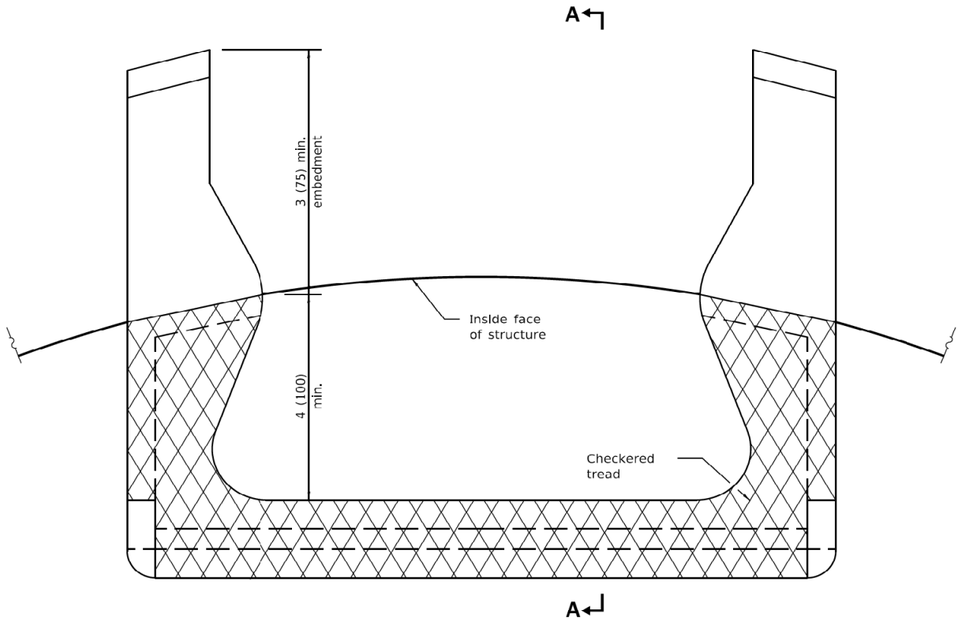
STANDARD DETAILS

SHEET NO.

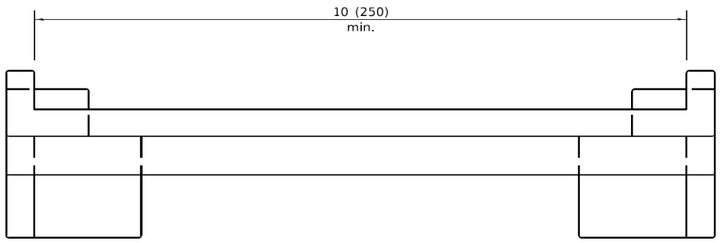
Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Standard Details.dgn

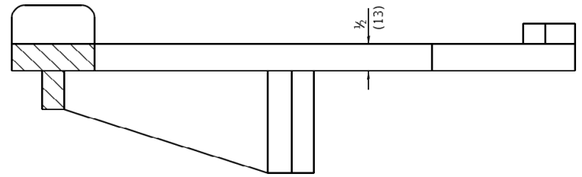
CAST IRON STEPS



PLAN VIEW



ELEVATION VIEW



SECTION A-A

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2009
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-09	Switched units to
	English (metric).
4-1-06	Revised title, drawings,
	and added plastic
	steps on sheet 2.

MANHOLE STEPS

(Sheet 1 of 2)

STANDARD 602701-02

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

DRAWING TITLE

STANDAR DETAILS

SHEET NO.

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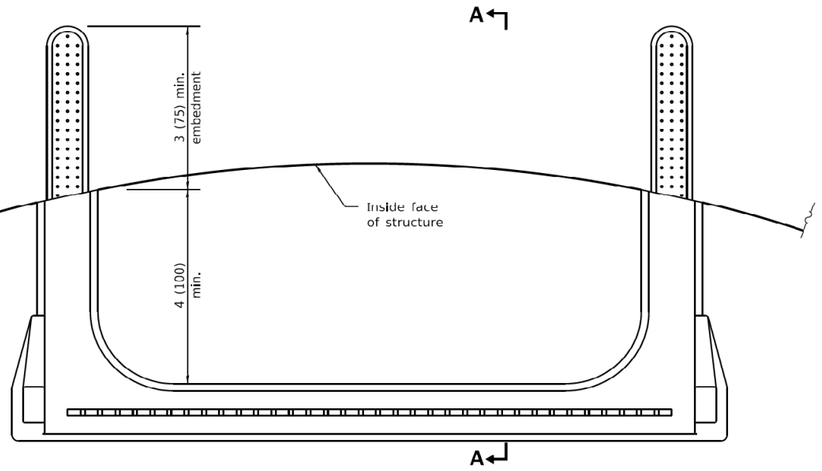
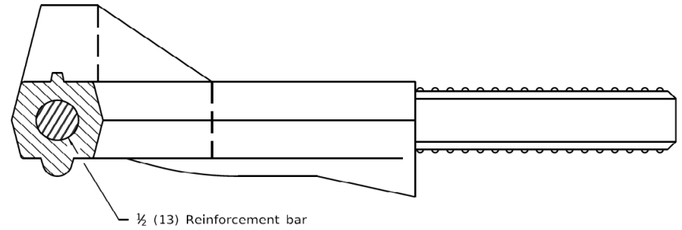
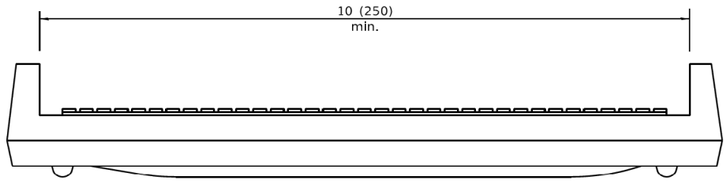
PLASTIC STEPS



PLAN VIEW



SECTION A-A



ELEVATION VIEW

Illinois Department of Transportation

PASSED January 1, 2009
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

MANHOLE STEPS

(Sheet 2 of 2)

STANDARD 602701-02

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

DRAWING TITLE

STANDAR DETAILS

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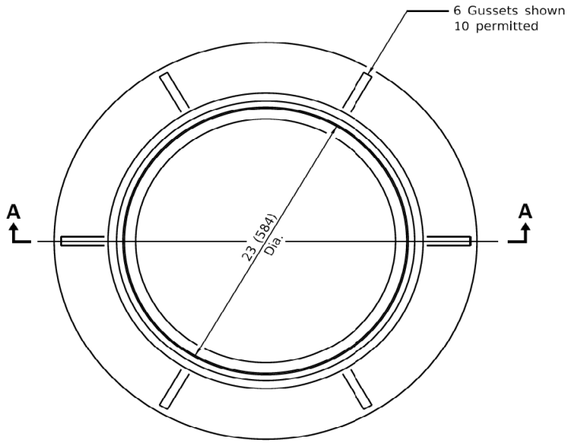
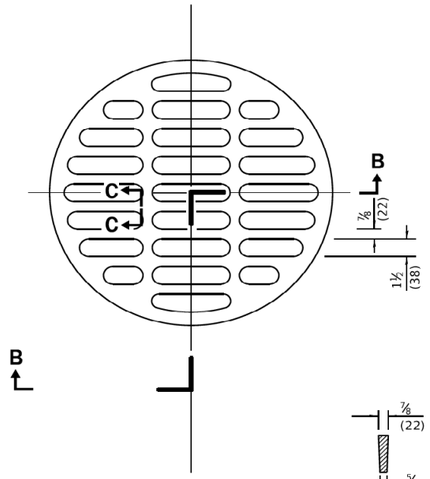
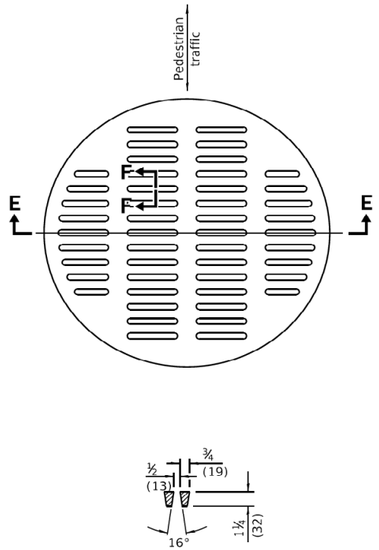


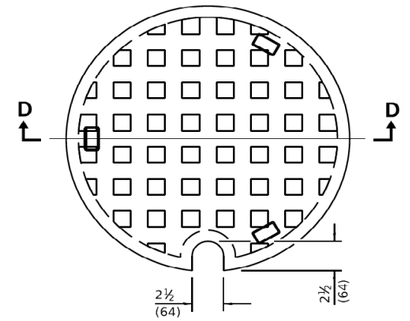
CAST FRAME

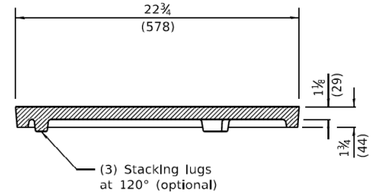


SECTION C-C



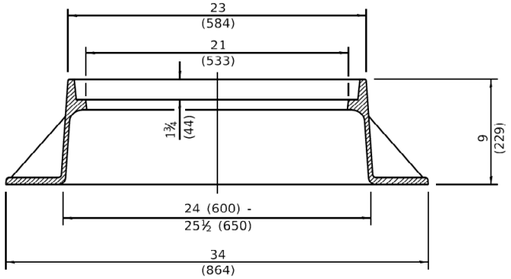
SECTION F-F



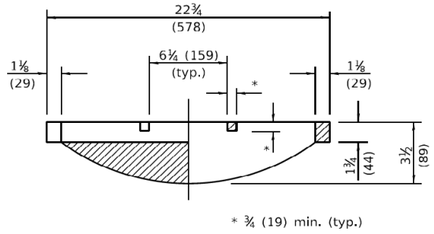


SECTION D-D

CAST CLOSED LID
Gray Iron Lid

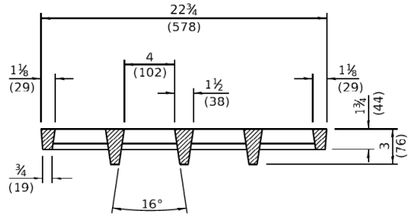


SECTION A-A
Gray Iron



SECTION B-B

CAST OPEN LID



SECTION E-E

ADA COMPLIANT CAST OPEN LID

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2020
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2020
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-20	Revised dimension in Section B-B
	of cast open lid.
1-1-15	Revised dimensioning of
	frame. Added ADA compliant
	open lid.
1-1-09	Switched units to English (metric).

FRAME AND LIDS TYPE 1

STANDARD 604001-05

THE HOH GROUP, INC.
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, I

DRAWING TITLE

STANDAR DETAILS

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
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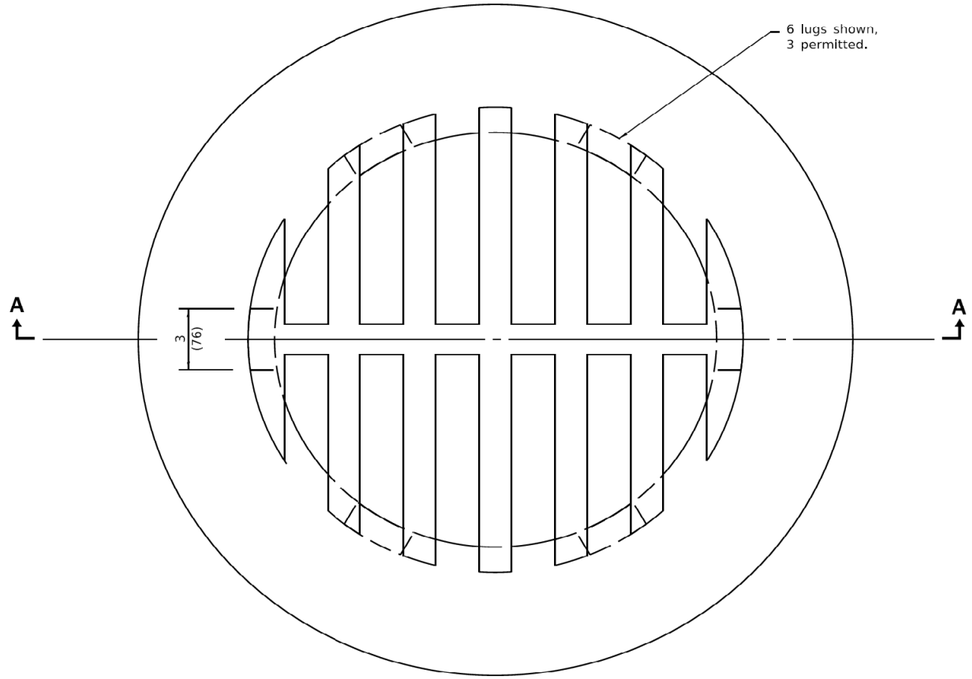

CAST GRATE

SECTION A-A

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2015
Michael Brand
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-15	Revised dimensions.
1-1-09	Switched units to
	English (metric).

GRATE TYPE 8

STANDARD 604036-03

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

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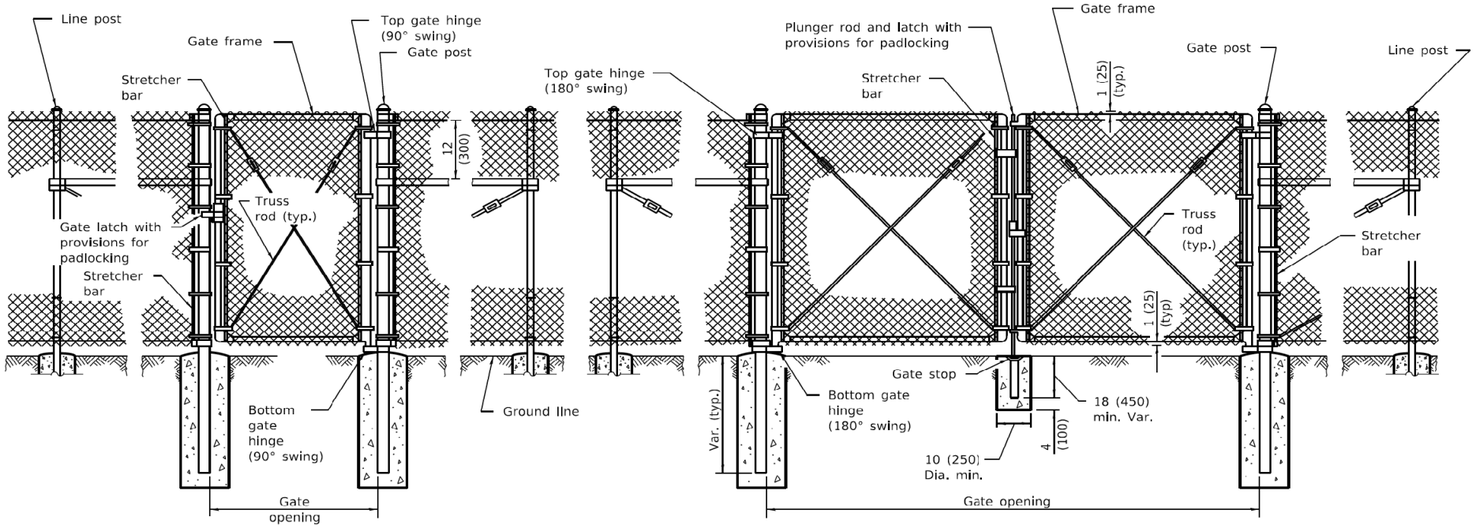
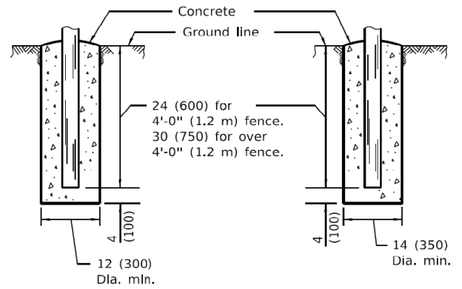


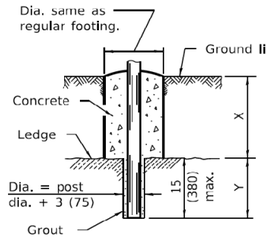
PEDESTRIAN GATE

VEHICLE GATE



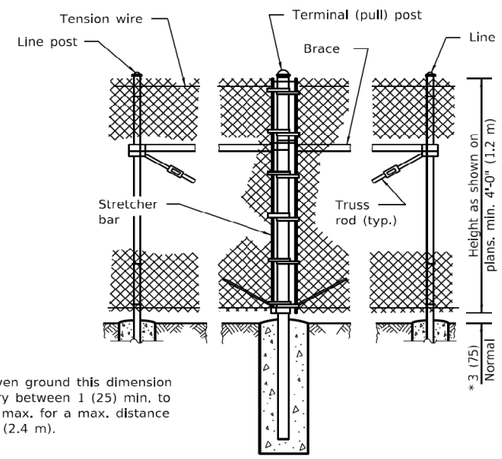
FOOTING FOR LINE POST

FOOTING FOR GATE & TERMINAL POST



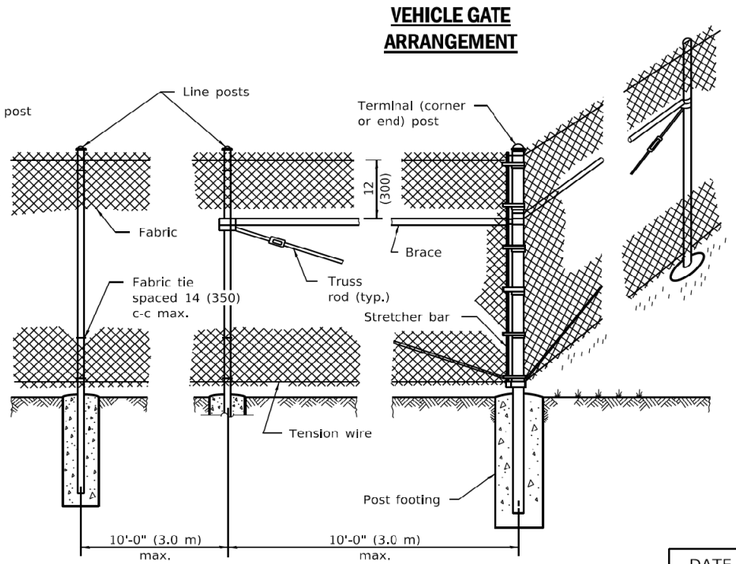
FOOTING FOR POST IN ROCK LEDGE

PEDESTRIAN GATE ARRANGEMENT



PULL POST ARRANGEMENT

VEHICLE GATE ARRANGEMENT



LINE POST ARRANGEMENT

CORNER OR END POST ARRANGEMENT

GENERAL NOTES

Pull posts shall be placed at locations determined by the Engineer. They shall be placed at 660' (200 m) intervals between posts to which the ends of the fabric are clamped or midway between such posts when the distance is less than 1320' (400 m) and greater than 660' (200 m).

X + Y shall not exceed 24 (600), 30 (750), or 36 (900), as applicable. When X is 0 - 9 (0 - 225), 15 (380), or 21 (525), then Y = 15 (375) and the post shall be shortened as required. When X exceeds 9 (225), 15 (380), or 21 (525), then Y shall be decreased correspondingly.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2009
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-09	Switched units to
	English (metric).
1-1-99	Rev. "pans" to "plans" in
	LINE POST ARRANGEMENT.

CHAIN LINK FENCE

(Sheet 1 of 3)

STANDARD 664001-02

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC. ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, I

DRAWING TITLE

STANDAR DETAILS

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
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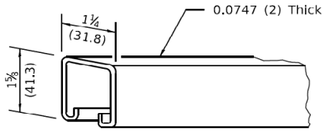
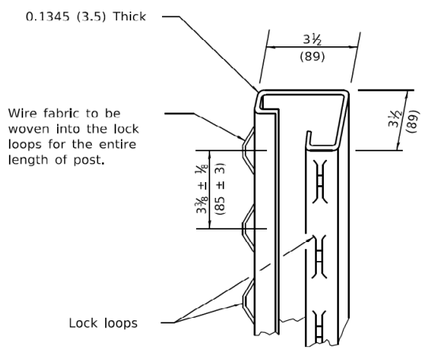
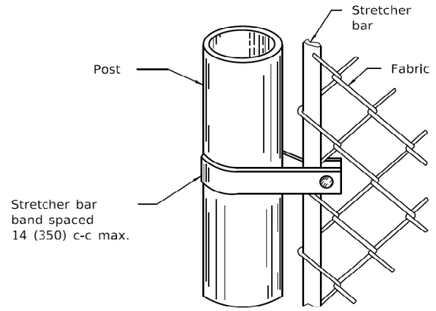


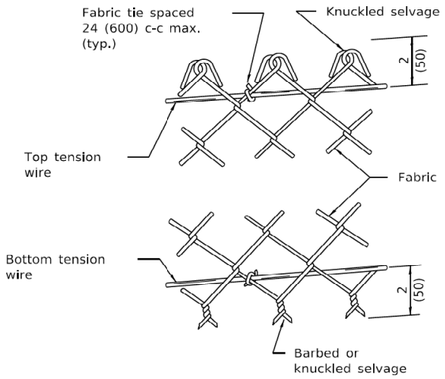
ROLL FORMED SECTION OF BRACE



ROLL FORMED SECTION OF TERMINAL & GATE POST



METHOD OF FASTENING STRETCHER BAR TO POST



METHOD OF TYING FABRIC TO TENSION WIRES

LINE POST	
Section	lbs./ft. (kg/m)
Pipe Type A 1.90 (48.3) O.D.	2.72 (4.05)
Pipe Type B 1.90 (48.3) O.D.	2.28 (3.39)
Pipe Type C 1.90 (48.3) O.D.	2.26 (3.36)
H 1.875x1.625 (47.6x41.3)	2.72 (4.05)
C	1.60 (2.38)
I	2.30 (3.42)

TERMINAL POST	
Section	lbs./ft. (kg/m)
Pipe Type A 2.375 (60.3) O.D.	3.65 (5.43)
Pipe Type B 2.375 (60.3) O.D.	3.11 (4.63)
Pipe Type C 2.375 (60.3) O.D.	3.09 (4.60)
Roll Formed 3½x3½ (89.0x89.0)	See detail
Sq. Tubing 2½x2½ (63.5x63.5)	4.32 (6.43)

HORIZONTAL BRACES	
Section	lbs./ft. (kg/m)
Pipe Type A 1.66 (42.2) O.D.	2.27 (3.38)
Pipe Type B 1.66 (42.2) O.D.	1.83 (2.72)
Pipe Type C 1.66 (42.2) O.D.	1.82 (2.71)
H 1.31x1.5 (33.3x38.1)	2.25 (3.35)
Roll Formed 1⅜x1¼ (41.3x31.8)	See detail

GATE FRAMES	
Section	lbs./ft. (kg/m)
Pipe Type A 1.66 (42.2) O.D.	2.27 (3.38)
Pipe Type B 1.66 (42.2) O.D.	1.83 (2.72)
Pipe Type C 1.66 (42.2) O.D.	1.82 (2.71)

GATE POSTS *							
Gate Opening * ft. (m)		Pipe Type A		Sq. Tubing		Pipe Type B	
Single	Double	Size (O.D.)	lbs./ft. (kg/m)	Size	lbs./ft. (kg/m)	Size (O.D.)	kg/m (lbs./ft.)
Up to 4 (1.2)	Up to 8 (2.5)	2.375 (60.3)	3.65 (5.43)	2½ (63.5)	4.32 (6.43)	2.375 (60.3)	3.11 (4.63)
Over 4 (1.2) to 8 (2.5)	Over 8 (2.5) to 16 (5.0)	2.875 (73.0)	5.79 (8.62)	3 (76.2)	5.78 (8.60)	2.875 (73.0)	4.64 (6.91)
Over 8 (2.5) to 12 (3.6)	Over 16 (5.0) to 24 (7.4)	3.5 (89.0)	7.58 (11.28)	3 (76.2)	8.80 (13.10)	3.5 (89)	5.707 (8.49)

* The 3½ x 3½ (89.0 x 89.0) roll formed section as detailed may be used as gate posts for single gate up to 6' (1.8 m) and double gate up to 12' (3.6 m).

Illinois Department of Transportation

PASSED January 1, 2009
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-09

CHAIN LINK FENCE

(Sheet 2 of 3)

STANDARD 664001-02

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, Il

DRAWING TITLE

STANDAR DETAILS

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2/9/2023
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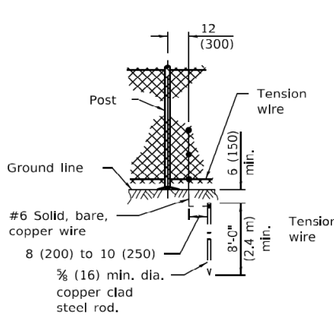
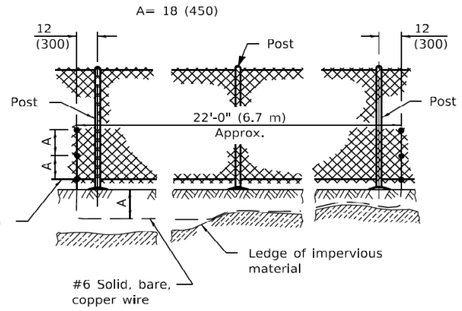
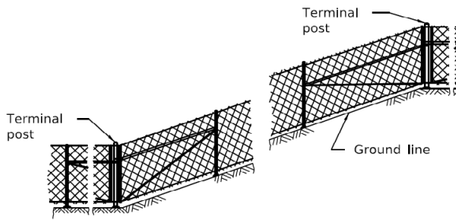


STANDARD GROUND

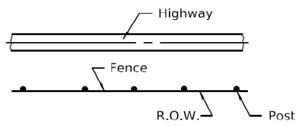


COUNTERPOISE GROUND (ALTERNATE)

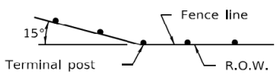
PROTECTIVE ELECTRICAL GROUNDS



INSTALLATION ON SLOPES



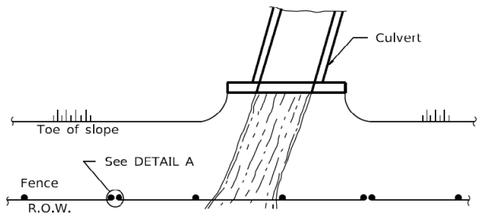
PLAN



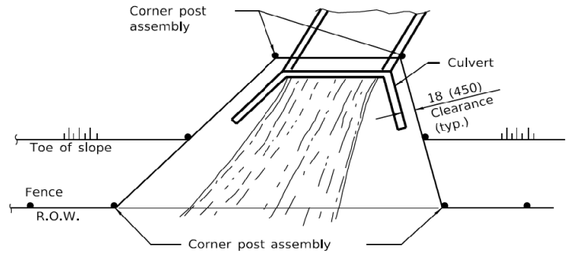
When fence line has a change in direction of 15° or more, a terminal post shall be placed as shown above.

Where angle is less than 15° and existing conditions require a terminal post, they shall be placed as directed by the Engineer.

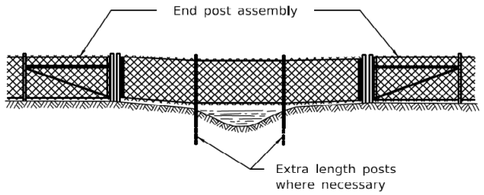
INSTALLATION AT CORNERS



PLAN AT STREAM CROSSING

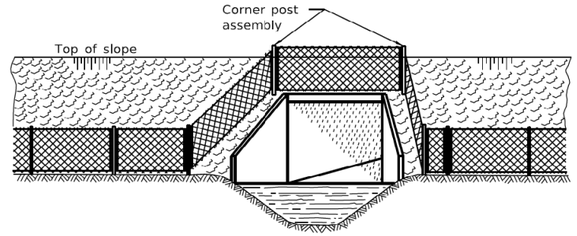


PLAN AT HEADWALL



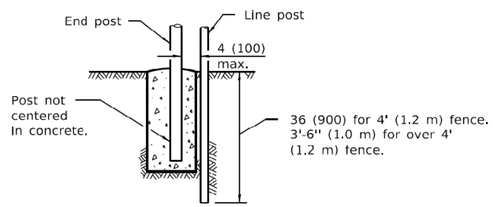
The chain link fabric shall be replaced by barbed wire strands at 12 (300) maximum centers between the double posts shown on DETAIL A when shown on the plans.

ELEVATION INSTALLATION OVER STREAM



When the width of the culvert makes it necessary to anchor a post to the top of the culvert, a cast iron shoe or other device approved by the Engineer shall be used.

ELEVATION INSTALLATION AROUND HEADWALL



DETAIL A

Illinois Department of Transportation

PASSED January 1, 2009
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

CHAIN LINK FENCE

(Sheet 3 of 3)

STANDARD 664001-02

THE HOH GROUP, INC.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

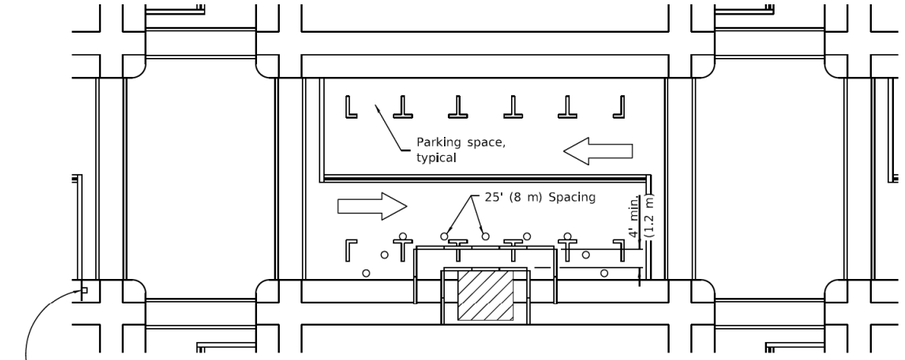
DRAWING TITLE

STANDARD DETAILS

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Standard Details.dgn



① Omit whenever duplicated by road work traffic control.

① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

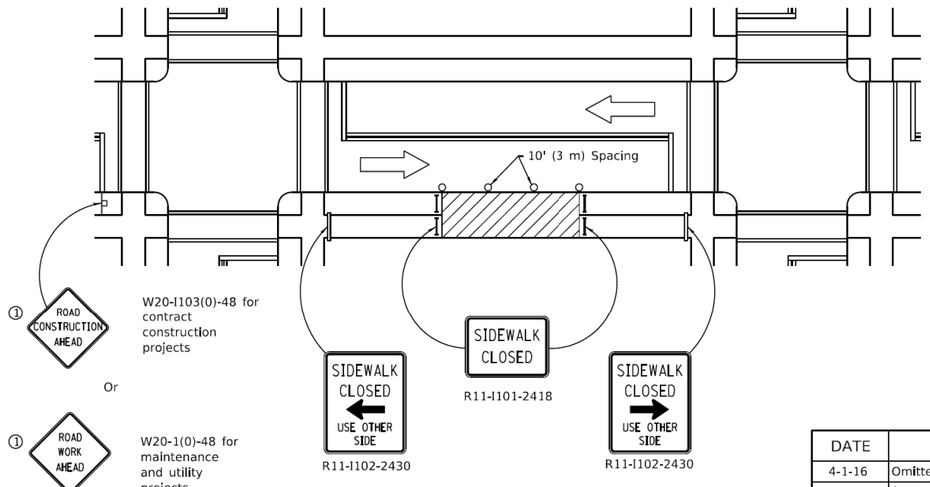
Or

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.

Illinois Department of Transportation

PASSED April 1, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-07

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

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

SHEET NO.

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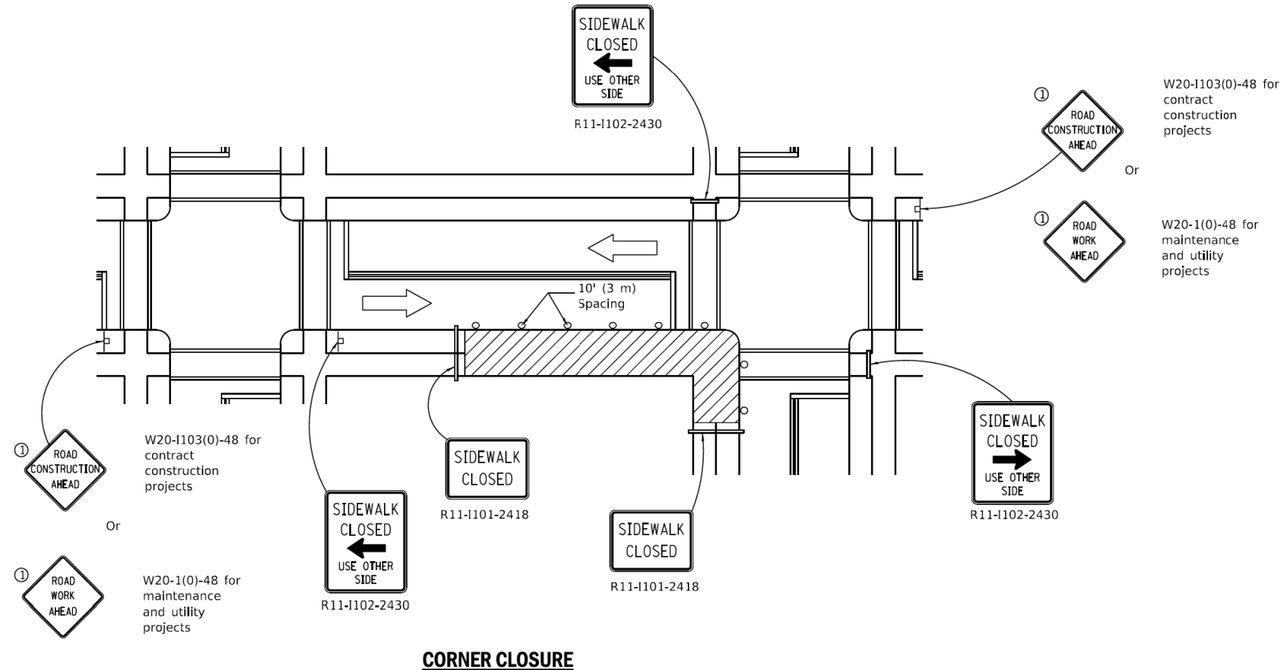
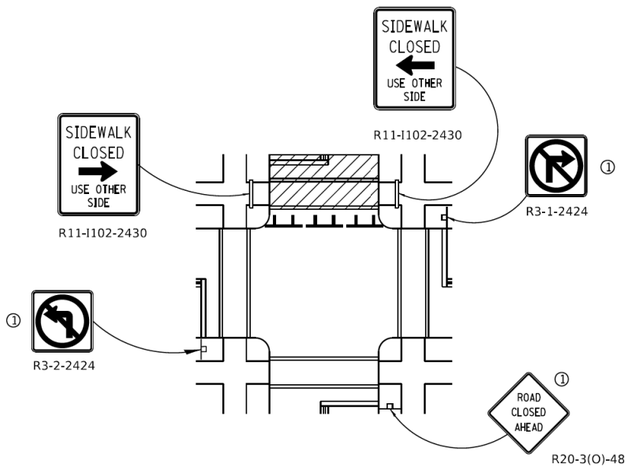


CORNER CLOSURE



CROSSWALK CLOSURE

Illinois Department of Transportation

PASSED April 1, 2016
ENGINEER OF SAFETY ENGINEERING

APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, I

DRAWING TITLE

STANDAR DETAILS

SHEET NO.

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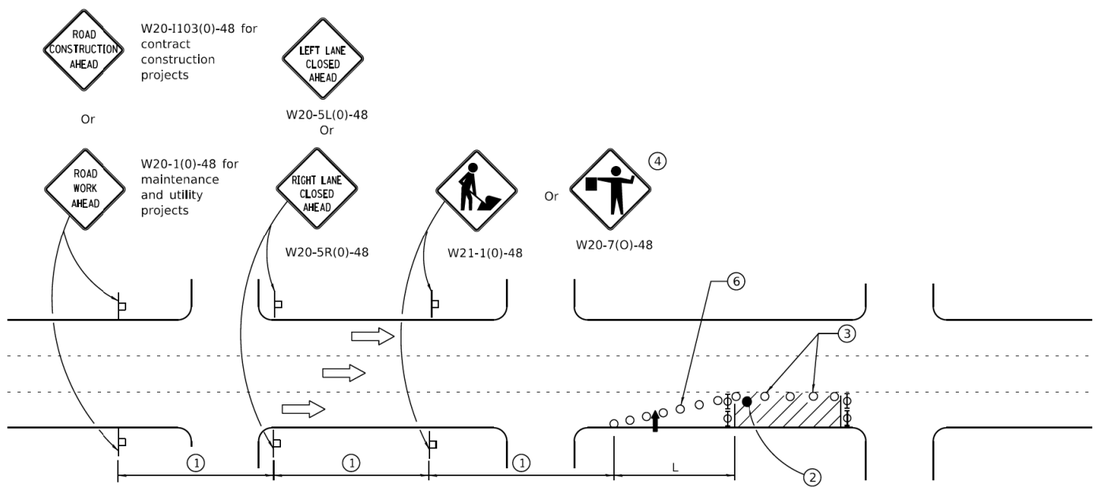

SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Type III barricade with flashing lights
- Flagger with traffic control sign.

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 MPH
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. Use flagger sign only when flagger is present.
5. For approved sideroad closures.
6. Cones, drums or barricades at 20' (6 m) in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in urban areas.

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
ISSUED 1-1-97

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
1-1-13	Omitted text 'WORKERS'
	sign.

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN

(Sheet 1 of 2)

STANDARD 701601-09

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

SHEET NO.

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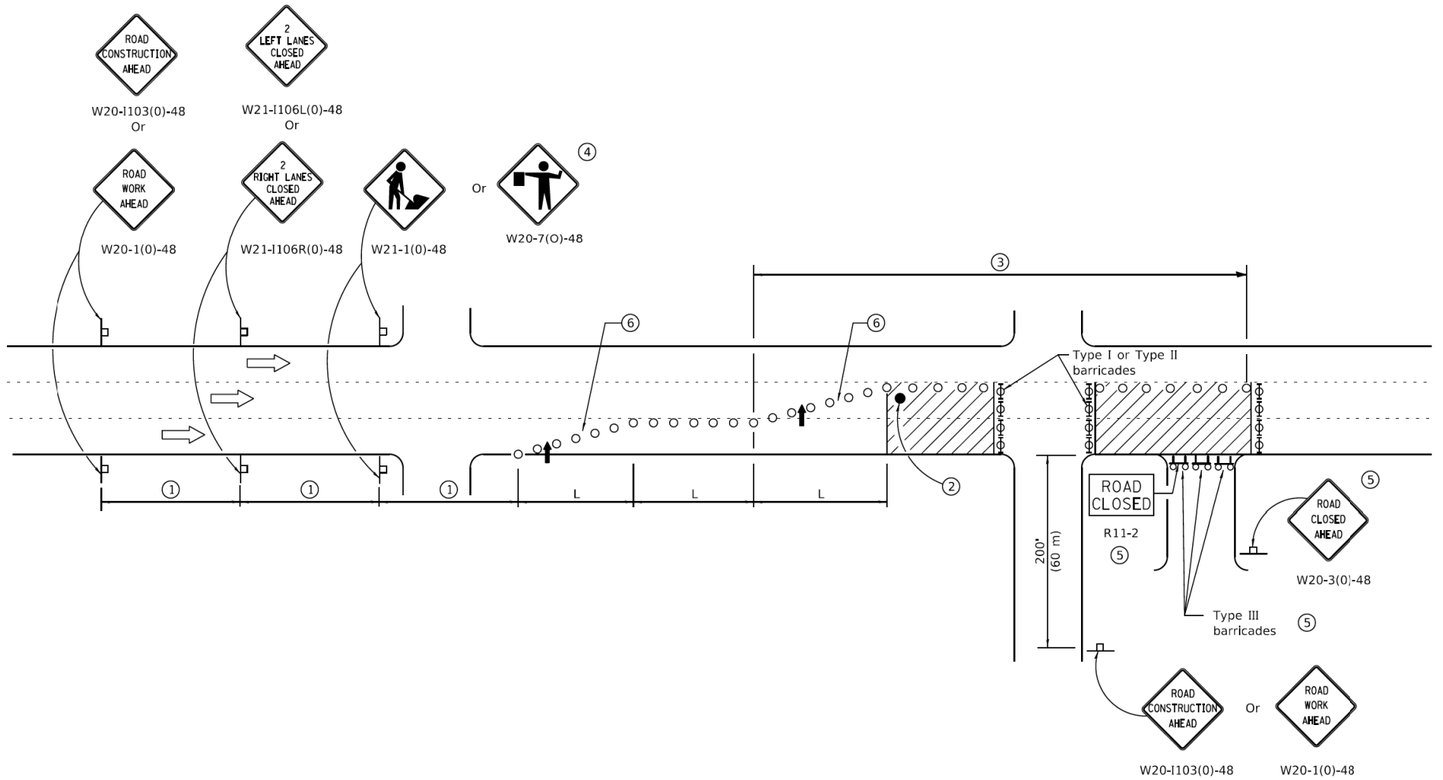

Illinois Department of Transportation

PASSED January 1, 2014
ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN

(Sheet 2 of 2)

STANDARD 701601-09

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

SHEET NO.

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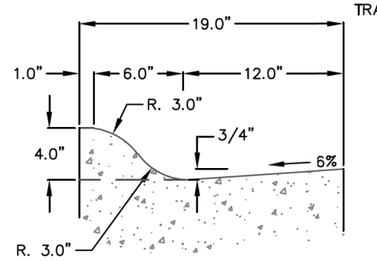
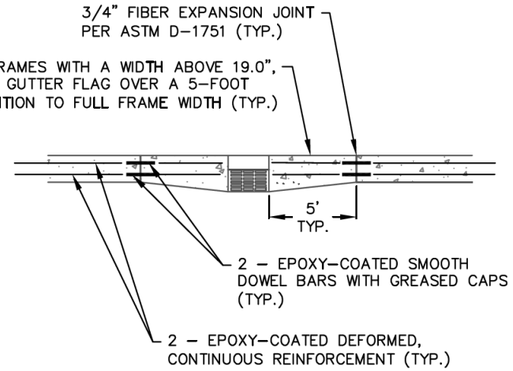
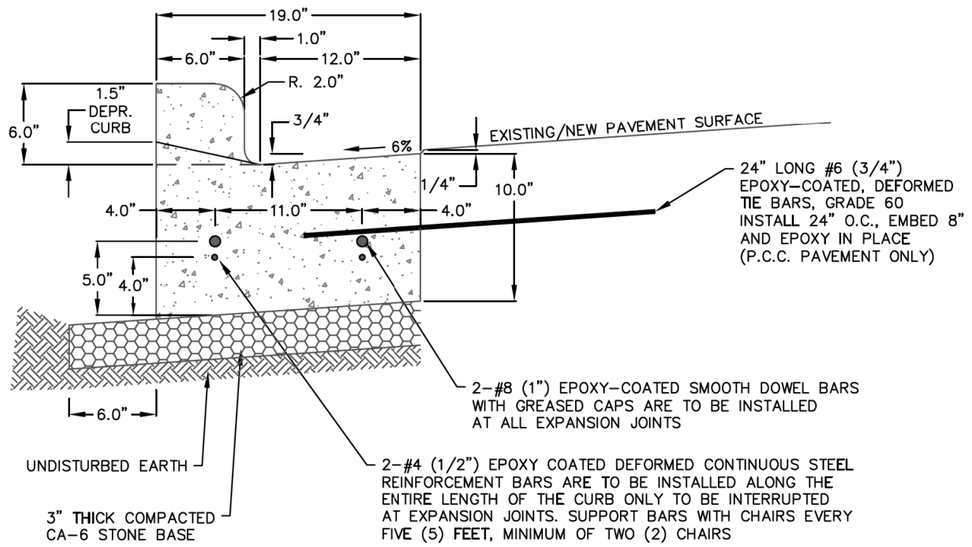
TYPE M-4.12





PLAN VIEW

TYPE B-6.12 & DEPRESSED CURB

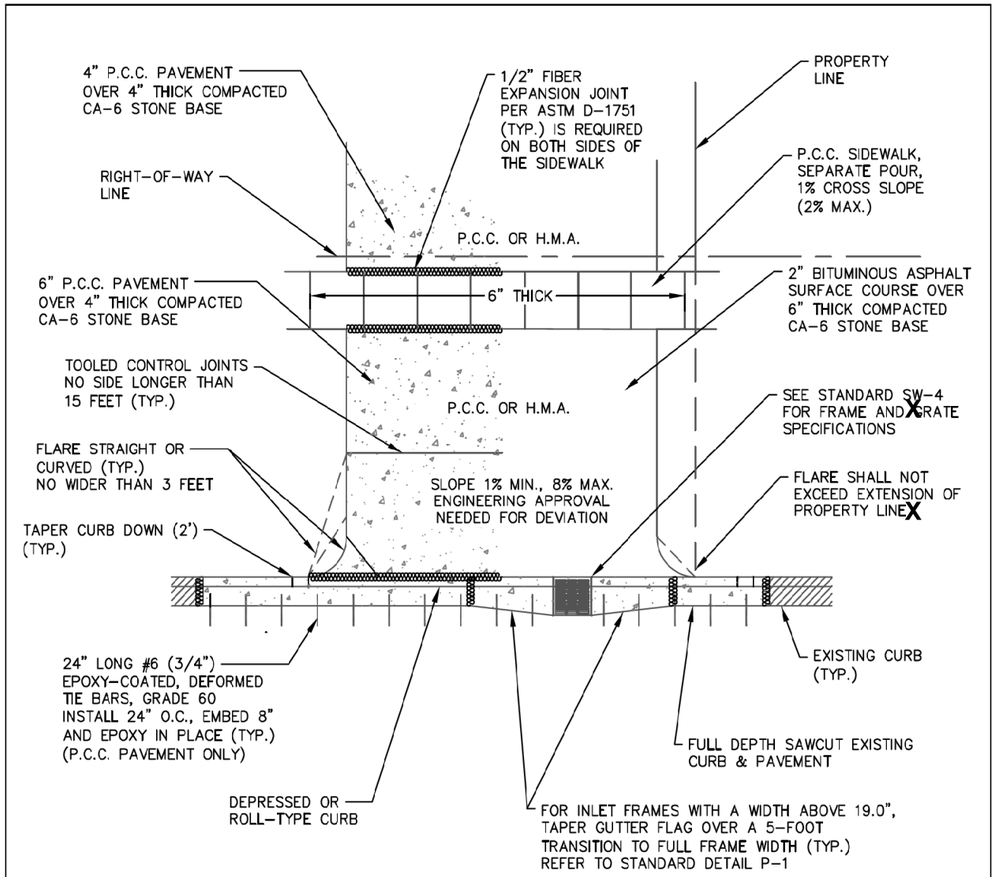


NOTES:
1. EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 60' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER.
2. CONTRACTION JOINTS ARE TO BE CONSTRUCTED AT 15' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER
3. WITH NEW CURB REPLACEMENT NEXT TO HMA, CONTRACTOR IS REQUIRED 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)



NOTES FOR CONCRETE DRIVEWAYS:
1. ALL EXISTING ABUTTING EXPANSION JOINT MATERIAL SHALL BE REMOVED AND REPLACED.
2. IF THE EXISTING CURB/PAVEMENT HAS REINFORCEMENT BARS, THEY SHALL NOT BE CUT OFF, UNLESS THEY ARE DEEMED UNUSABLE PER ENGINEER.
3. CONCRETE FOR APRON AND SIDEWALK SHALL BE IDOT CLASS SI OR PP-1.
4. ALL CONCRETE SHALL BE IN PLACE NO MORE THAN 1-1/2 HOURS AFTER TRUCK IS LOADED.
5. THE CONTRACTOR IS RESPONSIBLE FOR VIBRATING THE CONCRETE DURING PLACEMENT.
6. WHITE CURING COMPOUND, PER IDOT SECTION 1022.01(C), SHALL BE APPLIED TO THE CONCRETE IMMEDIATELY AFTER IT HAS BEEN FINISHED OR PER MANUFACTURER'S RECOMMENDATION.

STANDARD RESIDENTIAL DRIVEWAY DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL P-3 (01)
	4-30-20	New Detail	
	4-1-21	Added Plan Note	

(Sheet 1 of 1)

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

SHEET NO.

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2/9/2023
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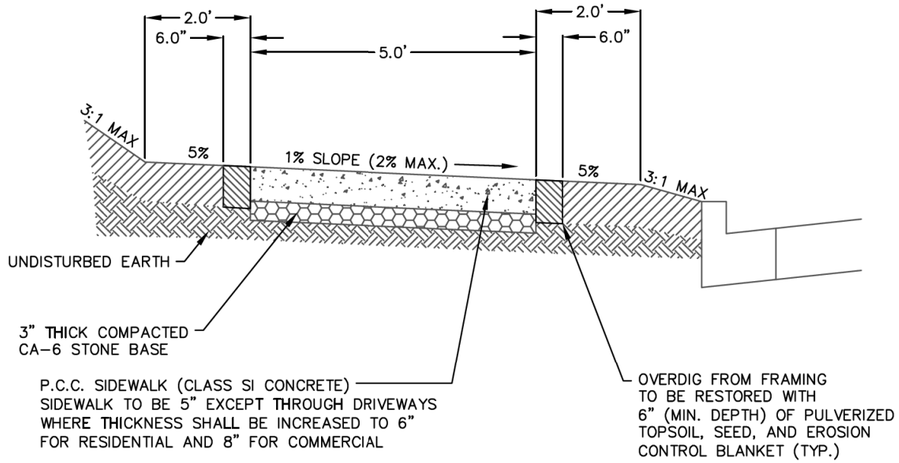
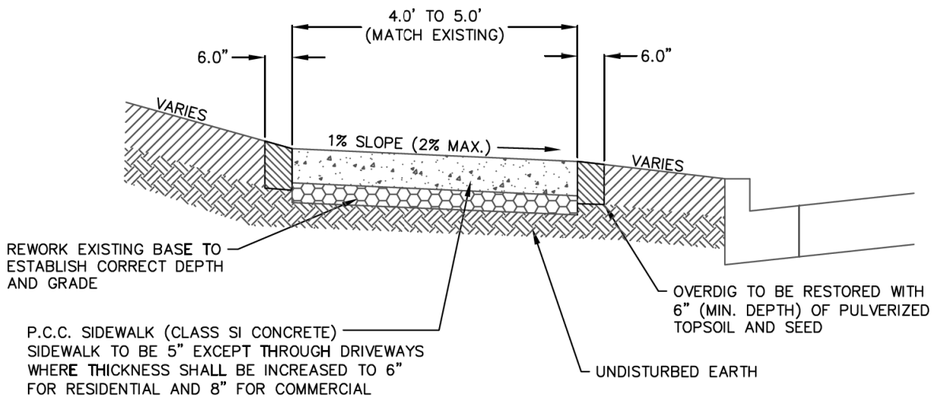
NEW P.C.C. SIDEWALK



P.C.C. SIDEWALK PATCHING

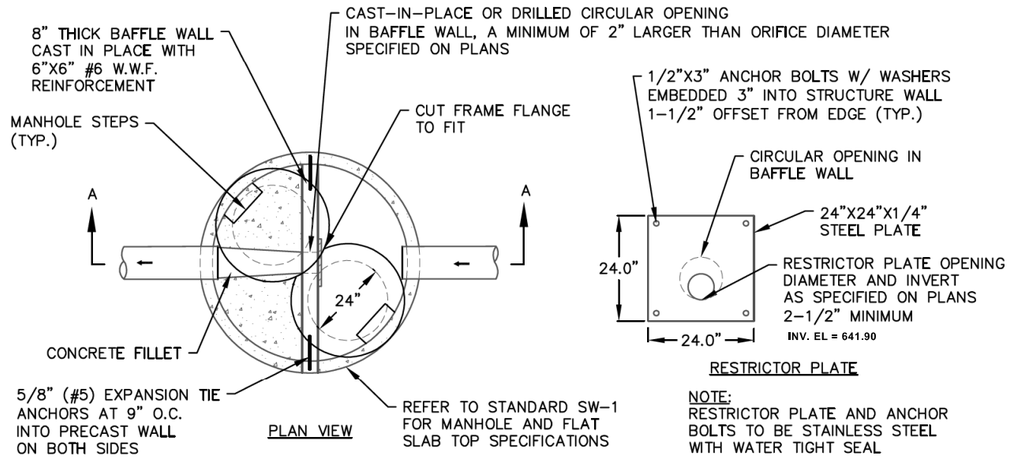


NOTES:
1. WHEN CONSTRUCTING SIDEWALK WITHIN THE DRIPLINE OF A TREE, FOLLOW STANDARD DETAIL FOR "P.C.C. SIDEWALK IN DRIPLINE DETAIL" P-6
2. PROVIDE 1/2" THICK FIBER EXPANSION JOINT PER ASTM D-1751 EVERY 50 FEET

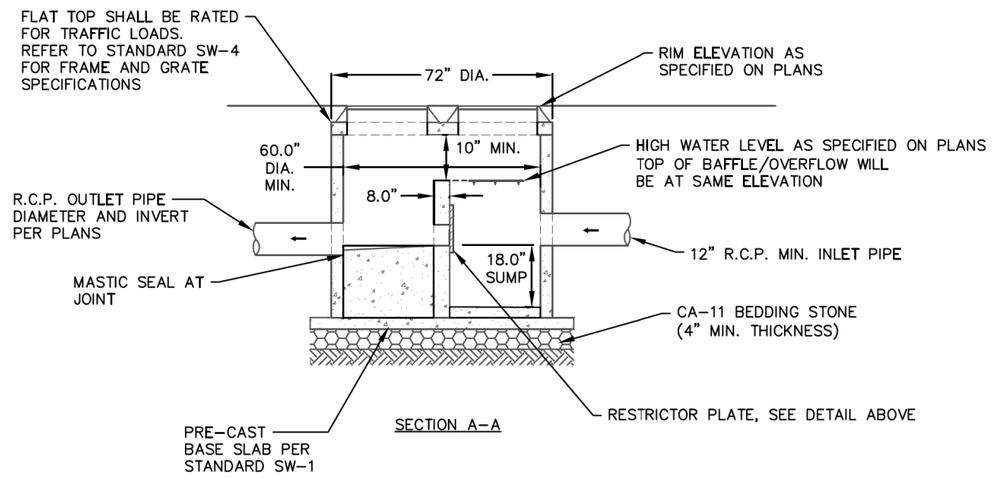
P.C.C. SIDEWALK DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL P-5 (01)
	4-30-20	Consolidated Sidewalk Details	

(Sheet 1 of 1)



NOTE:
RESTRICTOR PLATE AND ANCHOR BOLTS TO BE STAINLESS STEEL WITH WATER TIGHT SEAL



MANHOLE WITH FLOW REDUCER FOR COMMERCIAL DEVELOPMENTS AND RESIDENTIAL SUBDIVISIONS

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL SW-7 (01)
	4-30-20	Revised Notes	
	4-1-21	Revised Notes	

(Sheet 1 of 1)

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

3	PERMIT COMMENTS	12.
2	PERMIT COMMENTS	06.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

SHEET NO.

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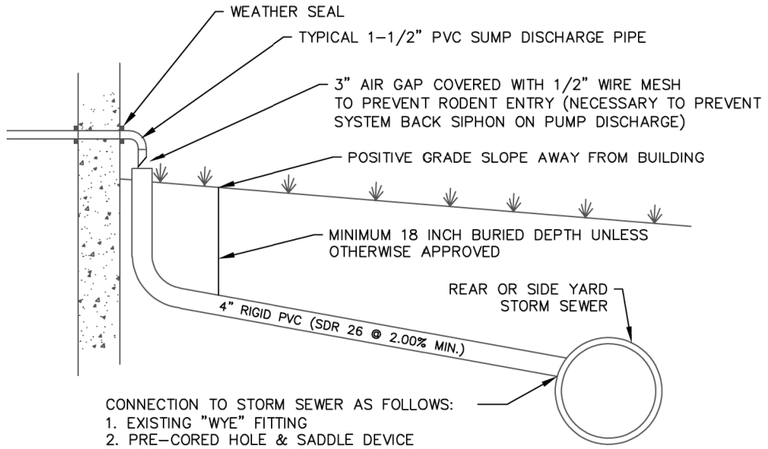
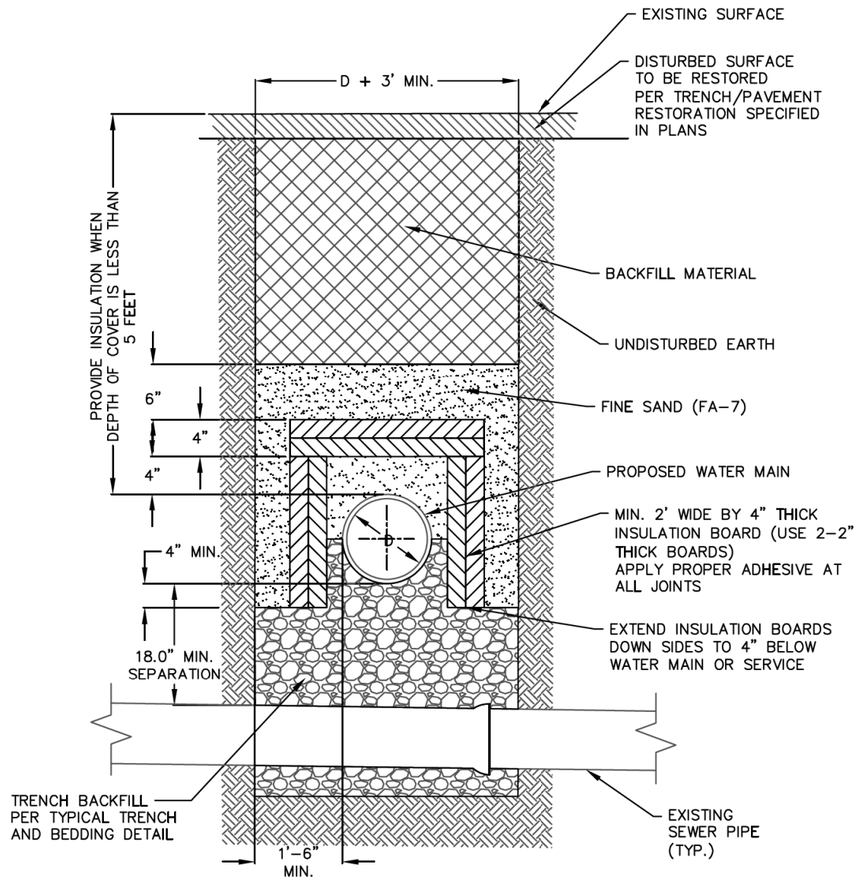


CONNECTION TO STORM SEWER AS FOLLOWS:
1. EXISTING "WYE" FITTING
2. PRE–CORED HOLE & SADDLE DEVICE
3. MACHINE CORE HOLE & SADDLE DEVICE
4. DIRECT TAP TO STORM INLET IS PREFERRED
5. REFER TO SEWER SERVICE DETAIL SS–1 FOR CONNECTION TO STORM SEWER

NOTES:
1. CONTRACTOR ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ANY DAMAGE TO UTILITIES.
2. IN NO EVENT SHALL THE SUMP PUMP DISCHARGE INTO THE SANITARY SEWER SYSTEM.
3. A PLUMBING PERMIT IS REQUIRED PRIOR TO ANY SEWER CONNECTION.

SUMP PUMP CONNECTION DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL SW-9 (01)
	4-30-20	Revised Notes And Graphics	
	4-1-21	Added Plan Note	
			(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)

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

3	PERMIT COMMENTS	12.
1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

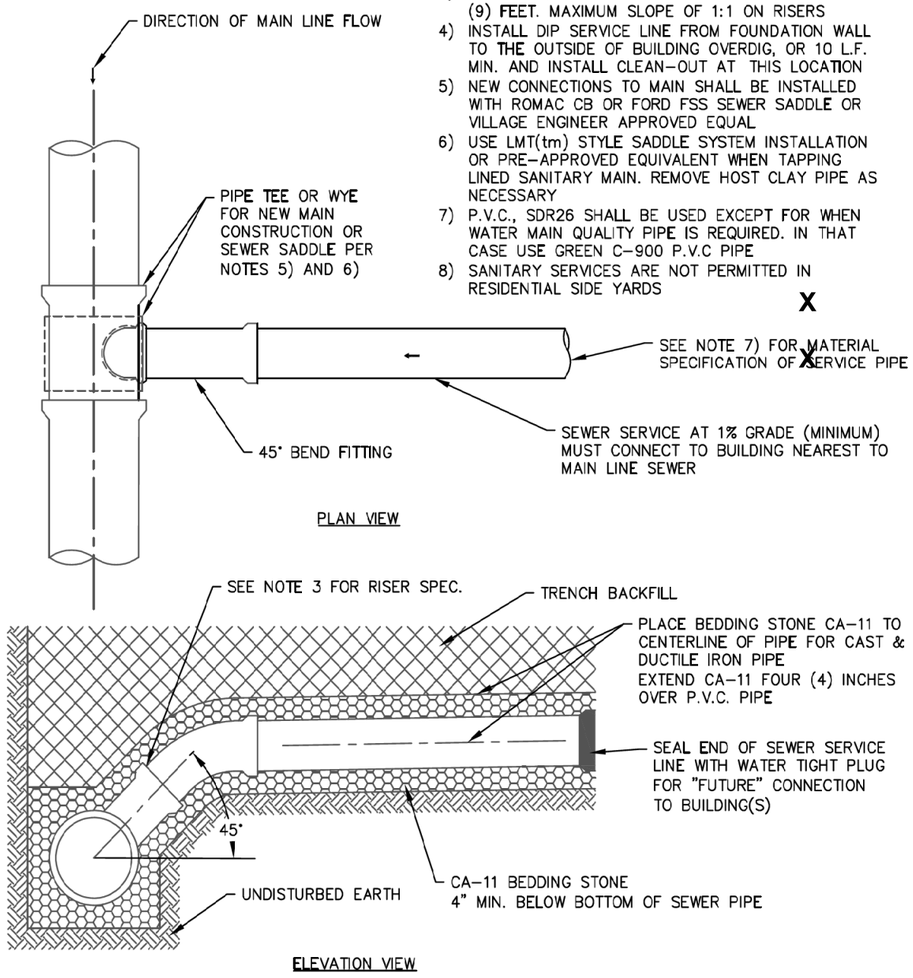
SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Standard Details.dgn

NOTES:

1) TRENCH BACKFILL FOR PAVED AREAS:
   CA-6 CRUSHED LIMESTONE OR APPROVED EQUAL
2) TRENCH BACKFILL FOR NON-PAVED AREAS:
   FINELY DIVIDED EXCAVATED MATERIAL
   FREE FROM ROCKS AND DEBRIS
3) RISER REQUIRED WHEN SEWER DEPTH EXCEEDS NINE (9) FEET. MAXIMUM SLOPE OF 1:1 ON RISERS
4) INSTALL DIP SERVICE LINE FROM FOUNDATION WALL TO THE OUTSIDE OF BUILDING OVERDIG, OR 10 L.F. MIN. AND INSTALL CLEAN-OUT AT THIS LOCATION
5) NEW CONNECTIONS TO MAIN SHALL BE INSTALLED WITH ROMAC CB OR FORD FSS SEWER SADDLE OR VILLAGE ENGINEER APPROVED EQUAL
6) USE LMT(tm) STYLE SADDLE SYSTEM INSTALLATION OR PRE-APPROVED EQUIVALENT WHEN TAPPING LINED SANITARY MAIN. REMOVE HOST CLAY PIPE AS NECESSARY
7) P.V.C., SDR26 SHALL BE USED EXCEPT FOR WHEN WATER MAIN QUALITY PIPE IS REQUIRED. IN THAT CASE USE GREEN C-900 P.V.C PIPE
8) SANITARY SERVICES ARE NOT PERMITTED IN RESIDENTIAL SIDE YARDS

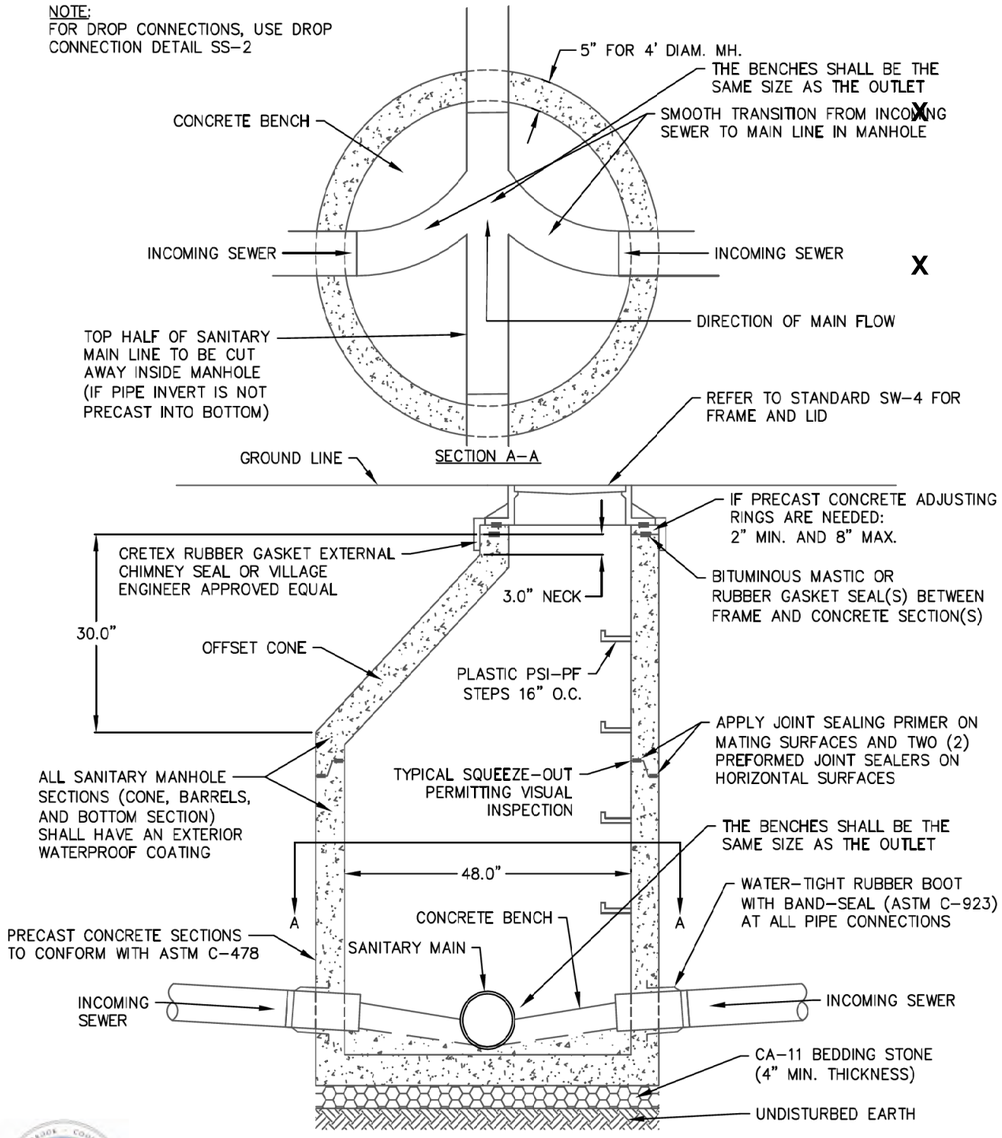


SEWER SERVICE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL SS-3 (01)
	4-30-20	Revised Notes	

(Sheet 1 of 1)

NOTE:
FOR DROP CONNECTIONS, USE DROP CONNECTION DETAIL SS-2



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)

THE HOH GROUP, INC.
623 Cooper Court
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ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Standard Details.dgn

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	Adapted To IDOT Standards	
	4-1-21	Edited Standard Detail Section	

(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.	
				"STORM" LETTERING IMPRINTED ON COVER	
				"WATER" LETTERING IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE	
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	
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)

The HOH Group, Inc.
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THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

1	FOR PERMIT	03.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

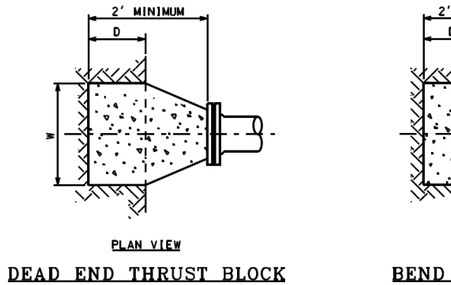
DRAWING TITLE

STANDARD DETAILS

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
H:\Projects\5381 AT Properties - 2005 Techny Road Subdivision\Drawings\Civil\Cadd Sheets\Standard Details.dgn



HORIZONTAL THRUST BLOCK DETAILS

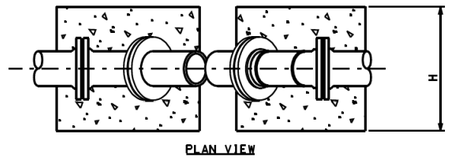


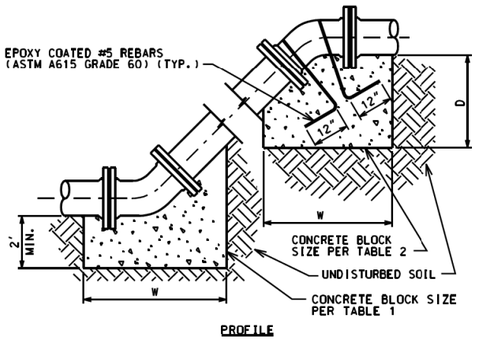
TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.5
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.75
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.3

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

TABLE 2

PIPE SIZE	VERTICAL 1/8 BEND				VERTICAL 1/8 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5



D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

VERTICAL THRUST BLOCK DETAILS

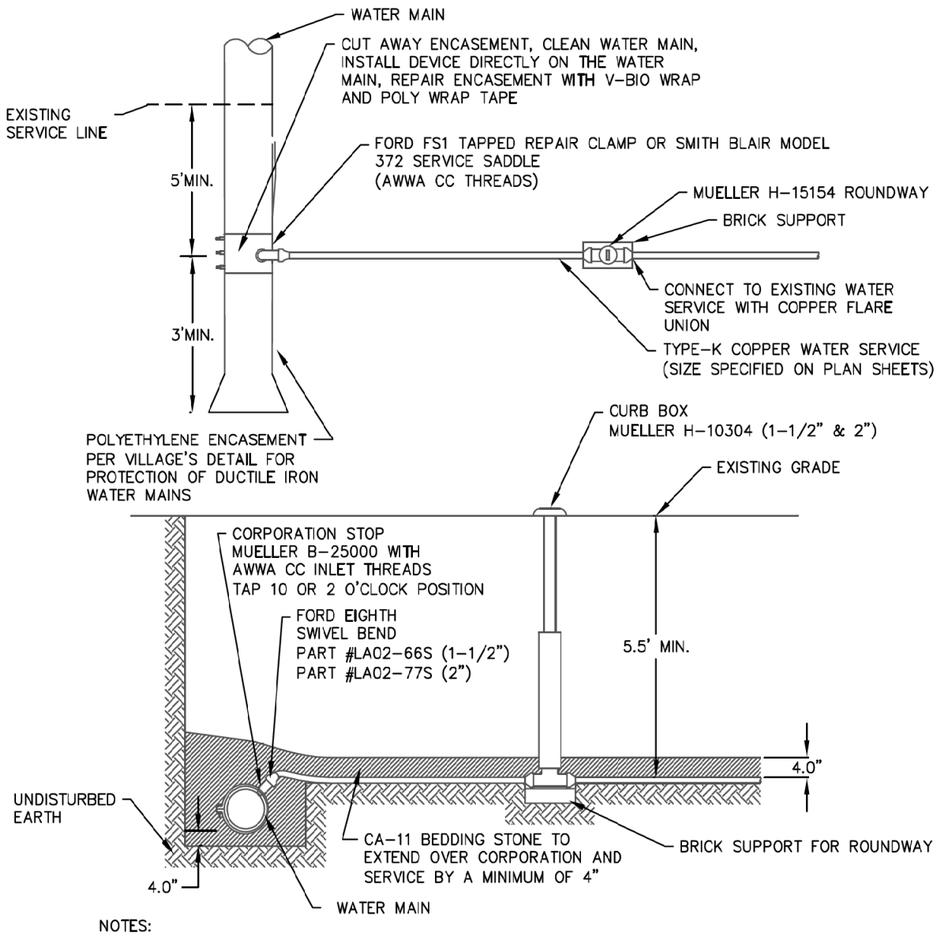
NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS. CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS. NUTS. THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

THRUST RESTRAINT CONCRETE THRUST BLOCK DETAILS

REV:04.07

D-11



NOTES:

1. WATER SERVICE TAPS ON VILLAGE OWNED WATER MAIN MUST BE MADE THROUGH A TAPPING DEVICE AS SPECIFIED ABOVE UNLESS OTHERWISE DIRECTED BY VILLAGE STAFF.
2. ALL TREE ROOTS CONFLICTING WITH THE PROPOSED WATER SERVICE INSTALLATION MUST BE ROOT PRUNED WITH A VERMEER V2050, OR APPROVED EQUAL "WALK BEHIND" ROOT PRUNING MACHINE TO A MINIMUM DEPTH OF 16 INCHES PRIOR TO ANY EXCAVATION. THE WATER SERVICE MUST BE RELOCATED ACCORDINGLY IF STAFF DETERMINES THAT EXCAVATION WILL THREATEN THE HEALTH OF EXISTING TREES.
3. REFER TO STANDARD X FOR TRACER WIRE DETAIL FOR PVC WATER MAIN
4. CONTRACTOR IS TO SCHEDULE AN INSPECTION FOR EACH SERVICE CONNECTION WITH RESIDENT ENGINEER PRIOR TO BACKFILLING
5. BACKFILL TO BE PLACED IN 8" LOOSE LIFTS AND COMPACTED WITH A MECHANICAL COMPACTOR AND IS SUBJECT TO THE APPROVAL OF THE VILLAGE ENGINEER

WATER SERVICE DETAIL

Village of Northbrook
Public Works Department

DATE	REVISIONS
1-9-19	Revised Notes
4-1-21	Revised Notes. Edited Picture

STANDARD DETAIL
W-4

(Sheet 1 of 1)

THE HOH GROUP, INC.
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ARCHITECTS | ENGINEERS

2	PERMIT COMMENTS 12.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

SHEET NO.

Attachment: 2005 Techny - Engineering & Landscape Plans (6652 : A Resolution Approving a Subdivision Agreement for 3-Lot Subdivision at

2/9/2023
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To be incorporated into all construction documents for right-of-way improvements

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

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

PROXIMITY TO TREES

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

TREE PRESERVATION FENCING

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

TREE ROOT PRUNING

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

TREE REMOVAL

- Tree removal is recommended for trees closer than 6 feet to a construction zone.
- The use of structural soil and barrier fabric will be considered as an alternative to tree removal.
- All tree removals require a written permit from the Village Forester **prior** to removal.

TREE CANOPY PRUNING

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

DAMAGE TO TREES

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

CONSTRUCTION AND TREE PRESERVATION SPECIFICATIONS FOR PARKWAY TREES

DATE	REVISIONS
4-30-20	No Changes
4-1-21	Changed Page Format

Village of Northbrook
Public Works Department

STANDARD DETAIL
G-12 (01)

(Sheet 1 of 1)

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
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623 Cooper Court
Schaumburg, IL 60173
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DESIGN BY: AAF
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APPROVED BY: BAP
HOH PROJECT NUMBER: 5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

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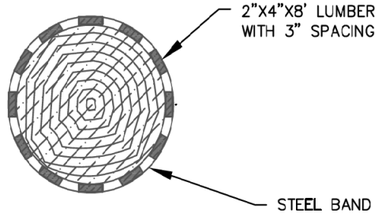
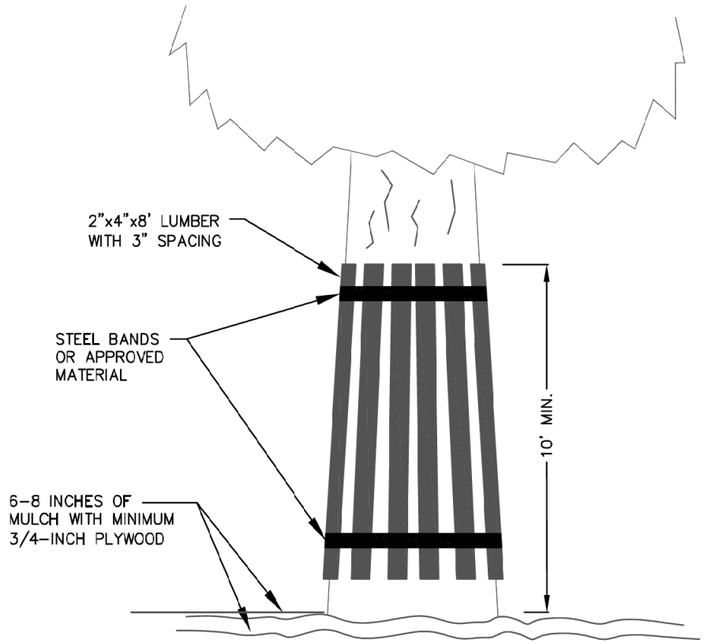
NOTE:
TREE PROTECTION MUST INCLUDE INSTALLATION OF SNOW FENCE AS SHOWN ON APPROVED PLANS



SECTION

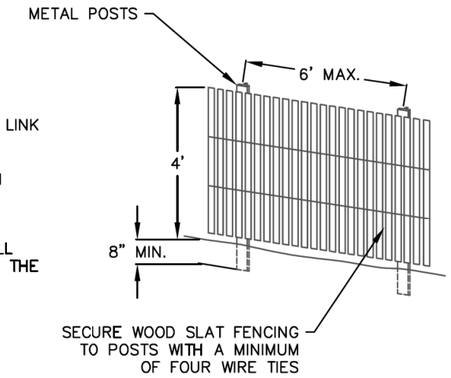


WOOD PLANK TREE PROTECTION DETAIL

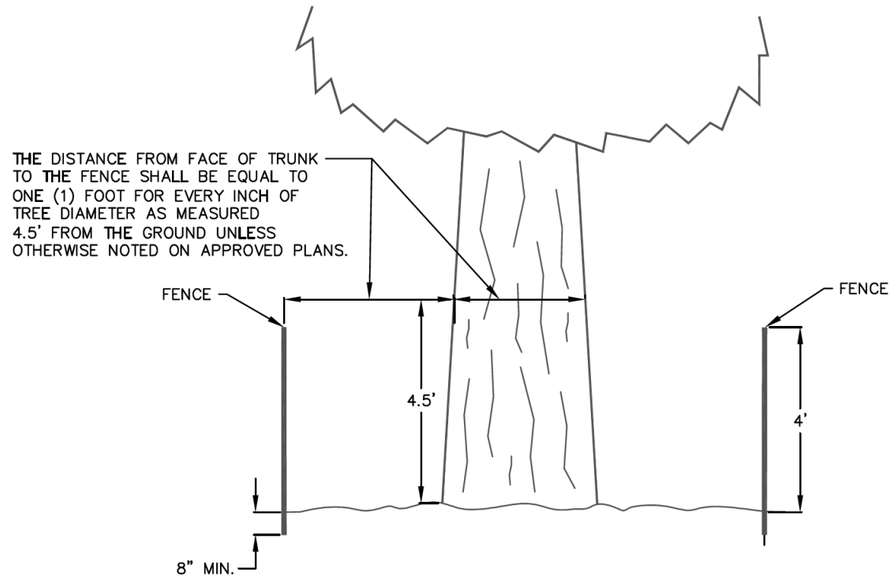
Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL G-4 (01)
	04-30-20	Revised Notes	
	4-1-21	Revised Notes	

(Sheet 1 of 1)

NOTES:
1. INSTALL & MAINTAIN 4' TALL WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM DISTANCE OF 6' APART.
2. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION.
3. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.



WOOD SLAT FENCE DETAIL



WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL G-3 (01)
	04-30-20	Revised Notes	
	4-1-21	Added Plan Note	

(Sheet 1 of 1)

THE HOH GROUP, INC.
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623 Cooper Court
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2	PERMIT COMMENTS 06.

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

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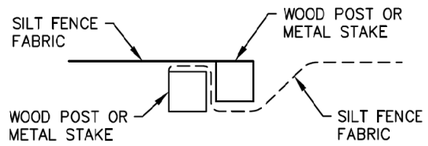
ATTACHING TWO SILT FILTER FENCES
(NOT APPLICABLE FOR J-HOOKS)



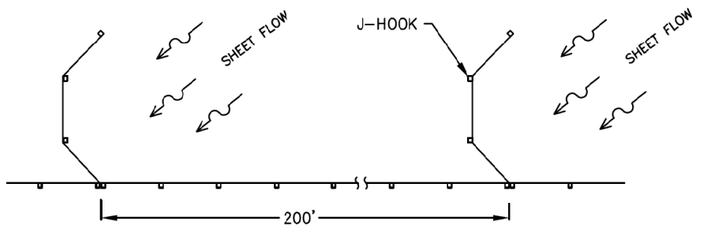
PLACE END-POST (STAKE) OF FIRST SILT FENCE ADJACENT TO END-POST (STAKE) OF SECOND SILT FENCE WITH FABRIC POSITIONED AS SHOWN

STEP 1

ROTATE POSTS (STAKES) TOGETHER 180 DEG. CLOCKWISE AND DRIVE BOTH POSTS (STAKES) 18" INTO GROUND

STEP 2

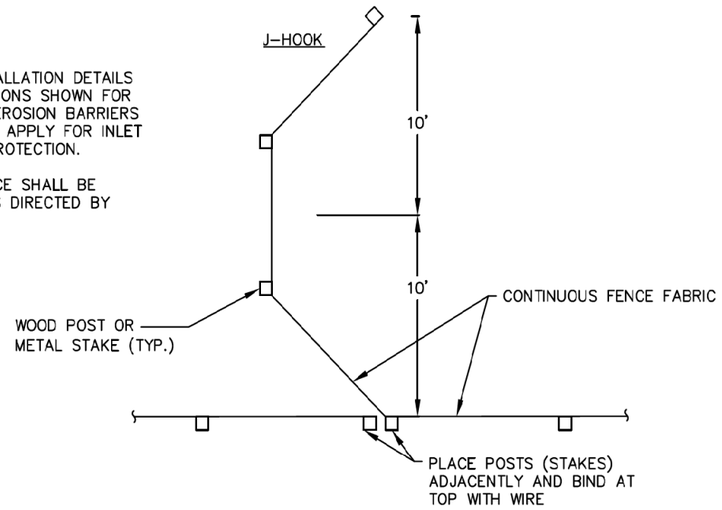
SILT FILTER J-HOOK PLACEMENT



NOTES:

1. THE INSTALLATION DETAILS AND DIMENSIONS SHOWN FOR PERIMETER EROSION BARRIERS SHALL ALSO APPLY FOR INLET AND PIPE PROTECTION.

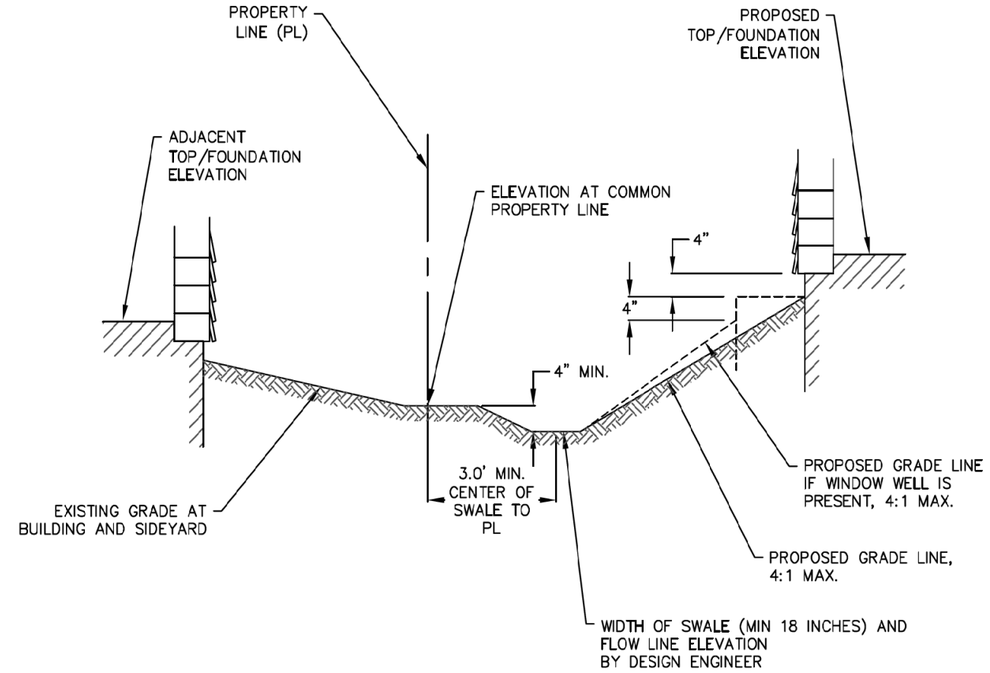
2. SILT FENCE SHALL BE REMOVED AS DIRECTED BY ENGINEER.



SILT FENCE DETAIL

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL G-10 (01)
	04-30-20	Revised Notes & Specifications	

(Sheet 1 of 2)



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)

The HOH Group, Inc.
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Schaumburg, IL 60173
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THE HOH GROUP, INC. ARCHITECTS | ENGINEERS

DRAWN BY:	AAF
DESIGN BY:	AAF
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5

RESIDENTIAL DEVELOPMENT, NORTHBROOK, IL

DRAWING TITLE

STANDARD DETAILS

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Resolution (ID # 6659)

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 (2005 Techny Road – Docket No. PCD-22-06)

is hereby adopted, as follows:

Section 1. RECITALS.

Techny Crossing, LLC (***"Applicant"***) is the owner of the property commonly known as 2005 Techny Road (***"Property"***). The Applicant has submitted an application to develop the Property as a three-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. 2021-37 rezoning the Property from the R-2 to the R-4 Single Family Residential District; and (ii) Resolution No. 2021-128 granting a subdivision variation to allow the storm water detention facility in an easement and approving a tentative plat of subdivision for the Property.

On April 18, 2023, the Plan Commission held a public meeting to consider Applicant's request for approval of a final plat of subdivision for the Property. On the same date, the Plan Commission recommended approval of the Final Plat of Subdivision in Resolution No. 2023-PC-06.

Applicant has requested, pursuant to Section 3-203 of the Subdivision Code, approval of a final plat of subdivision for the Property to allow for subdivision of the existing lot of record on the Property into three residential lots (***"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 Techny Crossing Subdivision," prepared by Sanchez, consisting of one sheet, with a latest revision date of March 21, 2023, 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 Three-Lot Single Family Residential Subdivision (2005 Techny Road) (Docket No. PCD-22-06) relating to the Property.

Scheduled: 5/9/2023

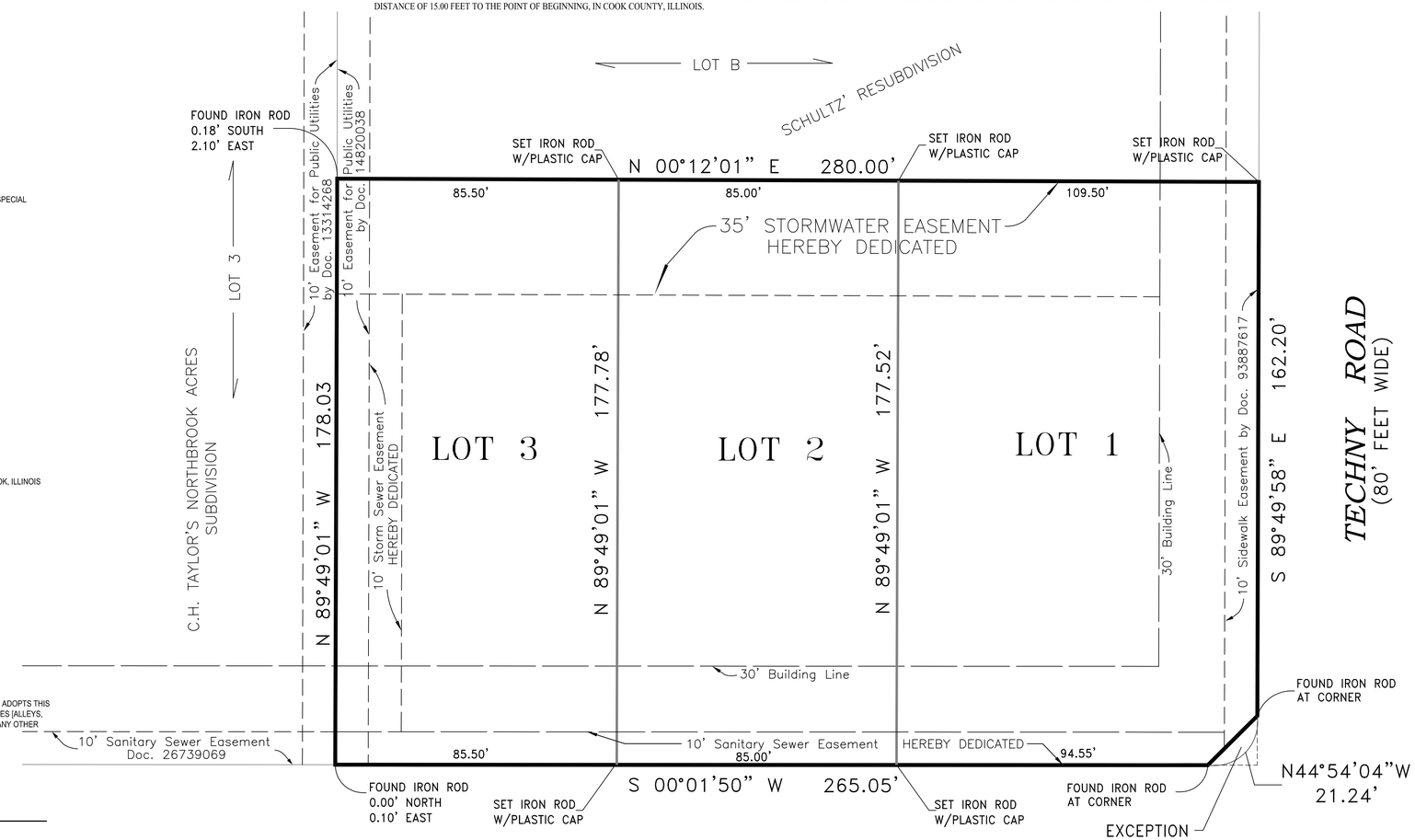
ATTEST:

_____
Village President

_____
Village Clerk

TECHNY CROSSING RESUBDIVISION

A RESUBDIVISION OF LOT A OF SCHULTZ' RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1950 AS DOCUMENT NUMBER 14820038, IN COOK COUNTY, ILLINOIS.
EXCEPT THAT PART OF LOTS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST AND ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'
0 10' 20' 30' 40'

ABBREVIATIONS LEGEND

NORTH	N
SOUTH	S
EAST	E
WEST	W
DOCUMENT	DOC.
RECORDED	REC.

LEGEND

RECORD DIMENSION	(50')
UNDERLYING SUBDIVISION	
ROW LINE	
EASEMENT LINE	
LOT LINE	
SUBDIVISION BOUNDARY LINE	

LOCATION MAP
NOT TO SCALE

VILLAGE TREASURER

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

_____ _____
DATE VILLAGE TREASURER

VILLAGE ENGINEER APPROVAL

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, ILLINOIS

ON THIS _____ DAY OF _____ 20___.

_____ _____
DATE VILLAGE ENGINEER

VILLAGE PRESIDENT

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, ILLINOIS

ON THIS _____ DAY OF _____, 20_____.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

OWNER'S CERTIFICATE

_____ OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES [ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED AT _____,

THIS _____ DAY OF _____ A.D., 20___.

_____ BY: _____
OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, _____ (TITLE) AND

_____, _____ (TITLE)

_____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D.; 20____.

BY: _____
NOTARY PUBLIC

NOTES:
1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ARC DISTANCES ARE ALONG ALL CURVES.
3. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

SHERMER ROAD
(100 FEET WIDE)

REGISTERED PROFESSIONAL ENGINEER AND OWNER
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER _____ REGISTERED PROFESSIONAL ENGINEER

NAME: _____ NAME: _____

DATE: _____ FIRM: _____

DATE: _____
(SEAL)

Property is located within High School Distric 225 and Elementary School Distric 30

Upon recording mail to: Sanchez & Associates, P.C.
180 Crossen Ave,
Elk Grove Village, IL. 600007

Mail Tax Bill to: Michael Rourke
@properties
1235 Somerset Drive
Glenview, IL. 60025

SURVEYOR'S NOTES:

1. PROPERTY IS LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD - ZONE X COVERED BY PANEL 17031C0227J DATED OCTOBER 2020.

2. LOT 1: 19,313 SQ. FT. OR 0.443 ACRES, MORE OR LESS.
LOT 2: 15,100 SQ. FT. OR 0.347 ACRES, MORE OR LESS.
LOT 3: 15,211 SQ. FT. OR 0.349 ACRES, MORE OR LESS
TOTAL PROPERTY AREA IS APPROXIMATELY49,624 SQ. FT. OR 1.139 ACRES, MORE OR LESS.

3. P.I.N. 04-16-405-027-0000

4. TITLE COMMITMENT No. 15010610LP Effective April 28, 2015

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, GERARDO SANCHEZ, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON PIPE MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE NORTHBROOK SUBDIVISION AND DEVELOPMENT CODE (1991); THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

DATED THIS 21ST DAY OF MARCH , 2023.

Gerardo P. Sanchez
GERARDO SANCHEZ - ILLINOIS PROFESSIONAL
LAND SURVEYOR NUMBER 35-3486
LICENSE EXPIRATION DATE 11/30/2024

STATE OF ILLINOIS · GERARDO P. SANCHEZ · 35-3486 · CHICAGO, ILL. · PROFESSIONAL LAND SURVEYOR

SANCHEZ
180 CROSSEN AVE.
ELK GROVE VILLAGE, IL 60007
PHONE 773-444-0144
FAX 847-232-3104

CLIENT: Techny Crossing, LLC.

JOB No. 202127

DRAWING: Plat of Re-Subdivision Techny Crossing.dwg

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
7/1/2021	NORTHBROOK VILLAGE COMMENTS		
3/13/2023	NORTHBROOK VILLAGE COMMENTS		
3/21/2023	NORTHBROOK VILLAGE COMMENTS		

PLAT OF SUBDIVISION

TECHNY CROSSING SUBDIVISION

DRAFTING COMPLETED: 03/13/2023	DRAWN BY: GH	PROJECT MANAGER: GSP
FIELD WORK COMPLETED: 04/23/2021	CHECKED BY: GSP	SCALE: 1"= 20'

SHEET 1 OF 1

Attachment: 2005 Techny - Final Plat of Re-Subdivision (6659 : A Resolution Approving a Final Plat of Subdivision for 2005 Techny Road)

MEMORANDUM
VILLAGE OF NORTHBROOK
FIRE DEPARTMENT

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: ANDREW CARLSON, FIRE CHIEF

DATE: May 9, 2023

SUBJECT: A RESOLUTION APPROVING AN IGA WITH THE NORTHBROOK FOREIGN FIRE INSURANCE BOARD

Changes to the Illinois Foreign Fire Insurance License Fee Act that took effect January 1, 2023 allows Foreign Fire Insurance Boards to establish, manage, and maintain an account for the holding and expenditure of all funds paid to the board. In the past, the Village of Northbrook established, managed, and maintained the account for Northbrook's Foreign Fire Insurance Board ("FFIB"). As a result of the January 1st changes, the FFIB has elected to establish, manage, and maintain their own account starting May 1, 2023 thereby separating their funds and governance from the Village.

The Village Board approved amendments to the Municipal Code on April 25, 2023, to reflect the May 1, 2023 changes. In addition, an Intergovernmental Agreement (IGA) between the Village and the FFIB has been prepared since foreign fire insurance license fees must be used for the maintenance, use, and benefit of the Fire Department. The IGA identifies the structure of the relationship between the FFIB and the Village which still exists. This resolution approves IGA and formally defines the structure and parameters of the new relationship between the FFIB and the Village of Northbrook.

Resolution (ID # 6670)

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 the Northbrook Foreign Fire Insurance Board

is hereby adopted, as follows:

Section 1. RECITALS.

Changes to the Illinois Foreign Fire Insurance License Fee Act (65 ILCS 5/11-10-0.01 *et seq.*) ("***Act***") enacted by Public Act 102-0740 that took effect January 1, 2023 allow Foreign Fire Insurance Boards to establish, manage, and maintain an account for the holding and expenditure of all funds paid to local fire insurance boards. Historically, the Village of Northbrook ("***Village***") established, managed, and maintained a financial account for Northbrook's Foreign Fire Insurance Board ("***FFIB***").

As a result of the recent changes to the Act included in P.A. 102-0740, the FFIB has elected to establish, manage, and maintain their own financial account commencing May 1, 2023, thereby separating their funds and governance from the Village. However, as foreign fire insurance license fees still may only be expended for the maintenance, use, and benefit of the Village's Fire Department, the FFIB and the Village must maintain a contractual relationship guaranteeing the proper use of those funds.

The FFIB and the Village have determined that is it in their best interests to enter into an intergovernmental agreement ("***Agreement***") to define the parameters of the new relationship between the two governmental bodies. The FFIB and the Village are authorized to enter into the Agreement pursuant to the Illinois Constitution, Article VII, Section 10, and the Intergovernmental Cooperation Act, 5ILCS 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 the Agreement on behalf of the Village.

Scheduled: 5/9/2023

ATTEST:

Village President

Village Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE NORTHBROOK FOREIGN FIRE INSURANCE BOARD AND THE VILLAGE OF NORTHBROOK

THIS INTERGOVERNMENTAL AGREEMENT (***"Agreement"***) is made and entered into as of the 26 day of April, 2023 (***"Effective Date"***), and is by and between the Northbrook Foreign Fire Insurance Board, an Illinois foreign fire insurance board (***"FFI Board"***), and the Village of Northbrook, an Illinois home rule municipal corporation (***"Village"***) (collectively, the FFI Board and the Village are 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 and the FFI Board's statutory powers, the Parties agree as follows:

SECTION 1. RECITALS.

A. Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.,* authorize and encourage intergovernmental cooperation.

B. The FFI Board is an Illinois foreign fire insurance board established and operated by the members of the Village's Fire Department (***"Fire Department"***) pursuant to the Foreign Fire Insurance License Fee Act, 65 ILCS 5/11-10-0.01 *et seq.* (***"Act"***).

C. Pursuant to the Act, the FFI Board is, and operates as, an entity independent from the Village, and is responsible for collecting the foreign fire insurance license fees imposed by the Act (***"License Fees"***). The Act authorizes the FFI Board to expend License Fees for the maintenance, use, and benefit of the Fire Department.

D. Section 11-10-2(a) of the Act authorizes the FFI Board to contract for services, including, without limitation, accounting and professional services.

E. The Parties desire to enter into this Agreement to set forth their respective rights and obligations of the Village and the FFI Board regarding the use of Village resources and the approval, use, and ownership of purchases made by the FFI Board using the License Fees.

SECTION 2. ADMINISTRATIVE SERVICES.

A. Effective May 1, 2023, the FFI Board will no longer use Village bank accounts, accounting, procurement, record keeping, clerical services, or any other Village administrative services related to the financial management, collection, and expenditure of License Fees.

B. Village Resources.

1. Meeting Locations. The FFI Board may use Village Hall or other Village-owned property for meetings, subject to availability of meeting rooms (***"Meeting Locations"***). The FFI Board must coordinate in advance the specific schedule for use of the Meeting Locations with the Village Administrator, or their designee.

2. Village Staff Resources. Except for the provision of the Meeting Locations and the services explicitly described below, the FFI Board may not use Village staff to perform any of its operations or legal obligations.

Attachment: FFIB IGA 2023 (6670 : A Resolution Approving an IGA with the Northbrook Foreign Fire Insurance Board)

a. Freedom of Information Act and Other Records Requests.

1. Village staff will handle all FOIA requests, subpoenas, and other lawful requests for records submitted to the Village. Any FFI Board records, including, without limitation, emails, that are in the possession of the Village, including data and other electronic records stored on Village servers or cloud storage accounts, may be subject to disclosure by the Village at the Village's sole discretion. The FFI Board agrees it will cooperate fully with the production of any records in the possession of the Village determined by the Village to be appropriate for disclosure.

2. The FFI Board is responsible for compliance with any FOIA requests, subpoenas, and other lawful requests for records submitted to the FFI Board.

b. Open Meetings Act. Village staff will assist the FFI Board in posting FFI Board meeting agendas at the meeting location, if the FFI Board is meeting on Village-owned property, but only at the express direction of the FFI Board. The Village is not responsible for verifying or assisting with the FFI Board's compliance with the OMA.

3. Village Equipment and Supplies. The FFI Board may use, for minor and incidental FFI Board purposes, the Village-owned equipment, including, without limitation, computers, copiers, printers, and phones, that the members of the FFI Board use in their capacity as members of the Fire Department; provided, however, that the FFI Board understands and agrees that any records held on such equipment, retained on Village property, or located on Village servers are subject to disclosure pursuant to the Illinois Freedom of Information Act (***"FOIA"***), the Illinois Open Meetings Act (***"OMA"***), in response to a subpoena or court order, or as otherwise required by law.

4. Other Village Resources. Except for the Village Resources as set forth in Section 2.B of this Agreement, the FFI Board may not use any other Village resources for its operations.

B. Audit Services. Section 11-10-2 of the Act requires the FFI Board to audit the License Fee funds to verify that the funds have been expended by the FFI Board only for the purposes authorized by the Act. If the Village is required to include the FFI Board, its operations, or the FFI Board Account in the Village's required annual audit, the FFI Board will reimburse the Village for the actual costs attributed to the inclusion of the FFI Board in the audit. The Village makes no representation that the Village audit satisfies the FFI Board's obligation to perform its own audit. Otherwise, if the Village is not required to include the FFI Board, its operations, or the FFI Board Account in the Village's audit, the FFI Board will remain solely responsible for completion of its own audit in accordance with the Act.

Because the Village will provide administrative services to the FFI Board in connection with the License Fees through April 30, 2023, it is understood the Village's Audit for the year ending April 30, 2023, will include the audit of License Fees.

SECTION 3. FFI BOARD PURCHASES.

A. Cooperation Regarding FFI Board Purchases. The FFI Board and the Village will

Attachment: FFIB IGA 2023 (6670 : A Resolution Approving an IGA with the Northbrook Foreign Fire Insurance Board)

cooperate regarding planning for, and purchasing of, materials, equipment, training, services, and supplies for the maintenance, use, and benefit of the Fire Department (collectively, ***"FFI Board Purchases"***).

B. Village Approval of FFI Board Purchases. The Parties understand and agree that Village Fire Chief has authority to determine what equipment, materials, training, services, and supplies are used by Fire Department staff, installed on or within any Village facilities including fire stations, or installed or used on Village and Fire Department equipment and vehicles. The FFI Board will, to the extent practicable, consult with the Fire Chief prior to making any FFI Board Purchases. FFI Board Purchases will not be allowed for use by the Fire Department or on any Village-owned property or within any Village-owned vehicle unless the Fire Chief has approved the FFI Board Purchases in writing on a form approved by the Fire Chief.

C. Village Ownership of FFI Board Purchases. Ownership of and all right, title, and interest in all FFI Board Purchases will be transferred to the Village upon approval and acceptance by the Fire Chief. All FFI Board Purchase that have been approved by the Fire Chief that have a useful life beyond one year and a value that exceeds $1,000 will be transferred to the Village via a bill of sale prior any use of the FFI Board Purchase by the Fire Department. The bill of sale will be substantially in the form attached to this Agreement as Appendix A.

D. Service Contracts. The Parties acknowledge and agree that prior to any FFI Board Purchases that involve the purchase of services being performed on Village owned property or for the benefit of Village employees, the services must be approved by the Fire Chief in advance in accordance with Section 3.B of this Agreement. If approved, the Village will enter into a contract with the service provider directly for the services and the FFI Board will reimburse the Village for the cost of such services. All service contracts must be signed by the Village Manager and contracts over $20,000 must be additionally approved by the Village Board of Trustees.

SECTION 4. COMPLIANCE WITH LAWS.

A. The Act. The FFI Board will, at all times, operate in compliance with the Act, as it may be amended from time to time.

B. Other Laws, Ordinances, and Regulations. It is the responsibility of the FFI Board to comply with all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including, without limitation, the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.*, Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.*, and Illinois Local Records Act, 50 ILCS 205/1 *et seq.* as it applies to the administration and operation of the FFI Board.

SECTION 5. WAIVER OF LIABILITY; INDEMNITY.

A. Assumption of Liability. The FFI Board assumes any and all liability arising from the use of Meeting Locations and Village equipment and supplies used for FFI Board purposes or operations as allowed under this Agreement.

B. Indemnification. The FFI Board will indemnify, hold harmless, and defend the Village against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with: (i) the use of Meeting Locations or the Village equipment and supplies for FFI Board operations; (ii) this Agreement; (iii)

Attachment: FFIB IGA 2023 (6670 : A Resolution Approving an IGA with the Northbrook Foreign Fire Insurance Board)

any failure to meet the representations or obligations of the FFI Board set forth in this Agreement; or (iv) the FFI Board's failure to comply with the Act.

C. No Warranties. The Board acknowledges and agrees that the Village is providing the use of Meeting Locations, equipment, and supplies to the FFI Board without any warranties, whether express or implied, and that the Village does not represent or warrant that the Meeting Locations, equipment, or supplies will meet any or all of the FFI Board's particular requirements, or that the Meeting Locations, equipment, or supplies will be without any defect or problem.

D. No Waiver of Tort Immunity Defenses. Nothing contained in this Agreement is or will be deemed to be a waiver of the defenses available to the Parties under the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 *et seq.,* with respect to claims by third parties.

E. Responsibility for Damage or Loss. The FFI Board will be responsible and liable for, and must promptly and without charge to the Village, repair or replace, damage done to, and any loss or injury (collectively, ***"Loss"***) suffered by, the Village to the extent the Loss arises out of the acts or omissions of the FFI Board.

F. Responsibility for Delay. The FFI Board may not hold the Village liable for any delays in the procurement or receipt of any FFI Board Purchases that may be due to compliance with the terms of this Agreement.

SECTION 6. TERM; TERMINATION.

A. Term. The term of this Agreement is for one year after the date on which the Agreement is fully executed (***"Term"***) and will automatically renew for successive one-year renewal terms unless terminated in accordance with this Agreement.

B. Termination. Either Party may terminate this Agreement with or without cause by providing 180 days' prior written notice to the other Party.

SECTION 7. ENFORCEMENT. The Parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement; provided, however, that the FFI Board agrees that it will not seek, and do not have the right to seek, to recover a judgment for monetary damages against the Village, or any of its elected or appointed officials, officers, employees, agents, representatives, or attorneys, on account of the negotiation, execution, or breach of this Agreement or on an account of a tort committed by the Village except for claims based on gross negligence or willful misconduct on the part of the Village. In the event of a judicial proceeding brought by one Party to this Agreement against the other Party to this agreement, the successful Party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 8. GENERAL PROVISIONS.

A. Binding Agreement. This Agreement is binding on and will inure to the benefit of the Parties, and their respective successors and assigns.

B. Amendments and Modifications. No amendment or modification to this Agreement

Attachment: FFIB IGA 2023 (6670 : A Resolution Approving an IGA with the Northbrook Foreign Fire Insurance Board)

will be effective until it is reduced to writing and approved and executed by the Parties to this Agreement.

C. Governing Laws; Venue. This Agreement will be governed by, construed, and enforced in accordance with the laws 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 Cook County, Illinois.

D. Authority to Execute. The Parties warrant and represent that the persons executing this Agreement on their behalf have been properly authorized to do so.

E. Interpretation. This Agreement will be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement will be construed as though all Parties participated equally in the drafting of this Agreement. As a result of the foregoing, any rule of construction that a document is to be construed against the drafting Party will not be applicable to this Agreement.

F. 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.

G. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation will be made, or be valid, against the Parties.

H. Entire Agreement. It is understood and agreed that all understandings and agreements between the Parties are merged in this Agreement and neither Party is relying upon any statement or representation, not embodied in this Agreement.

I. Assignment. This Agreement cannot be assigned by any Party without the written consent of the other Party and should any assignment be made by one Party without the written consent of the other Party, such assignment will be null and void.

J. 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 email. Email notices will be deemed valid and received by the addressee only upon explicit or implicit acknowledgment of receipt by the addressee. 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 8.J, 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.

To the Village: Cara Pavlicek, Village Manager
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
cara.pavlicek@northbrook.il.us

Attachment: FFIB IGA 2023 (6670 : A Resolution Approving an IGA with the Northbrook Foreign Fire Insurance Board)

With a copy to:
Andrew Carlson, Fire Chief
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
andrew.carlson@northbrook.il.us

With a copy to:
Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: Steven Elrod
E-mail: steve.elrod@elrodfriedman.com

To the FFI Board:

Northbrook Foreign Fire Insurance
[INSERT ADDRESS]
Attention: _____, Fire Chief and Chair of the FFI Board
Email: [INSERT PREFERRED EMAIL]

K. Counterpart Signatures. For the convenience of the Parties, this Agreement may be executed in counterparts, each counterpart will be deemed an original instrument, and such counterparts taken together will constitute one and the same Agreement.

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

IN WITNESS WHEREOF, the Parties agree to the terms of this Agreement and set forth their signatures below:

ATTEST:

By: _____
Title: Foreign Fire President

NORTHBROOK FOREIGN FIRE INSURANCE BOARD

By: _____
Its: Foreign Fire Secretary

ATTEST:

By: _____

VILLAGE OF NORTHBROOK

By: _____

Attachment: FFIB IGA 2023 (6670 : A Resolution Approving an IGA with the Northbrook Foreign Fire Insurance Board)

Appendix A

Village of Northbrook

Bill of Sale

KNOW ALL BY THESE PRESENTS, that the **NORTHBROOK FOREIGN FIRE INSURANCE BOARD** ("***Grantor***"), in consideration of Ten and no/100 Dollars ($10.00) and other consideration, the sufficiency and receipt of which are hereby acknowledged, does hereby sell, assign, transfer and set over to the **VILLAGE OF NORTHBROOK,** an Illinois municipal corporation, with its principal place of business at 1225 Cedar Lane, Northbrook, IL 60062 ("***Grantee***"), the following described personal property (collectively "***Personal Property***"):

[INSERT DESCRIPTION]

The Grantor represents and warrants to the Grantee that the Grantor is the absolute owner of the Personal Property, that all of the Personal Property is free and clear of all liens, charges and encumbrances, and that the Grantor has full right, power and authority to sell and transfer the Personal Property and to make this Bill of Sale.

The Grantor acknowledges that, upon this sale and transfer, the Grantee will be the sole and absolute owner of the Personal Property, and will have the right to use the Personal Property in any manner it deems appropriate, including, without limitation, affixing the Personal Property to posts and other fixtures owned by the Grantee and located on public property and public rights-of-way, for public viewing and display.

If this Bill of Sale is signed by more than one Grantor, all persons so signing shall be jointly and severally bound hereby.

[SIGNATURE PAGE FOLLOWS]

Attachment: FFIB IGA 2023 (6670 : A Resolution Approving an IGA with the Northbrook Foreign Fire Insurance Board)

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: MICHAELA KOHLSTEDT, DEPUTY DIRECTOR OF DPS

DATE: May 9, 2023

SUBJECT: A JOINT PUBLIC HEARING ON ERICKSON SENIOR LIVING AT 916 DUNDEE ROAD

INTRODUCTION

On May 9, 2023 the Board of Trustees and Plan Commission will conduct a joint public hearing on the amended application for concept plan approval filed by Erickson Living Properties, LLC (the "Applicant") as contractual purchaser of 916, 940, and 1002 Dundee Road (the "Subject Property") which is owned by GA Northbrook, LLC (the "Owner") for the purpose of authorizing the following zoning relief to allow construction of a continuing care retirement center (CCRC) consisting of 800 independent living units, and 108 assisted living units consisting of 155 beds:

A. Comprehensive Plan Amendment;
B. Rezoning approximately 52.52 (of the 127.11) acres of the Subject Property from Open Space (OS) District to Residential Specialty (RS) District;
C. Rezoning approximately 11.315 (of the 127.11) acres of the Subject Property from Open Space (OS) and R-2 Single Family Residential to Institutional Building (IB) District;
D. Special Permit for Concept Planned Development;
E. Special Permit to allow an increased maximum building height of 65 feet and 4-stories in the RS District;
F. Special Permit to allow an increased maximum floor area ratio (FAR) to 0.645 in the RS District;
G. Tentative Plat of Subdivision;
H. Site Plan approval;
I. Variation of the Subdivision Code to allow construction and maintenance of private streets;
J. Waiver of the Subdivision Code requirement to bury overhead utility lines;
K. Exception for parking stall dimensions;
L. Approval of such other zoning relief as may be necessary to accommodate the development of the Subject Property as proposed by the Applicant.

The public hearing was properly noticed in the April 20, 2023, edition of the *Northbrook Herald*. A sign has been posted on the Subject Property indicating the time and date of the public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code and the Subdivision and Development Code have been satisfied. There have been no public comments received following the April 20 public notice. All previous public correspondence included on the original proposed plan have not

been attached to this report, but can be found on the Village website under the previously noticed public hearing and meeting agendas.

PROPERTY DESCRIPTION

The Subject Property is:

- located on the north side of Dundee Road, west of Skokie Boulevard;
- consists of 127.11 acres which was used as a golf course that closed in 2016;
- currently vacant with the structures on the site demolished in 2022;
- zoned OS Open Space District, with the exception of three small parcels along Dundee Road totaling 2.7 acres zoned R-2 Single Family Residential;
- surrounded by land uses and zoning identified on the attached application summary document;
- designated as appropriate for Open Space and Outdoor Recreation uses with the exception of the 2.7 acres of single family zoned parcels designated as appropriate for Multi-Family 6-9 dwelling units per acre Residential in the Comprehensive Plan Future Land Use Map, which serves as a guide to zoning and land use decisions, designates the Subject Property as;
- located in an area where some land can be found within the 100-year flood plain located in the southwest corner of the Subject Property; and
- located on Dundee Road which the Master Bicycle and Pedestrian Plan indicates a preference for installation of a sidepath on the north side of Dundee Road in front of the Subject Property.

BACKGROUND INFORMATION

- The original application submitted by the Applicant underwent a public hearing process with the Plan Commission on July 19, 2022, August 2, 2022, August 16, 2022, and September 6, 2022 with the Plan Commission approving a Resolution recommending denial on September 20, 2022. The application materials, staff reports, public correspondence, and minutes of those meetings can all be found on the Village website.

- October 25, 2022 the Board of Trustees considered the Plan Commission recommendation for denial, and Architectural Control Commission recommendation of approval for the originally proposed continuing care retirement community on the Subject Property. During the meeting the Village President stated that the Applicant had informed the Board of Trustees that significant changes were being made to the proposed development.

- December 13, 2022 an amended schematic site plan was presented at a Committee of the Whole meeting of the Board of Trustees, which indicated changes reducing the developed land for the proposed CCRC and increasing the amount of land proposed to be donated to the Village. This revised plan also incorporated a reduction in the overall proposed height of the development.

  During the December 13 meeting the Board of Trustees stated that a new public hearing would be noticed to be conducted jointly by the Board of Trustees and the Plan Commission to review the revised design proposal, and that a subsequent meeting of the Committee of the Whole of the Board of Trustees would occur to review the specifics of the revised affordable housing proposal and other specific items related to the revised scope of proposal.

- April 11, 2023 the Committee of the Whole of the Village Board conducted a meeting to discuss the specifics of the affordable housing proposal submitted by the Applicant. During the discussion the Applicant presented three options seeking an alternative means of compliance with the affordable housing ordinance. A representative from Community Partners for Affordable Housing (CPAH), a contractual consultant with the Village, also presented a recommendation following a review of the three options for the Board to consider a full payment of a fee-in-lieu of constructing affordable units. Following a brief discussion the Board ultimately concurred that a full payment of a fee-in-lieu would be the most appropriate alternative means of compliance with the ordinance for the proposed development given the fact that it is a continuing care retirement community with medical expenses included in the entrance fee and monthly payments.

The Applicant also provided the Board with updates on the following additional items:

- The Applicant has been working with IDOT in reviewing the revised development plan and stated that IDOT is indicating a traffic signal could be warranted at the development entrance on Dundee Road when approximately 650 units are occupied; which the attached narrative from the Applicant states to be Q3 of 2030. The Applicant further states that they will provide subsequent studies throughout the project in anticipation of moving the installation date forward.
- The proposed development plan continues to include dedication of approximately 73 acres for open space/park lands, including approximately 11 acres to be dedicated for future municipal use as a potential site for a fire station.
- Proposed emergency medical services plan to address calls related to lift assists and non-emergency medical calls. The proposal includes setting a base of anticipated calls, whereupon calls in excess of that number would result in a fee being established. A special service area (SSA) would be created on the Subject Property to ensure the development pays for the emergency medical calls via a property tax levy under the SSA. An emergency services impact fee would also be assessed should the development exceed the level of calls for service in the future as compared to the currently identified demand for emergency service calls by the project.

- It should be noted that the current proposed development plan was submitted for staff review based upon significant development site design, use intensity and open space dedication changes. The amended application was reviewed by Public Works (engineering and trees), Fire, Police, Development & Planning Services (zoning and sustainability), CPAH, Village Traffic Consultant, and the Village Attorney. At this time there were no additional comments requiring responses prior to the public hearing; however, it should be noted that the Fire Department review resulted in additional information to be addressed which is still under review. The most recent review comments are attached, along with the Applicant's response to each comment, for reference noting that items can be addressed during the final planned development approval process if the application proceeds with that process.

PROPOSED DEVELOPMENT PLAN

The Applicant submitted the attached revised development plan, which includes the following amendments from the original submittal:

- CCRC development contained within 52.206 acres (a reduction from the originally proposed 79 acres);
- Shifting the main entrance on Dundee Road east to accommodate public land dedications;
- Dedication of 62.305 acres for open space/park land to the Village and dedication of 11.315

acres to the Village for future municipal land use as a potential fire station;

- Reduced number of dwelling units from 1,175 to 908 units (of which the 108 assisted living units contain 155 beds);
- Reduced the number of buildings from ten to nine;
- Reduced building height of the CCRC from 68 feet and 5-stories to no taller than 65 feet and 4-stories;
- Shifted the buildings south on the Subject Property thereby increasing the distance from the north property line to a structure on the Subject Property from 178' and 140' to 217' and 421' respectively; and
- Increased the landscape buffering around the proposed development.

REQUESTED ZONING RELIEF

Comprehensive Plan Amendment

As referenced above, the Subject Property is designated as appropriate for Open Space and Outdoor Recreation (OSR) and Multi-Family (2.7 acres) uses per the Northbrook Comprehensive Plan.

- The purpose of the OSR classification is intended to provide areas to accommodate public and private open space and outdoor recreation areas. The Applicant requests a Comprehensive Plan amendment to the Future Land Use designation from OSR to Senior or Special Residential (SSR) designation for the development area proposed for the 52.206 acres in the center of the Subject Property.

  According to the SSR land use category from the Comprehensive Plan, the purpose is to provide areas for a wide range of residential uses of an institutional nature that provide housing and may also provide some level of personal care for residents. Moreover, the primary land use will be independent senior living facilities, assisted living facilities, while subordinate uses may include supportive services for the residents that are incorporated into the primary use. For example, supportive services include medical offices, recreational services, barber shops and convenience stores. The proposed CCRC indeed provides both independent senior living and assisted living land use.

- The Multi-Family Residential 6-9 dwelling units per acre is a comprehensive plan designation for the 2.7 acres of the Subject Property located along Dundee Road. The purpose of this classification provides areas for low-rise and attached cluster multi-family housing.

  To accommodate the amended application, the Applicant requests amending the Comprehensive Plan Future Land Use map to designate the 2.7 acres, as well as 8.6 acres of the OSR space, as appropriate for Government Facility (GF) designation. The purpose of the GF classification provides areas to accommodate existing and future government buildings, with subordinate land uses including open space supportive of governmental uses.

The Comprehensive Plan serves as a guide to zoning and land use decisions in the Village, and includes community-wide land use policies for general land use, and specifically for example, residential land uses, transitional land uses and open space areas. Some of the policies the Board of Trustees and Plan Commission may want to consider, as it relates to the request includes:

1. Maintain a balanced mix of land uses to meet the present and future demands of the community.

2. Preserve the Village's residential neighborhoods as desirable places to live.

3. Protect and enhance environmentally sensitive areas.

4. Plan land uses to achieve an efficient provision of public facilities and services.

5. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.

6. Continue to promote an adequate supply of quality residential development within Northbrook.

7. Promote a land use pattern that complements the planned community greenways system.

Rezoning

The proposed project requires rezoning the approximately 52.2 acres development are ("Lot 1") of the Subject Property from the (OS) Open Space District to the (RS) Residential Specialty District. Per the Zoning Code, the RS District is intended to provide opportunities for a wide range of institutional residential uses providing housing that may also provide some level of personal care for residents, such as senior living facilities and assisted living facilities. It also acknowledges that the facilities constructed in this district may be of a different scale and function than other multiple family buildings, and the uses allowed in this district are also generally compatible with office and commercial uses and can function as transitional uses between these districts and other residential districts. Of note, the RS District is the same zoning designation that had been used for Encore at the Lodge on Founders Drive, as well as Northshore Place on Sunset Ridge Road.

The Subject property is located on an arterial street (Dundee Road) and adjacent to R8 Multi-Family Residential District to the southeast, OS Open Space District to the south, R-2 Single Family Residential District to the west, and unincorporated single family residential to the north. When accounting for the proposed land dedication surrounding the 52.2 acres, the Lot seeking rezoning to RS would be entirely surrounded by remaining OS Open Space, with the exception of 11.315 acres of a southern portion of the Subject Property seeking rezoning to IB Institutional Building District.

When determining the appropriateness of a request for a rezoning the Board of Trustees and Plan Commission will want to take the following standards into consideration:

1. The existing uses and zoning classifications of properties in the vicinity.
2. The trend of development in the vicinity, including changes, if any, in such trend since the site was placed in its present plan designation or zoning classification.
3. The extent to which the value of the land is diminished by the existing zoning classification.
4. The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.
5. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
6. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

8. The suitability of the site for uses permitted under its present zoning.
9. The availability of adequate ingress to and egress from the site and extent to which traffic conditions in the immediate vicinity could be affected.
10. The availability of adequate utilities and essential public services to accommodate the uses permitted under the present zoning.
11. The length of time, if any, that the site has been vacant, considered in the context of the space of development in the vicinity of the site.
12. The community need for the proposed map amendment for the uses the development would allow.

Special Permits

As part of the proposed plan, the Applicant seeks special permits for three requests: (a) concept planned development; (b) to allow an increased maximum building height of 65' in the RS District; and (c) an increased maximum FAR to 0.645 in the RS District (0.40 is allowed by right).

A planned development is a distinct category of a special use permit, and consists of a two-steps: (1) development concept plan approval and (2) final plan approval. This two-step process is similar to the subdivision process, which includes tentative and final plat approvals. The concept plan approval step is intended to provide the Applicant an opportunity to submit a plan showing the basic scope, character and nature of the entire proposed planned development. The final plan approval stage is intended to refine and implement the development concept plan and to serve as a complete, thorough and permanent public record of the planned development inclusive of final engineering drawings.

As a reminder to the Board of Trustees and Plan Commission, the planned development technique is intended to allow the relaxation of certain standard Zoning Code regulations to achieve the following objectives:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.
4. Combination and coordination of architectural styles, building forms, and building relationships.
5. Provision for the preservation and beneficial use of open space.
6. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.
7. Encouragement of land uses that promote the public health, safety and general welfare.

In a standard subdivision, each residential lot must comply with the bulk, space, and yard requirements of its designated zoning district. However, in a planned development, these standards are applied across the entire property. This means that when applying the minimum lot area, minimum lot width, and minimum yards for the proposed planned development, the Village uses the perimeter property lines of the entire site when determining these minimum development standards. The maximum gross floor area, maximum lot coverage, and maximum building coverage area are also spread across the entire site in a planned development.

Given the potential flexibility through the planned development technique as it relates to zoning relief, the other two requested special permits are appropriate to seek and contemplated as such in the RS District as potential options for special permit requests. The first is a special permit to allow an increase in height from 35' and three stories to 65' and four stories in the RS District. Moreover, this special permit request pertains to only some of the interconnected buildings of the planned development site since the buildings range in height not to exceed the requested special permit height. The attached architectural plans submitted by the Applicant depict the varying building heights. The second zoning relief request is based on scale of bulk, with a request for a special permit to increase the permitted FAR from 0.4 to 0.645.

At a high level, the proposed GFA on the (Lot 1) approximately 52.52 acre site plan to be developed on the 127.11 Subject Property is 0.26. The maximum FAR per the Zoning Code in the RS District is 0.40. However, the Zoning Code definition for gross floor area does not permit publicly dedicated land to be counted towards FAR. Thus, the Applicant's proposed GFA must be divided by the approximately 52.52 acres and not the total 127.11 Subject Property area. Given this requirement, the Applicant's proposed FAR of 0.645 requires a Special Permit.

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

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

When reviewing the above items to consider special permit requests for a concept planned development with buildings in excess of the district height limitation and an FAR in excess of 0.40, specific consideration should be made to items 1, 2, and 5.

Tentative Plat of Subdivision and Site Plan Approval

As part of the requested relief, the Applicant continues to seek tentative plat approval to resubdivide the Subject Property into five lots, of which the development would occur on Lot 1, Lots 2, 4, and 5 would be dedicated for open space/park use, and Lot 3 for future municipal use. The proposed tentative plat of subdivision attached for review also includes easements on the various lots to accommodate the proposed stormwater system for the Subject Property.

While the Applicant indicates in the attached narrative that Lots 2, 4, and 5 are all proposed to be dedicated to the Park District, following discussions the Park District has only expressed interest in Lot 2 at this time, but the Applicant has stated that it will ensure Lots 4 and 5 remain open space even if it is not dedicated to the Park District. This can be achieved through maintaining the Open Space zoning and placing a Restrictive Covenant on the lots if needed. The specifics of lot dedication will be addressed during the Final Planned Development and Final Plat approval process if the Applicant proceeds in that direction.

The overall site plan proposed by the Applicant remains similar to the original design with one less building and shifting the proposed structures to contain them within Lot 1 boundaries allowing for buffering around the proposed development. Shifting the development south on the Subject Property and slightly east to accommodate the dedicated parcels and necessary stormwater design has resulted in a minor reduction of the building setback from Ballantrae to the east of the Subject Property. The original plan included a 269 foot setback from the eastern property line, which was increased at one point to a 516 foot setback, and now the plan proposes a 276 foot setback.

The site plan maintains the one main full access entrance off of Dundee Road with an emergency access road located on the east side of the Subject Property which connects to an existing emergency access drive. The Applicant is also proposing a driveway into the marketing center parking lot off of Dundee Road. This driveway appears to also account for full access in and out of the marketing center.

The Applicant requests a variation of the Subdivision Code to allow construction and maintenance of private streets located within the proposed development. It does appear that the majority of the paved driving surface within the development are actually shared driveways and drive aisles which are approximately 24 feet wide with parking stalls available accessible from the drive aisles, as well as pull off loading areas near the various buildings for moving trucks. The Applicant has also included specific loading spaces off of the streets for routine deliveries.

The proposed development has 1338 parking stalls, of which 837 spaces are interior garage spaces. The Applicant also requests an exception of the Zoning Code to allow a reduction in the parking stall dimensions within the garages from 20'x9' to 18'x9'. This is an allowed exception to seek when requesting approval of a planned development. The Village has granted similar exceptions for similar residential uses.

The proposed site plan has specific building and roadway placement maximizing the amount of old growth trees that can be preserved to enhance the landscape design of the proposed development. The Applicant has included a detailed landscape plan attached for review, as well as a Sustainability Report discussing the native plantings process and tree preservation as well as the addition of new trees throughout the site to guarantee a vibrant and abundant landscape.

The Applicant has retained Kimley-Horn for its Stormwater Management Report, which is included with the application. According to the report, the existing site drains in two main directions to the Skokie River (east) and Chicago River (south west). There is a 100 year floodplain and floodway located in the south west corner of the site; however, it is not located within the limits of the area intended to be developed by the Applicant.

General stormwater management for the Subject Property will consist of open water detention ponds and native planted basins located throughout the site, and can be referenced in the attached Green Infrastructure sheet of the Landscape and Tree Survey plan. As is standard practice in Northbrook, all of the detention would be fully completed in the first phases of development.

The Applicant confirmed all stormwater detention ponds would be fully constructed and operational at the end of Phase 1. However, it notes that phase 1 is broken into multiple scopes corresponding to one or more buildings that will be starting and completing construction at different times. Necessary detention will be completed prior to the start of vertical building construction.

Lastly, it should be noted that the Applicant requests a waiver of the Subdivision Code's overhead utility

line burial requirement for the existing overhead lines located along the Subject Property's Dundee Road and Lee Road frontages. Included with the narrative provided by the Applicant is justification for the waiver, as well as a cost estimate to underground the lines along Dundee Road and the two areas where the Subject Property abuts Lee Road.

Affordable Housing

Included with the material submitted by the Applicant is the affordable housing proposal consisting of three options, which were discussed during the April 11 Committee of the Whole of the Board of Trustees. The Board indicated a preference for the option of full payment of the fee-in-lieu of constructing affordable units as recommended by the CPAH. The detailed analysis of the proposed options drafted by CPAH is attached for reference.

Sustainability

The Village has adopted the Climate Action Plan (CAP), and it is important to reference action items found in the CAP as they relate to development proposals. Tessa Murray, Sustainability Coordinator has drafted the attached Sustainability Addendum, which goes into further detail on CAP items relevant to the Subject Property's proposed plan and details of compliance by the Applicant.

As previously mentioned, the Applicant included a Sustainability Report listing items within the development aligning with action items found in the CAP. The Applicant's sustainability report is broken down into categories: Transportation and Land Use, Buildings and Energy, Waste Management, Water and Wastewater, Local Food and Agriculture, Health and Safety, and Greenspace and Ecosystem Health.

SUMMARY

While reviewing the request, the Board of Trustees and the Plan Commission will want to consider the following primary items:

1. Is it appropriate to amend the Comprehensive Plan to change the current Future Land Use designation of the Subject Property from Open Space and Outdoor Recreation (OSR) and Multi-Family designation to the Senior or Special Residential (SSR) and Government Facility designation?
    a. If a Comprehensive Plan amendment is appropriate, is it appropriate to rezone 52.52 acres of the Subject Property to RS Residential Specialty District to accommodate the proposed plan, and 11.3 acres to IB Institutional Building District to accommodate future municipal use along Dundee Road?
2. Is the proposed Concept Planned Development acceptable with an overall density of 800 Independent Senior Living units and 108 Assisted Living units (consisting of 155 beds) over approximately 52 acres?
    a. Is the site configuration adequate with the buildings located primarily in the center of the Subject Property?
        i. Is the requested Special Permit to allow an increased maximum building height of 65 feet and 4-stories appropriate as presented?
    b. Is there adequate ingress/egress site, as well as circulation throughout the Subject Property for not only vehicles, but also pedestrians?
        i. Is the variation of the Subdivision Code to allow construction and maintenance of private streets appropriate?
        ii. Is vehicular site access adequate with one entrance off of Dundee Road that will

not include traffic signal until a later phase of development?

c. Are the transitional areas between the Subject Property and the adjoining residences to the east (Ballantrae), west (Lee Road) and north (Morrison Road, south of the Edens Spur) appropriate?

d. Is the requested Special Permit allowing increased FAR to 0.645 in the RS District, appropriate, given that the proposed dedication of approximately 73 acres of public open space is not counted towards FAR?

e. Is the requested waiver of the Subdivision Code requirement for undergrounding overhead utility lines around the front entrance on Dundee Road appropriate, considering the Applicant's response to the factors for consideration?

3. Does the proposed site plan incorporate sufficient open space?

   a. Are the proposed areas of dedication for public use and open space adequate?

   b. Is there adequate open space maintained within the proposed CCRC development?

4. Does the plan include adequate environmental design elements?

   a. Are the proposed measures for EV charging stations, campus shuttle, stormwater management measures, native landscaping, LED technology, reduction in surface parking, community garden, etc. appropriate?

   b. Should additional sustainable design measures be required per the CAP?

Staff and the Applicant will be present for the May 9, 2023 joint Board of Trustees and Plan Commission public hearing to answer any questions that may arise.

Also attached to this report are two draft resolutions, one recommending approval and the other recommending denial, for the Plan Commission to consider following the close of the public hearing.

PCD-22-02
916, 940 and 1002 Dundee Road
APPLICATION SUMMARY

Applicant: Erickson Living Properties, LLC

Site Location: 916, 940 and 1002 Dundee Road

Requested Action:

A. Comprehensive Plan Amendment;
B. Rezoning approximately 52.52 (of the 127.11) acres of the Subject Property from Open Space (OS) District to Residential Specialty (RS) District;
C. Rezoning approximately 11.315 (of the 127.11) acres of the Subject Property from Open Space (OS) and R-2 Single Family Residential to Institutional Building (IB) District;
D. Special Permit for Concept Planned Development;
E. Special Permit to allow an increased maximum building height of 65 feet and 4-stories in the RS District;
F. Special Permit to allow an increased maximum floor area ratio (FAR) to 0.645 in the RS District;
G. Tentative Plat of Subdivision;
H. Site Plan approval;
I. Variation of the Subdivision Code to allow construction and maintenance of private streets;
J. Waiver of the Subdivision Code requirement to bury overhead utility lines;
K. Exception for parking stall dimensions;
L. Approval of such other zoning relief as may be necessary to accommodate the development of the Subject Property as proposed by the Applicant.

Proposal: Erickson Living Properties, LLC is proposing to develop the 127.11 acre former Green Acre (golf course) site for a Continuing Care Retirement Community for 800 Independent Living units and 108 health care units (Assisted Living, Memory Care and Skilled Nursing) consisting of 155 beds.

Existing Zoning & Land Use: OS Open Space District, with three small parcels along Dundee Road totaling 2.7 acres zoned R-2 Single Family Residential.

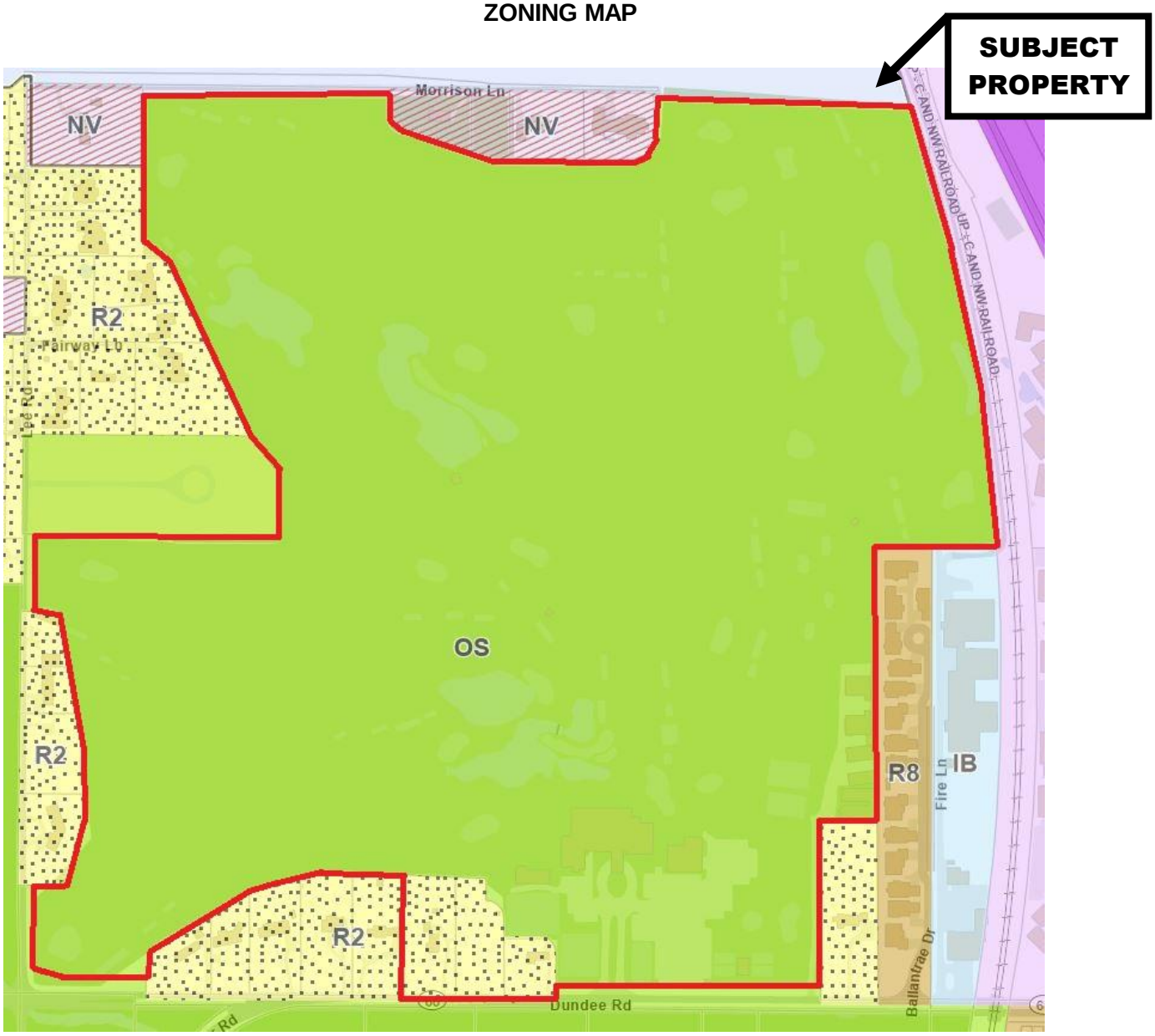
Surrounding Zoning & Land Use:

North: Unincorporated single family residential and the Edens Spur
South: OS Open Space consisting of Forest Preserve
East: R-8 Multiple Family Residential – with condo buildings
West: R-2 Single Family Residential and OS Open Space with additional forest preserve land

Comprehensive Plan Designation: Open Space and Outdoor Recreation (OSR) and Multi-Family

Attachment: 1 - Application Summary 916, 940 and 1002 Dundee (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

ZONING MAP



Attachment: 1 - Application Summary 916, 940 and 1002 Dundee (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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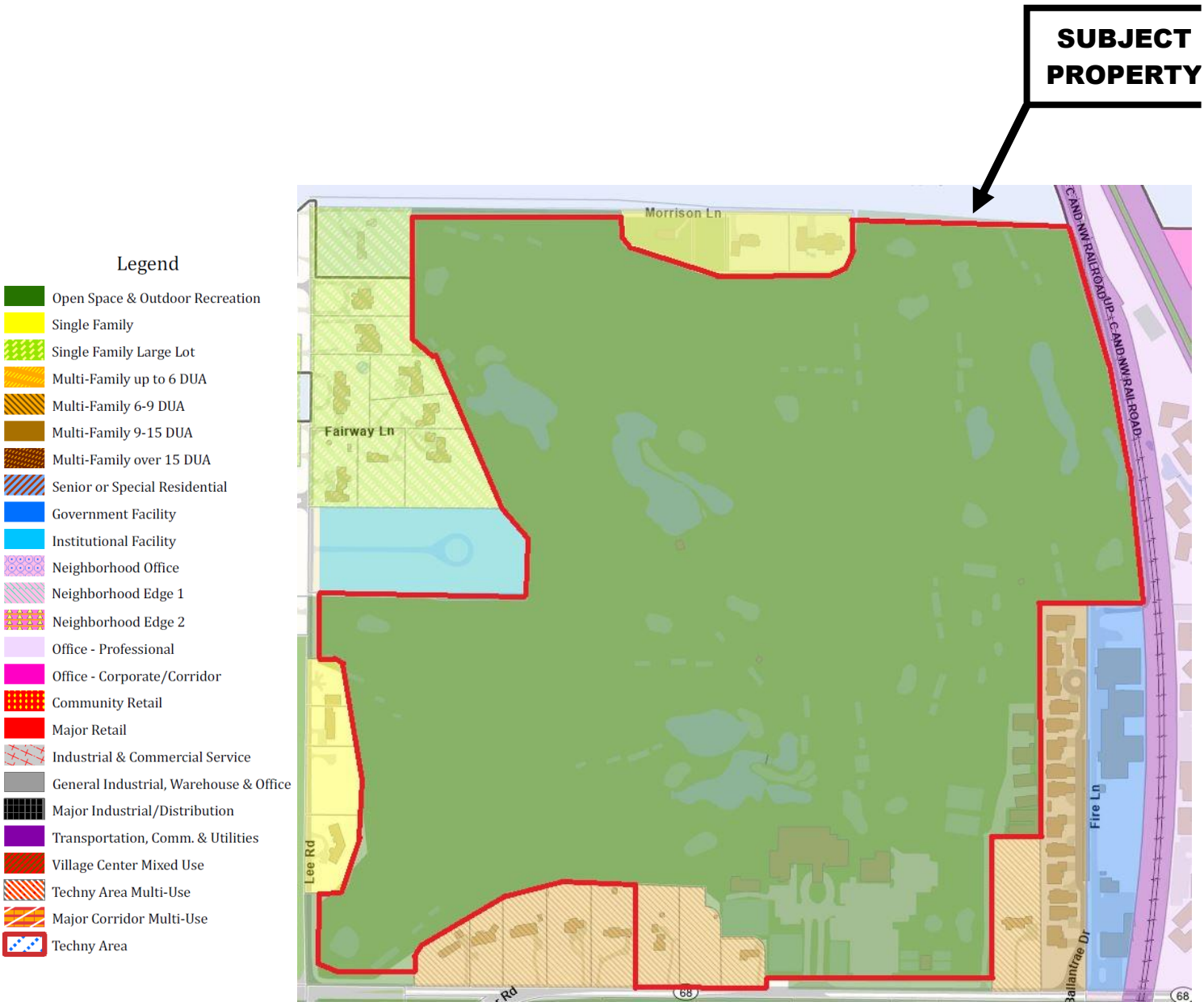
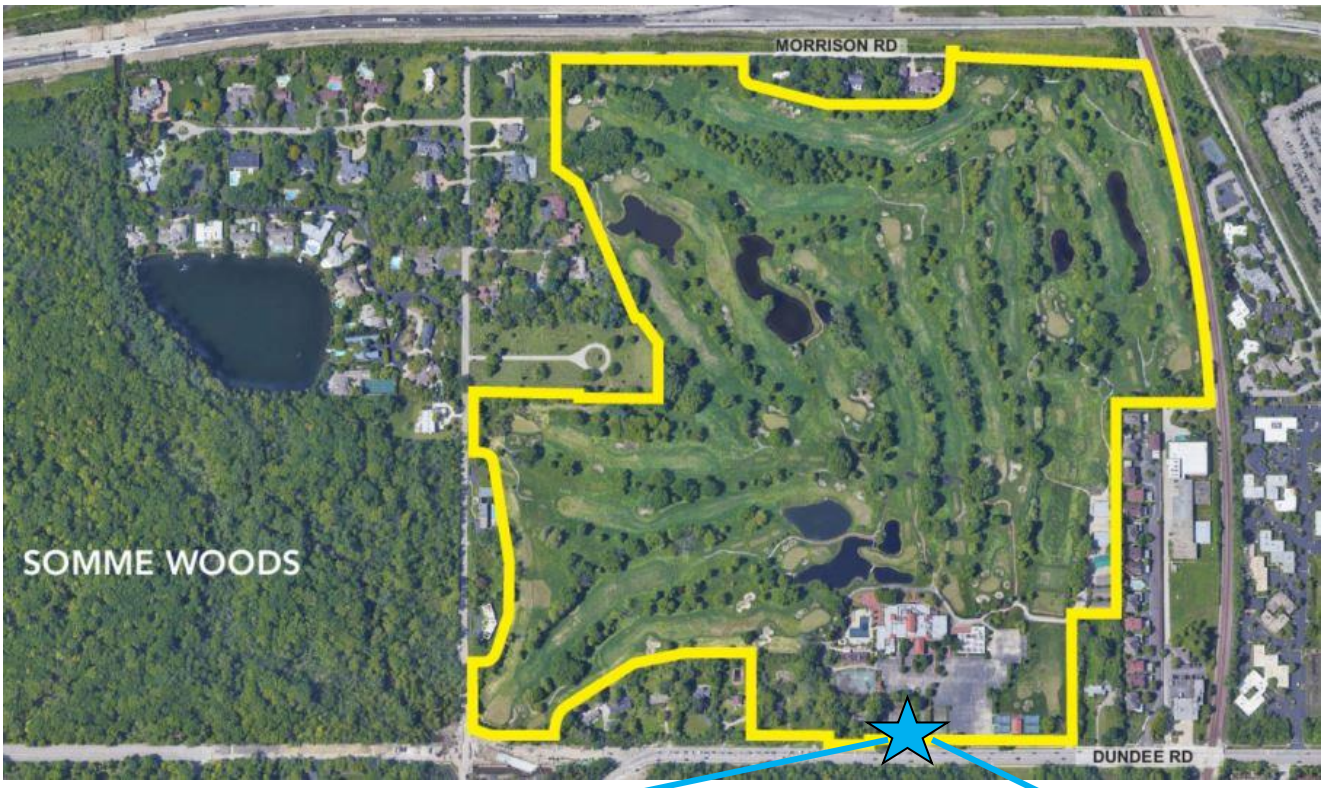
COMPREHENSIVE PLAN MAP



Aerial View and Streetview of Existing Entrance



Attachment: 1 - Application Summary 916, 940 and 1002 Dundee (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

Attachment: 2 - Sustainability Addendum (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

MEMORANDUM

To: Cara Pavlicek, Village Manager
From Tessa Murray, Sustainability Coordinator
Cc: Village Board of Trustees
Plan Commission
Date: May 9, 2023
Subject: PCD-22-02: 916 Dundee Road – Erickson Senior Living – Sustainability Addendum

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

Village staff provided Sustainability Comments in response to all submittals for the Erickson Senior Living development solely regarding applicable measures from the CAP. Staff confirms the plans address Climate Action Plan items requested of the Applicant as detailed below.

Under each section are a list of applicable action items from the CAP as they relate to the proposed development. Items noted in italics under each section are referencing what the Applicant's submittals have stated that they intend to include in the development.

1) TRANSPORTATION AND LAND USE

1A: Create opportunities to reduce tailpipe-emitting vehicles in the community by reserving a percentage of parking spots for electric vehicle charging.

Applicant proposes 1.5% of parking to be electric vehicle charging ports in surface parking and parking garage, including some wheelchair accessible stations. The plan includes "EV Readiness", with adequate electric supply and wiring to accommodate up to 10% of total parking spaces becoming equipped with charging ports.

1B: Reduce vehicle miles traveled per capita with carpooling programs.

Applicant proposes shuttle services for residents that will be hybrid or electric sedans.

1C: Support public transportation available to residents and employees.

Applicant states intention to: make community members aware of PACE 626 bus route, promote PACE carpool and Paratransit programs, and explore a partnership with Transportation Management Association of Lake-Cook.

1D: Create spaces for active transportation like biking and pedestrian amenities.

Applicant plans to provide outdoor bicycle racks and indoor bicycle storage rooms in the parking garage which are both to include e-bike charging.

1E: Create plan to mitigate and prevent vehicle idling.

Applicant plans to track and monitor fleet idle time in an effort to reduce emissions.

2) BUILDINGS AND ENERGY

2A: Incorporate high-performance energy efficiency measures in building stock.

Applicant states buildings within plan development will be more energy efficient and contain smaller housing units than traditional single-family homes.

2B: Commit to 100% LED interior and exterior lighting.

Applicant confirms all interior and exterior lighting will utilize LED technology. All parking garage lights, most common areas, and rooms used for administrative purposes will include motion sensing.

2C: Reduce energy demand through intentional building design; utilize EnergyStar appliances and Portfolio Manager for benchmarking.

Applicant states all resident apartment units will have EnergyStar certified appliances and energy-efficient windows. Concurrent with submission for building permit, Applicant will confirm building envelope compliance to the latest edition of ASHRAE 90.1.

2D: Strive for zero onsite fossil-fuel combustion in heating, cooling, water heating, and cooking.

Applicant plans to use fully integrated, variant refrigerant flow electric HVAC in buildings, which will be supplemented with a gas-operated Dedicated Outdoor Air System designed to condition outdoor air and provide continuous indoor air flow. Residential units include smart thermostats.

2E: Consider incorporating renewable energy installation in development: assess estimated cost of installation, including projections for energy generation and economic payback. Ensure proposed development is amenable to future solar installation in terms of building orientation, roof slope, size, and load considerations.

Applicant confirms building structures can accommodate rooftop solar as designed, and states PV viability assessment will occur in conjunction with building permit application.

2F: As its location suggests high potential for presence of migratory birds, allow safe passage of birds through intentional building design and lighting.

Applicant plans for building facades to incorporate solid "zero threat factor" surfaces without large expanses of reflective glass, as well as windows that minimize glaze reflection. While it has not yet been confirmed with a Photometric Schedule, Applicant states they selected exterior lighting to meet minimum requirements of Dark-Sky compliance for bird safety (i.e. full cutoff shielding and CCT ≤ 3000 K).

2G: Educate residents on energy efficiency incentives available through ComEd, as well as programs that support renewable energy such as Northbrook's Community Solar or Electric Aggregation.

Applicant states such programs will be investigated if PV installation is determined not economically viable at the onset of construction.

2H: Prioritize sustainable materials throughout development, including pavements, insulation, interior finishes, utility services, and appliances. This includes maximizing recycled content, domestic production, and lower embodied carbon costs of materials. If possible, commit to warm mix asphalt, low or zero-VOC paints. Consider resources such as ECOM Embodied Carbon Estimator from Structural Engineering Institute, or whole-building life cycle analyses.

Applicant response for this item states all buildings but one are proposed as wood-framed which naturally sequesters carbon. Applicant states civil engineers are investigating pricing and durability for inclusion of warm mix asphalt surfacing in proposed development.

3) WASTE MANAGEMENT

3A: Offer recycle and compost waste hauler services to all building types. Including recycling bins (and compost, when applicable) alongside garbage bins in common areas.

Applicant plans to provide recycling collection on each floor of residential buildings and administrative office areas. Applicant plans for composting services for organic waste at resident garden site and food scraps collection in dining facilities.

3B: Increase landfill waste diversion with elimination of single-use plastics.

Applicant states intention to explore ways to achieve 100% paper or compostable products in carry-out dining operations for residents.

3C: Strive for (or exceed) the Village's CAP goal for waste diversion of 50% of waste diverted from landfills by 2030.

Applicant states plans to utilize reusable masks and gowns as well as paper opt-out programming to reduce waste in employee operations. Additionally, applicant expresses willingness to track waste data through private hauling services and share progress with Village towards the diversion goal.

3D: Comply with Cook County's construction and demolition requirements for waste management.

Applicant proposes construction debris landfill waste diversion with recycling dumpsters.

4) WATER AND WASTEWATER

4A: Prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques in green infrastructure.

Applicant is working with Village Engineers to ensure compliance with stormwater management. Applicant proposes sustainable landscaping design with interconnected rain gardens and bioswales to collect and filter stormwater runoff prior to drainage into proposed detention. Applicant states plan development will utilize existing ponds and banks on site into proposed natural wetland basins. Landscape plan includes deep-rooted native plantings, no-mow areas, and minimal lawn space in need of irrigation.

4B: Utilize permeable pavers to reestablish natural hydrologic balance and reduce precipitation runoff volume.

Applicant proposes permeable pavements in the central pedestrian plaza. Applicant states permeable crushed granite pathways may be utilized for the perimeter trail and internal walking paths, only if determined safe for seniors to navigate following further investigation.

4C: Support water conservation in building appliances through utilization of smart technology, WaterSense appliances, or similar products.

Applicant proposes low-flow fixtures, bottle filling stations, and smart irrigation controller system that uses local weather station data to minimize overwatering.

4D: Promote the use of rain barrels for rooftop stormwater runoff collection and irrigation use to better

Attachment: 2 - Sustainability Addendum (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

conserve water resources.

Applicant agrees to provide rain barrels at the resident gardens.

4E: Discourage excessive use of de-icing salt to protect aquatic ecosystems from pollution and toxicity.

Applicant states plans to dedicate appropriate greenspace areas for snow stockpiling to minimize use of deicing salt to a practical degree.

5) LOCAL FOOD AND AGRICULTURE

5A: Promote self-sufficiency through growing local organic produce.

Applicant plans to provide a community garden for resident use and donate all excess harvest to Northfield Township Food Pantry or similar organizations. Applicant states garden crops will include native edible perennials.

6) CLIMATE HEALTH AND SAFETY

6A: Strengthen community response support networks to connect vulnerable populations to support and services during emergency events.

Applicant states the proposed continuing care retirement community will provide a safe and healthy environment to potentially vulnerable senior populations. Additionally, Applicant plans to administer a program promoting intergenerational interaction in which high school students are employed as wait staff in on-site restaurants and may qualify for higher education scholarships.

6B: Reduce heat island effect through impervious surface reduction, utilization of “cool” pavements for surfaces and rooftops.

Applicant states the majority of resident parking will be provided under the buildings, which reduces the amount of surface lots and the potential heat island effect from all-surface parking lots by approximately two-thirds.

7) GREENSPACE AND ECOSYSTEM HEALTH

7A: Protect endangered species located nearby and conserve habitat: perform EcoCAT assessment and follow project development guidelines as determined by the US Fish and Wildlife Service.

Applicant states an EcoCAT Assessment was completed and in August 2021, IDNR determined that adverse impacts to the protected resources that may be in the vicinity of the project location are unlikely. It is noted that the IDNR letter stipulates that if the project has not been implemented within two years of August 2021, a new consultation is necessary.

7B: Include at least 70% native plant species, with a diversity of structurally different habitat patches such as forbs, shrubs, trees, grasses, and sedges.

Applicant’s Landscape Plans meet the criteria for at least 70% native species with a range of ecosystem types: tree groves, savannah basins, bioswales, ponds, no-mow areas, low-water irrigated lawns, hedgerows, and pollinator plantings with educational signage.

7C: Preserve open space and conservation for wildlife: minimize removal of native soil, ground cover, trees, and shrubs and increase restoration areas. In tree replacements, plant the right trees (only native or disease-resistant hybrid species) for the right place.

Attachment: 2 - Sustainability Addendum (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Applicant is working with Village Arborists to ensure compliance with tree preservation as detailed in the Landscape Plan that incorporates appropriate replacement plantings associated with upland, wetland, and emergent areas of existing site. Applicant states the master plan is organized so many of the existing mature, healthy trees can be preserved and supplemented with hundreds of new trees to further the CAP's tree canopy biodiversity goals. Additionally, Applicant is dedicating approximately 73 acres of land for public uses and open space to the Village in furtherance of preserving public greenspace.

7D: Maintain proper care of greenspace using sustainable methods, such as Integrated Pest Management (IPM), invasive plant control, and careful removal of invasive plant species currently found on site that may threaten nearby nature preserves. Commit to long-term maintenance using qualified local landscape contractor.

Applicant Landscape Plan confirms careful removal of undesirable plant species on page L3.09 and routine maintenance tasks for long-term landscape management including IPM is detailed on page L3.37.

7E: Ensure adequate nesting locations will be available to pollinators located onsite, such as allowing no-mow areas where leaf litter and vegetation is not removed. Minimize use of fossil-fuels in landscape equipment, as well as synthetic fertilizers and pesticides.

Applicant's Landscape Plan states intentions to harvest and compost by incorporating biomass back into soil as detailed on page L3.37. Applicant states plans to support and adopt electric powered equipment when feasible.

8) CLIMATE ECONOMY

8A: Consider participation in the Northbrook Green Business Program to advance education regarding sustainable practices.

Applicant appears well-aligned to successfully complete the program's certification checklist, given the green business practices detailed in their Sustainability Report.

Attachment: 2 - Sustainability Addendum (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

COMMUNITY PARTNERS for AFFORDABLE HOUSING

Office
800 S. Milwaukee Ave., Suite 201
Libertyville, IL 60048

Drop Box
400 Central Ave.
Highland Park, IL 60035

Attachment: 3 - CPAH Memo Erickson Options (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

MEMO

To: Michaela Kohlstedt

From: Amy Kaufman

Date: March 13, 2023

Re: Evaluating Inclusionary Housing Alternative Means of Compliance Options Proposed by Erickson Senior Living

Erickson Senior Living proposed 3 options, all of which would be considered "alternative means of compliance," to meet the "spirit of fulfilling the requirements" of the Inclusionary Housing Ordinance related to its proposed development of the "Green Acres" site. The question we were asked to address is, based on CPAH's experience, which option would provide the greatest affordable housing benefit to the Village. We do not address Option 1, because, as discussed with Village staff, that it is not a viable option.

Options 2 and 3 each provide a fee-in-lieu. The question is whether the additional fee-in-lieu of $3 million that the Village would receive by opting for Option 2 provides a greater affordable housing benefit to the Village than Erickson providing as many as 24 units on site, as is proposed in Option 3.

In evaluating Options 2 and 3, the following factors should be considered:

- Type of housing (scattered site, multi-family, single family, townhome, condo)
- Targeted income levels
- Location of units
- Number of people served
- Who the units serve (general population, seniors, veterans, etc.)
- Cost to the resident/tenant/buyer

The Benefits to the Fee-In-Lieu

Both options under consideration, the $12 and $15 million fee-in-lieu, would allow the Village to develop a diverse, permanently affordable housing stock that could include single family and multi-family homes, and units targeting a range of incomes in keeping with the IHO (below 50%, 80% and 100% for rentals, and below 80% and 120% for owner occupied units) and a range of household sizes. Units could be scattered throughout the community but could also be part of

www.cpahousing.org
phone 847.263.7478
fax 847.796.8060

Attachment: 3 - CPAH Memo Erickson Options (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

affordable housing development. Priorities identified by the Village could be addressed, such as housing for seniors or families.

In addition, either the $12 million and/or $15 million fee-in-lieu could be used to support new affordable housing construction or acquisition and rehabilitation as a means to develop units. Both are necessary as part of an effective affordable housing development strategy, and this funding would allow the Village to explore ways to maximize the opportunity to leverage those dollars to achieve the goals of the Village.

Examples of the types of development that could be supported by the $12 or $15 million fee-in-lieu include single family acquisition and rehabilitation (like what CPAH does using the CLT model), multi-family new construction development (like what HODC is proposing for supportive housing in the Village, or CPAH's townhome development in Highland Park), or senior housing similar to developments in Lake Forest and surrounding areas.

To illustrate the scale of what a $12 or $15 million fee-in-lieu can support, the 8- unit new construction permanently affordable Highland Park townhome development started with a $1 million grant, funded with a fee-in- lieu, from Highland Park's Affordable Housing Trust Fund. There will be 6 owner occupied units, and 2 rentals in that development. (This is just an example as there are many options, ways to leverage funds, and potential development partners.)

For single family Community Land trust acquisition and rehabilitation home development, each home would require a subsidy of approximately $200,000 which could be funded by a combination of the fee-in-lieu and other funding sources. (Again, as an example.)

Other types of development that could be supported by the fee-in-lieu include new construction of multi-family buildings that provide supportive housing like the one proposed by HODC. Or, the Village may decide that one of its priorities is to provide affordable housing specifically for seniors, as would be the case with on-site units at Erickson Senior Living. The fee-in-lieu could support such a development. Developers who partner with the Village will no doubt employ a variety of methods to effectively leverage local funding. One example is CPAH's senior development in Lake Forest where CPAH was able to leverage a land donation from the City to build 12 "senior cottages" funded with a combination of local, state, and federal funding.

The fee-in-lieu provides the Village with many different opportunities, and the ability to fund multiple projects over the years.

What is the difference between Options 2 and 3 in terms of potential affordable housing development? The basic principles discussed above apply to both options. However, we estimate the additional $3 million of fee-in-lieu proposed in Option 2 could support in the range

Attachment: 3 - CPAH Memo Erickson Options (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

of 20 – 50 additional affordable units, depending on the type of housing the Village wants to pursue.

On-site Units

We appreciate Erickson's effort to provide some on-site units. The on-site units as proposed as part of Option 3 each require an entrance fee that is "comparable to the housing values in the area," according to the Erickson proposal. While the exact buy-in amount has not been established, a $400,0000+ buy-in was previously discussed. Those who would be able to afford the buy-in for the on-site units would have to have over $400,000 in assets or home equity over $400,000 that would become available when they sold their home. This $400,000+ buy-in will limit who these units are able to serve.

Seniors with over $400,000 of assets or home equity are typically not, in CPAH's experience, those seeking affordable housing opportunities. The typical senior buyer for an affordable senior condo (like those at Sunset Woods in Highland Park) are those who have enough assets or home equity to afford a condo that is priced from $100,000 -150,000, or have a combination of enough assets for a down payment (as low as 3 ½%) and social security and other retirement income to take out a mortgage.

In addition to the buy-in, the senior who could qualify for an Erickson unit would need a minimum income of $4865/month because Erickson is requiring qualified residents to have income that is 1.5 times the monthly service fee. The minimum monthly fee is $3243 and goes up from there. While we cannot speak for all seniors, there are many senior households of 1 and 2 seeking affordable housing with income that is significantly below $4865/month. This minimum income requirement will limit who these units are able to serve. (While Erickson suggests that housing accounts for only 27% of the monthly fee, the minimum amount of income needed to qualify based on Erickson's formula remains the same.)

In addition, the number of people served by each unit is limited to a maximum of 2 per unit. The units are exclusively for seniors and would all be in one development.

The on-site units as proposed in Option 3 would serve a narrow slice of seniors who need affordable housing due to the substantial income and asset requirements. The units could not serve those with incomes below 80% AMI (because of the Erickson requirement rather than the program requirement), or those with assets below $400,000.

If Erickson were to reduce the buy-in to a significantly more affordable level, then we would recommend the Village re-evaluate Option 3 to see if there is a path to put some of the possible 24-units on-site. (We had discussed possibly 10 units with Village staff as being a meaningful number, though that was just in conversation.) The reduction in the buy-in would have to be

Attachment: 3 - CPAH Memo Erickson Options (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

significant enough to broaden the pool of seniors who could take advantage of the opportunity because the buy-in amount was no longer a barrier to entry.

Conclusion

As the proposal stands today, we believe the Village would be best served by agreeing to Option 2 and benefiting from the additional $3 million fee-in-lieu. The primary reason is because the income and asset requirement for the on-site units will be a barrier for many seniors in need of affordable housing. The additional fee-in-lieu will allow the Village to develop 20- 50 additional units in line with its priorities and goals.

Thank you.

DRAFT

RESOLUTION NO. 23-PC-
VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-22-02
(916, 940 and 1002 DUNDEE ROAD – ERICKSON LIVING PROPERTIES, LLC)

WHEREAS, an application has been filed by Erickson Living Properties, LLC (the "***Applicant***") as contractual purchaser of 916, 940, and 1002 Dundee Road (the "***Subject Property***") which is owned by GA Northbrook, LLC (the "***Owner***"), and

WHEREAS, the Applicant seeks to develop portions of the Subject Property with a Continuing Care Requirement Community including both independent living units and health care units (assisted living, memory care and skilled nursing)(collectively, the "***Facility***"); and

WHEREAS, in January of 2022, the Applicant filed an application (Docket No. PCD-22-02) with the Village of Northbrook, which was amended during the process to request the following relief to develop the Facility on the Subject Property:

A. Comprehensive Plan Amendment;
B. Rezoning approximately 52.52 (of the 127.11) acres of the Subject Property from Open Space (OS) District to Residential Specialty (RS) District;
C. Rezoning approximately 11.315 (of the 127.11) acres of the Subject Property from Open Space (OS) and R-2 Single Family Residential to Institutional Building (IB) District;
D. Special Permit for Concept Planned Development;
E. Special Permit to allow an increased maximum building height of 65 feet and 4-stories in the RS District;
F. Special Permit to allow an increased maximum floor area ratio (FAR) to 0.645 in the RS District;
G. Tentative Plat of Subdivision;
H. Site Plan approval;
I. Variation of the Subdivision Code to allow construction and maintenance of private streets;
J. Waiver of the Subdivision Code requirement to bury overhead utility lines;
K. Exception for parking stall dimensions;
L. Approval of such other zoning relief as may be necessary to accommodate the development of the Subject Property as proposed by the Applicant.

WHEREAS, a public notice for this docket was duly published on April 20, 2023 in the *Northbrook Herald*; and

WHEREAS, the Applicant has submitted evidence that a sign was properly posted on the Subject Property, indicating the time and date of the hearing, and that all property owners within 250 feet of the Subject Property were notified of the Board and 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 11, 2022, and all subsequent additions and revisions to these application materials and attachments.
2. All written and oral testimony concerning the application.

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

Attachment: 4 - Draft PC Resolution PCD 22-02 Denial (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Resolution No. 23-PC-
Docket No. PCD-22-02: 916, 940, and 1002 Dundee Road – Erickson Living Properties, LLC

1. Findings:

A. Comprehensive Plan Compliance. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the request to amend the Comprehensive Plan to change the designation of the Subject Property from Open Space and Outdoor Recreation and Multi-Family to Senior or Special Residential and Institutional Facility **does not satisfy** the standards for approval of such requests as established in the Northbrook Zoning Code.

B. Zoning Map Amendment. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from OS Open Space and R-2 Single Family to Residential Specialty District and Institutional Building District is **not consistent** with the Northbrook Comprehensive Plan, as amended, and **does not satisfy** the standards for approval of such rezoning requests as established in Subsection 11-301 E(8) of the Northbrook Zoning Code.

C. Special Permits. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed use of the Subject Property in order to authorize (i) the construction and operation of the proposed Concept Planned Development for the Facility, (ii) increased maximum FAR to 0.645 in the RS District, and (iii) an increase in height of 65 feet and 4-stories on the Subject Property are **not satisfied** as follows:

1) The Facility, as proposed, would not be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of its current Zoning District, the Open Space District were adopted, or with the general purpose and intent of the Official Comprehensive Plan which currently designates the Subject Property as appropriate for Open Space and Outdoor Recreation (OSR).

2) The Facility, as proposed, would have a substantial and unduly adverse effect upon adjacent residential properties, the character of the area, and the public health, safety and general welfare of the Village and its residents due to increases in traffic, lack of safe ingress and egress, extended development and construction schedule, and high residential density.

3) The Facility, as proposed, would dominate the immediate vicinity and interfere with the use and development of neighboring residential properties.

4) The Facility will not be served adequately by essential public facilities and services including sufficient emergency medical services.

5) The Facility will cause undue traffic congestion due to lack or adequately signaled ingress and egress onto Dundee Road.

6) The Facility will result in the destruction, loss or damage of natural, scenic or historic features of significant importance due to the loss of heritage and landmark trees throughout the Subject Property.

D. Variations. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the variation request to allow construction and maintenance of private streets **does not satisfy** the standards for variations established in Subsection 11-503F of the Zoning Code.

E. Exceptions. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the exception request to allow for a reduction in parking stall dimensions **does not satisfy** the standards for exceptions established in Section 11-505 of the Zoning Code.

Attachment: 4 - Draft PC Resolution PCD 22-02 Denial (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

F. Tentative Plat of Subdivision. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the request for approval of a Tentative Plat of Subdivision **does not satisfy** the requirements for tentative plat approval established in Section 3-201 of the Village's Subdivision and Development Code.

G. Site Plan. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the request for approval of the Site Plan **does not satisfy** the standards for site plan approval established in Subsection 11-604 F of the Zoning Code.

H. Other Relief Necessary. With respect to Docket No. PCD-22-02, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **denial** of Docket No. PCD-22-02 A/B/D/E/F/H/I/J/K/L based on the findings established herein.

ADOPTED THIS ___th day of May 2023.

AYES: (0)

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

_____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

_____
Jonathan Mendel, Director
Development and Planning Services

Attachment: 4 - Draft PC Resolution PCD 22-02 Denial (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

DRAFT

RESOLUTION NO. 23-PC-
VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-22-02
(916, 940 and 1002 DUNDEE ROAD – ERICKSON LIVING PROPERTIES, LLC)

WHEREAS, an application has been filed by Erickson Living Properties, LLC (the "***Applicant***") as contractual purchaser of 916, 940, and 1002 Dundee Road (the "***Subject Property***") which is owned by GA Northbrook, LLC (the "***Owner***"), and

WHEREAS, the Applicant seeks to develop portions of the Subject Property with a Continuing Care Requirement Community including both independent living units and health care units (assisted living, memory care and skilled nursing)(collectively, the "***Facility***"); and

WHEREAS, in January of 2022, the Applicant filed an application (Docket No. PCD-22-02) with the Village of Northbrook, which was amended during the process to request the following relief to develop the Facility on the Subject Property:

A. Comprehensive Plan Amendment;
B. Rezoning approximately 52.52 (of the 127.11) acres of the Subject Property from Open Space (OS) District to Residential Specialty (RS) District;
C. Rezoning approximately 11.315 (of the 127.11) acres of the Subject Property from Open Space (OS) and R-2 Single Family Residential to Institutional Building (IB) District;
D. Special Permit for Concept Planned Development;
E. Special Permit to allow an increased maximum building height of 65 feet and 4-stories in the RS District;
F. Special Permit to allow an increased maximum floor area ratio (FAR) to 0.645 in the RS District;
G. Tentative Plat of Subdivision;
H. Site Plan approval;
I. Variation of the Subdivision Code to allow construction and maintenance of private streets;
J. Waiver of the Subdivision Code requirement to bury overhead utility lines;
K. Exception for parking stall dimensions;
L. Approval of such other zoning relief as may be necessary to accommodate the development of the Subject Property as proposed by the Applicant.

WHEREAS, a public notice for this docket was duly published on April 20, 2023 in the *Northbrook Herald*; and

WHEREAS, the Applicant has submitted evidence that a sign was properly posted on the Subject Property, indicating the time and date of the hearing, and that all property owners within 250 feet of the Subject Property were notified of the Board and 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 11, 2022, and all subsequent additions and revisions to these application materials and attachments.
2. All written and oral testimony concerning the application.

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

Attachment: 5 - Draft PC Resolution PCD 22-02 Approval (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Resolution No. 23-PC-
Docket No. PCD-22-02: 916, 940, and 1002 Dundee Road – Erickson Living Properties, LLC

1. Findings:

A. Comprehensive Plan Compliance. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the request to amend the Comprehensive Plan to change the designation of the Subject Property from Open Space and Outdoor Recreation and Multi-Family to Senior or Special Residential and Governmental Facility **satisfies** the standards for approval of such requests as established in the Northbrook Zoning Code.

B. Zoning Map Amendment. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from OS Open Space and R-2 Single Family to Residential Specialty District and Institutional Building District is **consistent** with the Northbrook Comprehensive Plan, as amended, and **satisfies** the standards for approval of such rezoning requests as established in Subsection 11-301 E(8) of the Northbrook Zoning Code.

C. Special Permits. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed use of the Subject Property in order to authorize (i) the construction and operation of the proposed Concept Planned Development for the Facility, (ii) increased maximum FAR to 0.645 in the RS District, and (iii) an increase in height of 65 feet and 4-stories on the Subject Property are **satisfied** as follows:

1) The Facility, as proposed, would not be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of its current Zoning District, the Open Space District were adopted, or with the general purpose and intent of the Official Comprehensive Plan which currently designates the Subject Property as appropriate for Open Space and Outdoor Recreation (OSR).

2) The Facility, as proposed, would have a substantial and unduly adverse effect upon adjacent residential properties, the character of the area, and the public health, safety and general welfare of the Village and its residents due to increases in traffic, lack of safe ingress and egress, extended development and construction schedule, and high residential density.

3) The Facility, as proposed, would dominate the immediate vicinity and interfere with the use and development of neighboring residential properties.

4) The Facility will not be served adequately by essential public facilities and services including sufficient emergency medical services.

5) The Facility will cause undue traffic congestion due to lack or adequately signaled ingress and egress onto Dundee Road.

6) The Facility will result in the destruction, loss or damage of natural, scenic or historic features of significant importance due to the loss of heritage and landmark trees throughout the Subject Property.

D. Variations. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the variation request to allow construction and maintenance of private streets **satisfies** the standards for variations established in Subsection 11-503F of the Zoning Code.

E. Exceptions. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the exception request to allow for a reduction in parking stall dimensions **satisfies** the standards for exceptions established in Section 11-505 of the Zoning Code.

Attachment: 5 - Draft PC Resolution PCD 22-02 Approval (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

F. Tentative Plat of Subdivision. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the request for approval of a Tentative Plat of Subdivision **satisfies** the requirements for tentative plat approval established in Section 3-201 of the Village's Subdivision and Development Code.

G. Site Plan. With respect to Docket No. PCD-22-02, the Plan Commission hereby finds that the request for approval of the Site Plan **satisfies** the standards for site plan approval established in Subsection 11-604 F of the Zoning Code.

H. Other Relief Necessary. With respect to Docket No. PCD-22-02, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-22-02 based on the findings established herein, subject to the following conditions:

A. Comprehensive Plan Amendment. The Future Land Use Classifications component of the Comprehensive Plan shall be amended to designate portions of the Subject Property as appropriate for Senior or Special Residential and Governmental Facility uses.

B. Zoning Map Amendment. Portions of the Subject Property shall be rezoned to be located in the Residential Specialty District and Institutional Building District and shall comply with all requirements of the respective districts, except for any variations or special permits granted, as depicted in ***Exhibit A***.

C. Special Permit for Planned Development, Height, and FAR. A special permit for a Planned Development with an increase in height and FAR on the Subject Property, shall be approved subject to the following conditions:

a) The Subject Property shall be developed in general conformance with the following plans:

i. Conceptual Site Plan, prepared by Erickson Senior Living consisting of one page, with the latest date of March 31, 2023, as ***Exhibit B***.

ii. Greenspace Plans, prepared by Moseley Architects, Kimley Horn, and HWLA with the last revised date of March 31, 2023, consisting of six pages as ***Exhibit C***.

iii. Elevations, prepared by Moseley Architects, dated March 24, 2023, consisting of 30 pages as ***Exhibit D***.

b) The Applicant shall comply with the action items of the Climate Action Plan that are applicable to this facility, as noted in ***Exhibit E***.

D. Tentative Plat of Subdivision. The tentative plat of subdivision shall be approved subject to the general conformance with the Tentative Plat of Green Acres Country Club Subdivision, prepared by Spaceco Inc., consisting of 1 page, dated March 31, 2023, as noted in ***Exhibit F***.

E. Variation of the Subdivision Code. A variation of the subdivision code to allow private streets shall be granted.

F. Exception. The exception to allow for parking stall dimensions to be reduced from 9'x20' to 9'x18' shall be granted.

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

Attachment: 5 - Draft PC Resolution PCD 22-02 Approval (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Resolution No. 23-PC-
Docket No. PCD-22-02: 916, 940, and 1002 Dundee Road – Erickson Living Properties, LLC

ADOPTED THIS ___th day of May 2023.

AYES: (0)

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

_____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

_____
Jonathan Mendel, Director
Development and Planning Services

Attachment: 5 - Draft PC Resolution PCD 22-02 Approval (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Attachment: A - Narrative Statement - Updated Spring 2023 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Erickson Senior Living
Project Narrative

On December 13, 2022, Erickson Senior Living ("Erickson") presented a revised proposal for the redevelopment of the former Green Acres Country Club property at 916, 940 and 1002 Dundee Road (the "Property") to the Committee of the Whole of the Village Board. At that meeting, Erickson was directed to meet directly with the Northbrook Park District concerning the proposed open space, meet with the Illinois Department of Transportation ("IDOT") concerning the proposed traffic signal and continue meeting with interested neighbors concerning the specific impacts of the proposed development plan prior to a future Committee of the Whole meeting to further discuss the project's affordable housing component and a future public hearing by the Village Board to review the revised Erickson plan for the Property.

Who We Are

Erickson is the 6th largest senior living provider in the country, serving over 27,000 residents. We are a national leader in senior housing and related services offering a full continuum of care to residents. Erickson communities provide a maintenance-free, amenity-rich and vibrant lifestyle for seniors 62 years and older. Amenities found in an Erickson community include multiple dining venues, pool, fitness center, library, arts/recreation activities, salon/spa, barber shops, medical center and outdoor amenities.

One of the most defining features of Erickson communities is our commitment to health and wellness. On-site health care is administered by Erickson Health Medical Group, one of the largest integrated healthcare systems for seniors. This allows seniors to receive medical care and attention, including same day appointments with multiple geriatric doctors on-site.

The carefree lifestyle on an Erickson campus also extends to transportation. Erickson offers shuttle services to residents to offsite destinations based upon demand. This reduces the need and necessity for seniors to drive their own vehicles.

All units at an Erickson retirement community are occupied under a contractual relationship, or Life Care Contract. The parties to the residence and care agreement are the subscriber (the person(s) living in the unit) and the provider (the owner and/or operator) of the retirement community.

The subscriber pays a one-time entrance fee for the right to occupy a unit and monthly fees to pay for services provided, some of which may include maintenance, meals, activities, etc. No transfer of ownership occurs between the provider and the subscriber. In essence, living in a retirement community provides housing and care for the resident(s) for a lifetime free from the prospect of ever being required to leave.

Proposed Development

The Property consists of 127.11 acres. Green Acres Country Club closed in 2016 and has remained non-operational. The proposed development plan would anchor the Property with a Continuing Care Retirement Community (the "CCRC") with 800 independent living units and 155 health care beds (assisted living, memory care and skilled nursing) in 108 units. This includes a reduction of density by 23% from the original request of 1,175 units (1,050 independent living units and 190 health care beds in 125 units). The proposal consists of a temporary 1-story marketing center and nine, 3- and 4- story buildings with maximum heights of 65'. The development would be phased, as outlined in the attached development schedule.

Open Space

Attachment: A - Narrative Statement - Updated Spring 2023 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Erickson is proposing to dedicate approximately 73.62 acres of property to open space, as shown in the enclosed plan. Since the December 13 Committee of the Whole meeting, Erickson and its consultants have met with the Park District 4 times to review the potential donation – its logistics, requirements, approvals process, timeline and possible future programming. During those discussions, the Park District has confirmed its interest in potentially acquiring open space Parcel 2 shown on the enclosed subdivision plat and Erickson remains committed to Parcels 3, 4 and 5 being dedicated to the Village and/or otherwise remaining open space. As part of the donation, Erickson would perform remediation and site preparation work prior to the conveyance and would commit to future financial contributions to the Park District to assist with its maintenance and construction, particularly during the preliminary years prior to the full buildout of the Erickson property.

If the Erickson proposal is approved, the Park District would undergo its independent approvals and planning process, including significant community outreach. However, during Erickson's meetings to date, the Park District has indicated that its future programming could potentially include the following park amenities:

- Road Adjacent Park Signage – Electronic messaging
- Basketball Courts with or without lighting
- Bocce Ball Courts with or without lighting
- Horseshoe Pits with or without lighting
- Pickleball with or without lighting (10ft Tall Perimeter Fencing)
- Tennis with or without lighting (10ft Tall Perimeter Fencing)
- Lighted Parking Lots
- Restroom Building/Warming Shelter
- Picnic Pavilions/Shade Structures with concrete pads
- Multi-use trails/walking path/bike path within 20 feet of property lines
- Spray Ground
- Playground
- Disc Golf
- Sand Volleyball with or without lighting
- Gaga Pit
- General Park/Pathway Lighting
- Drinking Fountains
- Athletic Field with or without lighting
- Support Building/Garage
- Refuse Corral
- Electric Charging stations for vehicles
- Maintenance drive/not paved from Morrison & Lee Roads

This nearly doubles the previously proposed dedication to the Village and results in nearly 2/3 of the Property being dedicated to open space or municipal purposes. In addition to creating the opportunity to set back the CCRC units on the property by 340 feet from the residences on Lee Road to the west, the increase in open space allows for more landscaping and the opportunity to program a range of passive and active recreational uses on the publicly owned aspect of the development while integrating the CCRC with the Village.

Access/IDOT

The updated proposal maintains the entrance to the Property from Dundee Road with an emergency vehicle only entrance proposed via an existing Village fire lane on the east property line. Erickson

Attachment: A - Narrative Statement - Updated Spring 2023 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

continues to work with the Village to accelerate approvals from IDOT for installation of a signal at this entrance to provide efficient ingress/egress into the Property.

More specifically, Erickson convened a meeting with IDOT, including its Chief Engineer and representatives from the Village, on December 21, 2022 to discuss the project and Erickson's and the Village's concerns regarding the timing for the approval of the new signal. At that meeting, attendees discussed adding additional analyses to the traffic study to hopefully expedite its installation. An updated traffic study was submitted to IDOT in February that incorporates the findings and Erickson continues to wait to hear back from IDOT. Based on the current engineering analysis, a signal is not warranted until approximately 650 units are occupied. With construction of the project scheduled to commence in 2025 and the first residents projected to move into the development in mid-2028, it is anticipated that the 650th unit would be occupied approximately two years after residents begin to move in to the new community (Q3 2030). However, Erickson understands and shares the Village's desire to move this date up as early as possible, and is committed to working with IDOT and the Village to do so, including by providing subsequent studies and updates throughout the duration of the project.

Utility Lines

All proposed new utilities will be installed underground. As noted below, Erickson is requesting a waiver of the underground utility installation requirement in the Subdivision Code for existing adjacent utility lines. A response to the factors required for consideration of this request is attached. In 2006, the Green Acres owner paid a fee in lieu of fulfilling this requirement. While it is Erickson's understanding that the desire for utility line burial is strongest along Lee Road, the Property only has minimal frontage on that right-of-way and will not pull any utilities from Lee Road. On the other hand, burying the utility lines along the limited Property frontage on Lee would come at an enormous cost. Given the limited frontage and benefit and extraordinary costs, Erickson maintains its request for a waiver of that requirement.

Sustainability

As both the developer and manager of the proposed community, sustainability is an important component for every Erickson campus. In addition to the concepts noted in the previous paragraph, the proposed development will help advance the goals of reducing greenhouse gas emissions as identified within the recently adopted Northbrook Climate Action Plan by incorporating energy efficient buildings, systems and site design features. Some sustainable elements of an Erickson CCRC include the use of LED lighting throughout the project, energy efficient programs, processes and mechanical systems, accommodations for recycling and composting of waste, electric vehicle charging stations, electric and energy efficient fleets, low-use irrigation systems and native plantings. A summary of Erickson's proposed sustainability for the development is attached.

Impact on Emergency Services

A key component of the Erickson management brand continues to be its integrated health care system. Each community features an on-site Erickson Health Medical Group, with experienced geriatric care providers. As detailed below, Erickson's internal strategy ameliorates the need to utilize municipal EMS.

Ericson had previously proposed contracting with a private ambulance service for emergency and non-emergency transports to minimize reliance on local EMS. In further discussions with Village staff, including the emergency services teams, it was determined that contracting with a private ambulance service for emergency services was not the ideal solution to concerns about the CCRC overburdening the municipal EMS – especially given the Property is adjacent to a potential future fire station. As a result of those additional discussions, Erickson has worked with Village staff to develop an alternative plan that includes paying an impact fee for emergency calls over a certain threshold. The details of that plan are provided under separate cover.

Attachment: A - Narrative Statement - Updated Spring 2023 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Otherwise, Erickson CCRC in Northbrook will employ emergency medical responders as a first level of emergency services for residents. Upon receipt of an emergency call, security dispatch will deploy resources based upon established protocols to respond and investigate the situation, report their findings and will either address minor, non-critical issues on-site with the assistance of on-site physicians or escalate to a 911 response. In certain cases, where the information received at the time of the call warrants, 911 is activated at the same time as Erickson's officer(s). These would be situations that would warrant the response of advanced life support resources in any public safety jurisdiction (i.e., unresponsive, cardiac arrest, chest pain, trouble breathing, etc.). Erickson's typical response time to any emergency in our communities is four minutes or less.

If conditions warrant, a resident may be taken directly to the on-site medical center for further evaluation and treatment. Staff healthcare providers are available for same day appointments at Erickson communities. If further evaluation and treatment is determined appropriate by our providers, a resident may be admitted directly into the on-site skilled nursing care unit for further evaluation.

Due to Erickson's unique focus on healthcare, Erickson's Emergency Medical Response program is able to fully satisfy 87% of all medical emergencies that occur on campus through its own medical infrastructure. This significantly reduces the impact on local EMS. This equates to an average of 1.5 calls per day, per campus.

Affordable Housing

Erickson has also continued to work with Village staff and Community Partners for Affordable Housing (CPAH) on an alternative method of compliance with the Village Inclusionary Housing Ordinance. In doing so, Erickson has developed the three options outlined in the enclosed Inclusionary Housing Proposal for discussion at the April 11, 2023 Committee of the Whole meeting.

Fiscal Impact

The fiscal impact of the proposed project is significant. In addition to the donation of nearly 73.62 acres of acres of open space to the Village, which has a value of in the range of $15 million, the project generates substantial revenues for the Village and other taxing districts. Per the fiscal impact analysis conducted by the Village's consultant, SB Friedman, "on a marginal cost basis, the Village is projected to see annual positive net fiscal impacts of roughly $322,600 per year and the Library Fund is projected to see annual positive net fiscal impacts of $120,300. Also, because of the unique demographic of the CCRC, local schools will see no cost increases. On the contrary, the CCRC will be a boon to the local school districts. To quote SB Friedman, "SD 28 is projected to see a positive fiscal impact of approximately $1.4 million per year and SD 225 is projected to see a positive fiscal impact of $1 million per year."

Impacts to EMS services and parks and open space will be further determined as part of separate agreements between the Village of the Northbrook and the Northbrook Park District, as described in the Open Space and Impact on Emergency Services sections above.

Requested Approvals

The property is currently zoned OS Open Space. The construction and operation of the golf course preceded the adoption of the Northbrook Zoning Ordinance and hence the zoning designation for the Property was OS Open Space by default given that existing use.

In order to facilitate the construction of the project, Erickson requires the following relief from the Village Board: (i) a re-zoning to the RS Residential Specialty District of the approximately 52.52 acre

portion of the Property upon which the CCRC will be constructed and maintained; (ii) a special permit granting approval of a planned development; (iii) a comprehensive plan amendment modifying the use designation for the CCRC portion of the Property; (iv) a plat of subdivision; (v) an exception related to parking stall dimensions; (vi) a waiver of the underground utility installation requirement and (vii) other variations, exceptions and relief as may be necessary based on the final plan. As noted above, approximately 73.62 acres of the Property will remain zoned OS.

Conclusion

Finally, at the Board's direction, Erickson has also continued to engage with the neighbors along Lee, Morrison and Ballantrae, include in-person meetings in January. Erickson is committed to continued engagement with the neighbors leading up to future public hearings, throughout the final design and construction phases, and moving into the future.

The proposed community embraces a context-sensitive design. The buildings are located in the interior of the site to provide substantial buffering to nearby residences. The updated plan enlarges buffering and open space areas to the entire original golf course property, with more landscaping and open space preservation. The sustainable concept of "fairways to meadows" and preservation of the native tree stands now expands to the portion of the Property being dedicated, truly supporting pollinators and native wildlife—an original concern of the adjacent neighbors and Village staff and officials.

The proposal compares favorably with comparable senior housing projects operating in the Village. With 908 units spread across 127 acres, the updated proposal equates to 7.15 units/acre. In contrast, Covenant Village has 498 units over 52.38 acres (or 9.5 units/acre) and The Lodge has 169 units over 11.75 acres (or 14.4 units/acre).

Erickson is excited to bring this development plan forward and looks forward to the Village Board's review and consideration. We appreciate the opportunity to continue to receive ongoing input and feedback from stakeholders, planning and development staff and elected officials.

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Development Schedule

Construction of Sales Center	September 2024-July 2025
Pre-Sales	August 2025-January 2026
Commencement of Construction of Phase 1	January 2026
First Move-in	July 2028
Final Phase Move-in	December 2032

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Responses to Standards of 4-104(F)(2)

Based upon Section 4-104 F2, the following factors were taken into consideration:

A) The extent of existing overhead utility facilities in the immediate area of subdivision;

Response: The existing overhead utility lines extend for a significant stretch both east and west of the site on Dundee Road and north and south of the site on Lee Road. To bury the existing overhead lines adjacent to the subject property will not be consistent with the surrounding properties.

B) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

Response: The existing overhead utility lines extend for a significant stretch both east and west of the site on Dundee Road. To bury the existing overhead lines adjacent to the subject property will not be consistent with the surrounding properties. All of the proposed utilities within the subject property will be buried and not visible from the public right-of-way.

C) The crossing of such utility lines over streets and other rights-of-way with significant levels of traffic;

Response: The utility lines do not cross over Dundee. There is one crossing over Lee Road, a minor collector road that does not have significant levels of traffic, which is not adjacent to the Property.

D) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

Response: The subject property is not adjacent to these uses.

E) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

Response: The existing overhead utility lines extend for a significant stretch both east and west of the site on Dundee Road so the aesthetic appearance is consistent on the adjacent properties. All of the proposed utilities within the subject property will be buried and not visible from the public right-of-way.

F) The impact of overhead utility facilities on future development in the area of subdivision;

Response: The existing overhead utilities will not have an impact on future developments based upon the current location along Dundee.

G) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver;

Response: All proposed new utilities will be buried underground.

Kimley»Horn

4201 Winfield Road
Suite 600
Warrenville, IL 60555

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

(Site Improvements)

Project: Erickson Northbrook
Location: 916, 940, and 1002 Dundee Road, Northbrook, IL
Date: April 27, 2023

1.00	LEE ROAD UTILITY LINE BURIAL (ERICKSON FRONTAGE)	QUANTITY	UNITS	PRICE	COST
1.10	**Utility Company Coordination**				
1.11	ComEd	1	LS	$ 20,000.00	$ 20,000.00
1.12	AT&T	1	LS	$ 20,000.00	$ 20,000.00
1.13	Overhead Line Demolition	1	LS	$ 150,000.00	$ 150,000.00
1.14	Underground Conduit Installation	1	LS	$ 310,000.00	$ 310,000.00
1.20	**Utility Conflicts**				$ -
1.21	Sanitary	1	LS	$ 19,000.00	$ 19,000.00
1.22	Water	1	LS	$ 12,500.00	$ 12,500.00
1.23	Storm	1	LS	$ 12,500.00	$ 12,500.00
1.30	**Surface Restoration**				$ -
1.31	Pavement Restoration	1	LS	$ 20,000.00	$ 20,000.00
1.32	Landscape Restoration	1	LS	$ 20,000.00	$ 20,000.00
				Subtotal Resident Lee Road	**$ 584,000.00**

2.00	DUNDEE ROAD UTILITY LINE BURIAL	QUANTITY	UNITS	PRICE	COST
2.10	**Utility Company Coordination**				
2.11	ComEd	1	LS	$ 60,000.00	$ 60,000.00
2.12	AT&T	1	LS	$ 60,000.00	$ 60,000.00
2.13	Overhead Line Demolition	1	LS	$ 540,000.00	$ 540,000.00
2.14	Underground Conduit Installation	1	LS	$ 1,100,000.00	$ 1,100,000.00
2.20	**Non-Structural Material**				
2.21	Sanitary	1	LS	$ 20,000.00	$ 20,000.00
2.22	Storm	1	LS	$ 20,000.00	$ 20,000.00
2.23	Water	1	LS	$ 40,000.00	$ 40,000.00
2.24	Gas	1	LS	$ 40,000.00	$ 40,000.00
2.30	**Surface Restoration**				
2.31	Pavement Restoration	1	LS	$ 60,000.00	$ 60,000.00
2.32	Landscape Restoration	1	LS	$ 60,000.00	$ 60,000.00
				Subtotal Dundee Road	**$ 2,000,000.00**

	SUMMARY		
1.00	**LEE ROAD UTILITY LINE BURIAL (ERICKSON FRONTAGE)**	**$**	**584,000.00**
2.00	**DUNDEE ROAD UTILITY LINE BURIAL**	**$**	**2,000,000.00**
	TOTAL	**$**	**2,584,000.00**
	20% CONTINGENCY	**$**	**516,800.00**
TOTAL		**$**	**3,100,800.00**

This Engineer's Opinion of Probable Construction Cost is based upon the Underground Electric Exhibit prepared by Kimley-Horn dated 01/20/23. Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

Notes:

1. This estimate excludes building costs.
2. This estimate excludes retaining and screen walls.
3. This estimate excludes survey construction layout.
4. This estimate does not include any permit fees, roadway impact fees and/or connection fees for any utility or city services
5. This estimate excludes off-site roadway or utility improvement costs
6. This estimate does not include soft cost fees.
7. This estimate excludes General Conditions

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Erickson Senior Living
Inclusionary Housing Proposal

The Village of Northbrook's inclusionary Housing Ordinance ("IHO") requires Independent Senior Living Facilities ("ISLF") to provide 15% affordable units. Affordable Rental Units, Affordable Owner-Occupied Units and Market Rate Units are defined in the IHO. Erickson's proposed project does not meet any of these definitions since its units are neither owner-occupied nor rented. However, Erickson remains committed to satisfying the requirements of the IHO. At the same time, as a Continuing Care Retirement Community ("CCRC"), any proposed compliance under the IHO would be in the nature of an "alternative means of compliance" insofar as CCRC residents neither own nor rent their units per se.

Instead, CCRC residents enter into what are referred to as "Life Care Contracts" with a "provider" (in this case, Erickson), which gives residents the right to occupy a unit and to receive continuing care services, notably for their healthcare (e.g., nursing services and personal care). Providers are neither homeowner associations nor landlords but are instead healthcare care providers regulated by the Illinois Department of Public Health ("IDPH").

Erickson's experience is that the vast majority of residents move into a CCRC initially in an independent living setting. As a resident ages, a higher level of care available at the CCRC may be required to meet the medical and personal care needs of the individual resident. It is common, for example, for a two-person household to begin in one unit together and end up receiving care in two different units, since their individual care needs change and have variable trajectories.

In the spirit of fulfilling the requirements of the IHO, Erickson has outlined below three proposed options for consideration.

Regulatory Framework

Erickson's proposed CCRC is regulated by the IDPH as a "Life Care Facility" under the Illinois Life Care Facilities Act (the "Life Care Act"). To operate a CCRC in Illinois, the Life Care Act requires that the "provider" (in this case, Erickson) enter into "Life Care Contracts" with its residents. The Illinois Administrative Code defines a Life Care Contract as:

> *"... a contract to provide to a person* ***for the duration of such person's life*** *or for a term in excess of one year,* ***nursing services, medical services or personal care services, in addition to maintenance services*** *for such person in a facility,* ***conditioned upon the transfer of an entrance fee*** *to the provider of such services in addition to or in lieu of the payment of regular periodic charges for the care and services involved." 210 ILCS 40/2 (emphasis added)*

Notably, in many states CCRCs are regulated by the Department of Insurance. This is because Life Care Contracts act as healthcare insurance policies for residents.

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Life Care Contracts require the payment of an entrance fee. The entrance fee ensures that if a resident is ever without assets to pay for their healthcare needs, and there are funds on deposit available to fund the costs of healthcare, the Life Care Contract offers a "home for life guarantee." To that end, Erickson maintains a benevolent care fund designed specifically to assist eligible residents who outlive their resources. No one has ever been asked to leave an Erickson CCRC because of a genuine inability to pay.

Life Care Facility Operations

Since Erickson's CCRC is a Life Care Facility and thus regulated by the Life Care Act, and because units in the CCRC are neither leased nor sold, the CCRC is operated differently than a traditional independent living residential facility. As noted above, unlike a purchase price for a for-sale property or a deposit for a rental unit, the entrance fee guarantees residents the healthcare services defined in the Life Care Contract. If the provider were not legally obligated under the Life Care Act to provide care for the remainder of a resident's life, the entrance fee would not be needed at all. The majority of the entrance fee is refundable to the resident (or in the event of the resident's death, to the resident's estate) to the extent not drawn down to fund healthcare needs.

The typical resident in a Life Care Facility unit will require more care as they age and may need to transition into housing offering a higher level of care within the CCRC (assisted living, memory care or skilled nursing) later in life. If a resident can no longer afford their care, and their other assets have already been depleted, they may spend down the refundable portion of their entrance fee. Residents will never be asked to leave the community due to an inability to pay, even in the event their entrance fee funds have been exhausted. The entrance fee serves as a sort of health insurance policy for both Erickson and the resident: for Erickson, the entrance fee guarantees that at least some funds are available to fund healthcare costs not reimbursed by private insurance and/or Medicare; for the resident, it ensures that they will never be expelled from the CCRC for lack of funds since they receive virtually all of their entrance fee to the extent it is not needed to fund healthcare costs and are guaranteed that even if the entrance fee is depleted they will have the right to remain in the CCRC at whatever level of care they require.

In addition to the entrance fee, following move-in residents pay a monthly service/care fee to fund the care and services provided in their unit. Thus, the monthly service/care fees will be higher than the Village of Northbrook's rental limits because the cost of housing makes up only 27% of the total fee. The remaining 73% of the monthly service/care fee covers the cost of market rate services. When there is more than one resident in a unit, an additional care/service fee is charged.

Option 1

Even though Life Care Facility units are neither leased nor sold, making them distinct from more typical residential units which are subject to the IHO, Erickson is willing to reserve 15% of its Life Care Facility Units for low- and moderate-income residents. The low- and moderate-income

residents who qualify for these units will have housing and healthcare security and will enjoy enhanced security including food and medical services. To fund the entrance fee, eligible households will more often than not use some of the proceeds from the sale of their homes.

Qualified candidates will include one- and two-person households. Household members must be 62 or older. The pricing for the housing portion of the monthly service/healthcare fee will be established to correspond to Area Median Income (AMI), which is defined as the Household Median Income for the Chicago Metropolitan Statistical Area (which includes Cook, DuPage, Lake, Kane, McHenry and Will counties) as annually reported by the Illinois Housing Development Authority ("IHDA").

One half of the affordable units will be reserved for low-income households with incomes up to 80% of AMI and the other one half of affordable units will be reserved for households with incomes up to 120% AMI. The following chart sets forth income limits applicable to the CCRC:

	Share of Total Life Care Facility Units	Percentage of Median Income	Max Annual Income Limit	
			One-Person Household	Two-Person Household
Low-Income Life Care Facility Units	7.5%	80% or less	$58,350	$66,700
Moderate-Income Life Care Facility Units	7.5%	80-120%	$87,600	$100,080

*2022 Chicago Metropolitan Statistical Area Income Rent Limits IHDA 6/15/2022; https://www.ihda.org/wp-content/uploads/2022/07/2022-Income-Rent-Limits-IHDA-6.15.22.xlsx

Erickson has worked with Community Partners for Affordable Housing (CPAH) to demonstrate how low- and moderate-income residents can afford to live in one of our communities. As noted above, most incoming Erickson residents either currently own or have recently owned a home. As a result, they typically use their home equity to fund the entrance fee.

Financial screenings will require residents to have a monthly income at least 1.5 times the established monthly service/care fee for a unit. This income qualification can also be determined by calculating 66.7% of the resident's monthly income.

Max Monthly Service/Care Fee = Monthly Income x 0.667

For a 1-person household, the low-income monthly service/care fee would be limited to 66.7% of the 80% AMI, while the moderate-income monthly service/care fee would be limited to 66.7% of the 120% AMI. A 2-person household would pay the monthly service/care fee and the 'second person service/care fee,' which does not include any housing costs. Using these ratios, residents of these affordable units will have a minimum of one-third of their monthly income remaining after paying their monthly service/care fees.

Based on 2022 income levels, the maximum monthly service fee for a low-income Life Care Facility unit would be $3,243, while the maximum income for a moderate-income unit would be $4,870. This affordability structure makes more units attainable for Northbrook seniors with incomes below $70,398. See Appendix B for sample pricing for affordable units.

Attachment: A - Narrative Statement - Updated Spring 2023 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Attachment: A - Narrative Statement - Updated Spring 2023 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Qualified candidates will be expected to:

- Enter into a Life Care Contract where Erickson serves as the Provider.
- Pay a one-time entrance fee required for all Life Care Contracts under the Life Care Act, which can only be used to fund health care expenses if the need arises.
    - 'Entrance fee' is defined in the Life Care Act as: "an initial or deferred transfer to a [Life Care] provider of a sum of money or property, made or promised to be made by a person entering into a life care contract, which assures a resident of services pursuant to a life care contract." (210 ILCS 40/2)
- Pay a monthly service/care fee for the selected unit, of which approximately 75% is attributed to non-housing services.
    - 2-person households will pay a monthly service/care fee and the 'second person service/care fee' which does not include costs for housing.
- Pay market rate for any non-housing related services.
- Meet Erickson's screening requirements.
- Be approved as a qualified occupant by CPAH or other organization designated by the Village of Northbrook.

Erickson will:

- Limit the housing portion of the monthly service/care fee (27%) to the published rental limits for affordable housing as established by the Village of Northbrook. See Appendix A for a breakdown of the monthly service fee, including the 27% attributable to housing costs.
- Limit the low-income monthly service/care fee for a 1-person household to 66.7% of the 80% AMI.
- Limit the moderate-income monthly service/care fee to 66.7% of the 120% AMI.
- Establish the entrance fee to be comparable to the housing values in the area.
- Work with the appropriate stakeholders (CPAH, etc.) to ensure residents are qualified.
- Provide to the Village of Northbrook, an annual report listing all qualified occupants.
- Allow the refundable portion of the entrance fee to be available for health care costs if a resident's service needs change and they have exhausted their other income and assets
- Never require the resident to leave the community because of a genuine inability to pay.
- If f an affordable unit ready for occupancy has been actively marketed for six months and no qualified resident applies, Erickson shall have an option to pay the Village the then-current fee in lieu established in the Village's Annual Fee Ordinance and thereafter the overall affordable requirement will be decreased by one unit.

Option 2

Adapting the IHO to a CCRC regulated by the Life Care Act is not without its challenges. Given the entrance fee required by the Life Care Act and the amenity-rich environment of the CCRC, it may be that the Village will conclude that an alternative means of compliance is a better course. (Note: Technically, even Option 1 is an alternative means of compliance under the terms of the IHO insofar as the CCRC is neither a rental project nor a for-sale community.) The IHO

recognizes that instances exist where the utilization of "other mechanisms will [better] promote affordable housing opportunities in the Village."

In 2022, the IHO was amended to make independent senior living facilities subject to the IHO. Of note, assisted living facilities and nursing facilities were excluded from the IHO, presumably because of a recognition of some of the same challenges of adapting the IHO to those aspects of the CCRC as noted above. Typical independent living facilities are not licensed by the State of Illinois, do not enter into Life Care Contracts with their residents and accordingly do not require an entrance fee and usually lease their units to residents. Under the lease there is no obligation to provide continuing care services and residents can be evicted if they can no longer live independently. Erickson's CCRC offers the full continuum of senior housing options in a holistic approach that caters to the unique needs of seniors, allowing them to age in place. Without the entrance fee, this CCRC model and program are not sustainable.

Accordingly, Erickson is prepared to offer as an alternative means of compliance with the IHO and in fulfillment of both the spirit and the letter of the Village's commitment to affordable housing the cash in lieu fee. The Village's Annual Fee Schedule currently establishes a cash in lieu payment of $125,000 per unit, resulting in an in lieu cash contribution of $15,000,000. This sum would be payable as permits for units are issued and would allow the Village broad latitude to fund affordable initiatives within in the Village.

It should be noted that Erickson is donating some 85 acres to the Northbrook Park District and the Village itself. While the IHO acknowledges that land donations may themselves be available as an alternative means of compliance, Erickson is NOT seeking to have the donation so characterized nor proposing that the land donation itself be deemed an alternative means of compliance.

It is our view that the fee in lieu cash payment of $15,000,000 may be deemed by the Village to be a more impactful means of promoting affordable housing throughout the Village.

Option 3

The IHO prioritizes on-site affordable units if an alternate means of compliance does not represent a more compelling alternative. We believe Option 2 should be preferred. However, if the Village deems it important that the CCRC offer on-site affordable units then a hybrid proposal could be considered. Erickson could offer up to 24 affordable units as part of the CCRC in accordance with the formula set forth in Option 1 with the remaining 96-unit requirement (e.g. 800 units x .15%=120 unit total -24), or $12,000,000 being payable in the form of an in lieu cash contribution. The onsite units would have the same requirements as Option 1.

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Appendix A

According to a Cohn Reznick "Housing Payment Affordability Analysis for Erickson Senior Living," 27% of Erickson's monthly service fee is attributable to housing. The remaining 73% of the monthly fee is attributable to services. Therefore, this proposal assumes the housing portion of the monthly service fee (i.e., 27% of the fee) will be limited to the maximum rents based on the Senior Median Incomes set out above. The following table presents the housing expenses included in the monthly fee apportioning the expense between services and housing.

Erickson Living, LLC
Housing Payment Affordability Analysis

Expense Category	Expense as a Percentage of Total Expenses (A)	Percentage of Category Related to Services (B)	Percentage of Category Related to Housing (C)	Services Portion of Expense (A x B)	Housing Portion of Expense (A x C)
General and Administration	28.9%	86.0%	14.0%	24.8%	4.0%
Dining Services	24.6%	100.0%	0.0%	24.6%	0.0%
Facility Management	12.4%	15.5%	84.5%	1.9%	10.5%
Resident Services	15.2%	100.0%	0.0%	15.2%	0.0%
Utilities	6.8%	15.5%	84.5%	1.1%	5.8%
Taxes	6.9%	15.5%	84.5%	1.1%	5.9%
Management Fees	5.1%	86.0%	14.0%	4.4%	0.7%
Total	100.0%			73.1%	26.9%

Facility Management includes maintenance and grounds expenses.
Resident Services includes transportation, security, communication, housekeeping and resident life expenses.

Appendix B

The table below shows a sample of pricing for affordable Life Care Facility units which are proposed to include 1-bedroom and 1-bedroom plus den units, occupied by both 1- and 2-person households. The table includes the Monthly Service/Care Fees (MSCF) and the affordability range based on Area Median Income (Household Median Income for the Chicago Metropolitan Statistical Area) in 2022 dollars. In order to qualify for a unit, candidates must have a monthly income at least 1.5 times the unit's affordable MSCF. The 'minimum income' below represents the minimum annual income needed to qualify for a given unit.

Sample Affordable Program Pricing

	1-Person Household					2-Person Household			
Units	MSCF	Rent Portion (27% of MSCF)	Entrance Fee	Minimum Income	Affordable To	2nd Person Fee	MSCF (2nd Person Fee + MSCF)	Minimum Income	Affordable To
Unit A	$2,625	$709	$385,000	$47,250	65%-80%	$1,050	$3,675	$66,150	80%
Unit B	$2,850	$770	$400,000	$51,300	70%-80%	$1,050	$3,900	$70,200	85%-120%
Unit C	$3,000	$810	$425,000	$54,000	75%-80%	$1,050	$4,050	$72,900	85%-120%
Unit D	$3,250	$878	$450,000	$58,500	80%-120%	$1,050	$4,300	$77,400	95%-120%
Average Market Rate Pricing									
	$3,750	$1,013	$600,000	$67,500	95%	$1,050	$4,800	$86,400	105%

Median Household Income 75+ In Village of Northbrook: $70,398; Average Household Income 75+ In Village of Northbrook: $117,735. All figures are in 2022 dollars.

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Zoning Exception Worksheet
Written Explanation and Statement of Justification

EXPLANATION OF APPLICATION REQUEST

The Applicant seeks an exception to reduce the standard parking stall dimensions for the below grade parking spaces from 9 feet wide by 20 feet long to 9 feet wide by 18 feet long with a 24' parking aisle.

STATEMENT OF JUSTIFICATION

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

The proposed exception is in harmony with the Code and Plan Purpose and intent of the Comprehensive Plan. All parking for the proposed development will be contained on-site. The reduction of the parking stall length from 20' to 18' is in harmony with providing a parking space size that accommodates all vehicles. Typical vehicle lengths do not exceed 17'-3" and the proposed use is such that larger vehicles are not expected to utilize the parking lot.

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

The proposed exception will not impact adjacent property or alter the character of the area. The reduction of the parking stall length from 20' to 18' is dictated by the typical residential building width above it. The somewhat narrower building width requires a shorter parking space. The Applicant has utilized this 18' parking stall length in many other developments without issue.

Additionally, the character of the area will remain within the spirit of the ordinance. These parking stall dimensions are common for similar developments and do not pose danger to the public health, safety or general welfare.

c) Compatible with Surrounding Area. The proposed exception 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.

The proposed exception will not affect neighboring properties, as the impacted parking is contained below grade and will not dominate the immediate vicinity or interfere with use and development of neighboring properties.

Surrounding municipalities have similar zoning requirements that allow for a 9'x18' parking stall size as the standard parking stall size. Additionally, The Village of Northbrook has approved 9' x

18’ parking stall sizes for similar developments. The Urban Land Institute (ULI) and the National Parking Association released a publication called "The Dimensions of Parking", which states the current recommended length of a parking space is 18 feet. The exception will not be a noticeable feature upon completion and will not impact neighboring property.

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

The private drive aisles serving the parking stalls will be 24' wide per Village Code. All access – including emergency access – will not be adversely impacted by the reduction in parking stall sizes. The proposed exception will not affect public facilities or utilities. As shown by the traffic study, the streets in the vicinity will operate at acceptable levels of service after the proposed development is complete.

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

The proposed exception is bound within the private development limits – and below grade – and will not cause traffic congestion of residential streets.

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

The proposed exception does not have any impact on the natural, scenic, or historic features of the site.

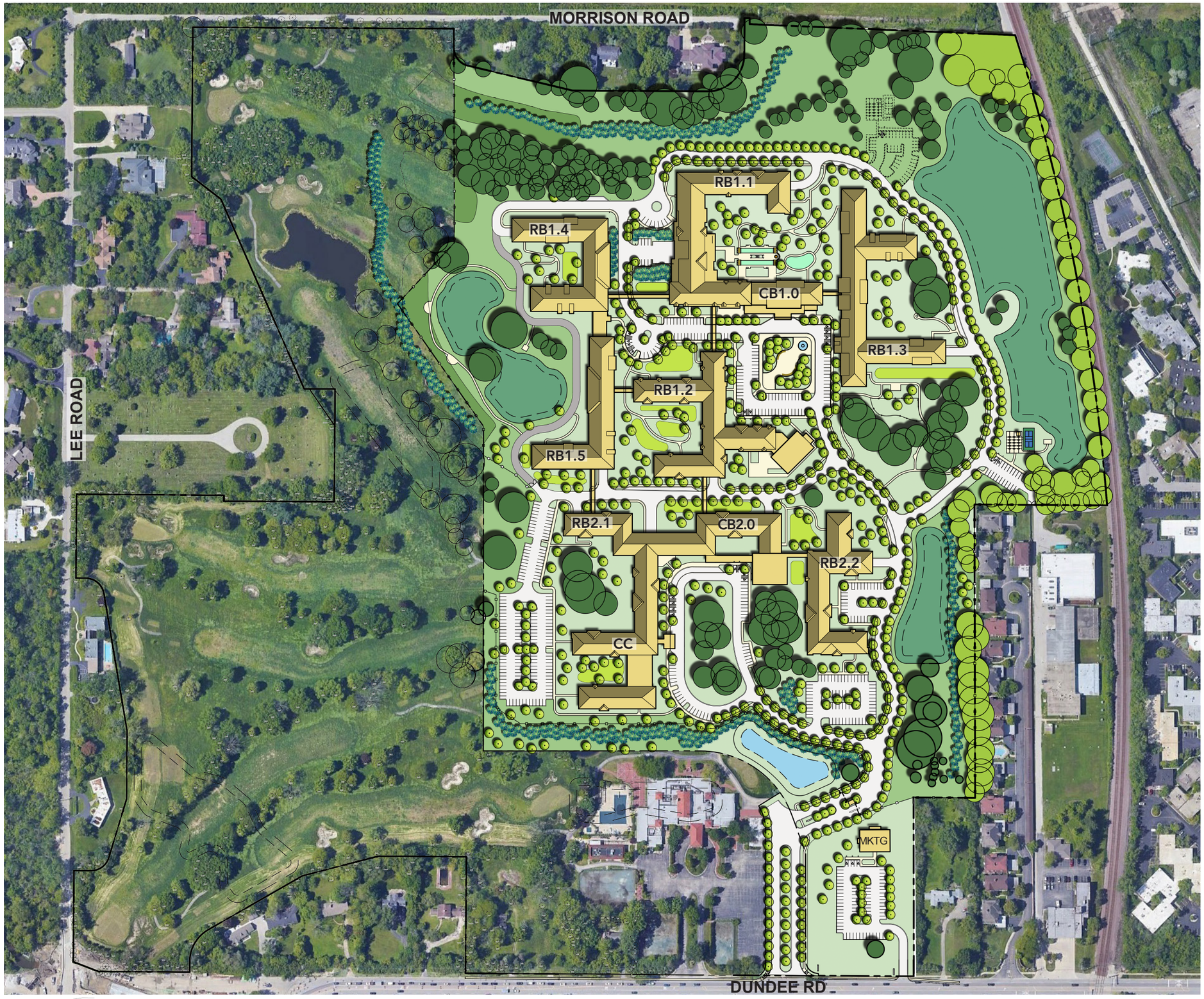
g) Compliance with Standards. The proposed exception otherwise complies with all additional standards imposed on it by the particular provision of this Code.

All other parking stall spacing and sizing requirements of the Code are met except for the requested parking stall length request.

h) Quality Design and Construction. The proposed exception demonstrates high quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity.

The parking exception is requested in connection with the overall planned development and the desire to locate parking below-grade, which advances the high-quality architecture and design of the overall project.

Attachment: A - Narrative Statement - Updated Spring 2023 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



CONCEPTUAL SITE PLAN

MARCH 31, 2023

Erickson SENIOR LIVING

NORTHBROOK

Attachment: B - Conceptual Site Plan (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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: Erickson Living Properties, LLC

Company: Erickson Living Properties, LLC
Address: 701 Maiden Choice Lane
City, State, Zip: Catonsville, MD 21228
Phone No.: 401-402-2449
Email: steven.montgomery@erickson.com

Primary Contact Person

Name: Steve Montgomery
Company: Erickson Living Properties, LLC
Address: 701 Maiden Choice Lane
City, State, Zip: Catonsville, MD 21228
Phone No.: 401-402-2449
Email: steven.montgomery@erickson.com

Consultants *(as applicable)*

Attorney

Name: Katie Jahnke Dale and Richard Klawiter
Company: DLA Piper LLP (US)
Address: 444 W. Lake Street, Ste. 900
City, State, Zip: Chicago, IL 60606
Phone No.: 312-368-2153 (KJD) / 312-368-7243 (RK)
Email: katie.dale@us.dlapiper.com / richard.klawiter@us.dlapiper.com

Architect/Planner

Name: Mark Heckman
Company: Moseley Architects
Address: 1414 Key Highway, Second Floor
City, State, Zip: Baltimore, MD 21230
Phone No.: 410-539-4300
Email: mheckman@moseleyarchitects.com

Civil Engineer

Name: Andy Heinen
Company: Kimley Horn
Address: 4201 Winfield Road, Suite 600
City, State, Zip: Warrenville, IL 60555
Phone No.: 630-487-5553
Email: andy.heinen@kimley-horn.com

Other

Name: Kenneth Weikal
Company: Hagenbuch Weikal Landscape Architecture
Address: 33203 Biddestone Lane
City, State, Zip: Farmington Hills, Michigan 48334
Phone No.: 248-477-3600
Email: kweikal@kw-la.com

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Village of Northbrook
FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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

Site Location/Address: 916 & 940 Dundee Road, Northbrook, IL 60062

Property Index Numbers: 04-02-300-046-0000; 04-02-301-007-0000; 04-02-301-014-0000; 04-02-301-015-0000; 04-02-500-002-000(04-02-500-006-0000

Size of Property: 5,537,032 square feet or 127.113 acres (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: Open Space

Current Zoning: Open Space (OS)

Current Use of the Property: Vacant

Is any portion of the property within the 100-year floodplain?[1] Yes: X 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

Site Ownership and Control

Current Property Owner Information

Legal Name: GA Northbrook LLC

Primary Contact: Mr. David R. Kahnweiler
Address 6250 North River Road, Ste. 11-100
City, State, Zip Rosemont, IL 60018
Phone No. 847-698-8209
Email david.kahnweiler@colliers.com

Proposed Property Owner Information

Legal Name: Erickson Living Properties, LLC

Primary Contact: Steven Montgomery
Address 701 Maiden Choice Lane
City, State, Zip Catonsville, MD 21228
Phone No. 410-402-2449
Email steven.montgomery@erickson.com

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: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

❑ Plat of Consolidation Worksheet

Filing Fees

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

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

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

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

Northbrook Ethics Code *(potential conflicts of interest)*

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

Repeat Application

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

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** 01/11/2022
Print Name & Title: Steven Montgomery, Vice President of Development
Signatures of Property Owner(s): _____ **Date** 12/28/2021
Print Name & Title: David Kahnweiler, Manager **Property Address**: 916-1002 Dundee Rd.
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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: Northbrook MHJ LLC
Suite 11-100
Address: 6250 N. River Rd.
Rosemont, IL 60018
Ownership or Trust Interest: 27.3 %

Name: Aziffel LLC
Suite 11-100
Address: 6250 N. River Rd.
Rosemont, IL 60018
Ownership or Trust Interest: 14.38 %

Name: Farpoint Acres (Northbrook) Investors LLC
Suite 11-100
Address: 6250 N. River Rd.
Rosemont, IL 60018
Ownership or Trust Interest: 7.50 %

Name: TYLSC840 LLC
Suite 11-100
Address: 6250 N. River Rd.
Rosemont, IL 60018
Ownership or Trust Interest: 5.14 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

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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: Erickson Living Holdings, LLC

Address: 701 Maiden Choice Lane
Catonsville, MD 21228

Ownership or Trust Interest: 100 %

Name: Redwood Capital Investments, LLC

Address: 7301 Parkway Drive
Hanover, MD 21076

Ownership or Trust Interest: Class A - 99 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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: Erickson Livings Holdings, LLC

Address: 701 Maiden Choice Lane
Catonsville, MD 21228

Ownership or Trust Interest: 100 %

Name: Redwood Capital Investments, LLC

Address: 7301 Parkway Drive
Hanover, MD 21076

Ownership or Trust Interest: Class A - 99 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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COMPREHENSIVE PLAN AMENDMENT WORKSHEET

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

The initial submittal MUST contain:

☒ **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

☒ **Statement of Justification**

A written statement of need for the requested comprehensive plan amendment is required. The statement shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed Comprehensive Plan Amendment is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.
See attached

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.
See attached

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.
See attached

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.
See attached

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
See attached

OVER-

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

See attached

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

See attached

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

See attached

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

See attached

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

See attached

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

See attached

l) The community need for the proposed map amendment and for the uses and development it would allow.

See attached

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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Statement of Justification for
Comprehensive Plan Amendment and
Rezoning & Zoning Map Amendment
Section 11-301 E8 of the Zoning Code

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

The subject property is bounded by the Edens Expressway Spur and unincorporated residential property to the north; railroad tracks, the Ballantrae residential development (zoned R2 and R8) and the fire department (zoned IB) to the east; Dundee Road and the Chipilly Woods nature preserve (zoned OS) to the South; and Lee Road, residential homes (zoned R2), a cemetery and the Somme Woods nature preserve (both zoned OS) to the west.

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

When the Comprehensive Plan was adopted in 2010, the subject property was operating as a golf club. However, the Green Acres Country Club closed in 2016 and the subject property has remained dormant since. Other than the nearby nature preserves and fire department, the predominant use in the vicinity of the subject property is residential.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The subject property has virtually no value under the current plan designation and zoning classification. As shown by the closure of the Green Acres Country Club over five years ago, the preexisting golf use was not viable and did not have the necessary demand. The proposed new development and investment will stimulate further development in this area and provide increased sources of revenue to all taxing districts.

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The diminution in value is not offset by any benefit to the public health, safety, or welfare. Under its current condition, the subject property is dormant. The proposed development will generate new property taxes (while generating zero school children) and make much needed public improvements in the vicinity, including a proposed new traffic signal on Dundee.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The use and enjoyment of adjacent properties will not be adversely impacted by the proposed project, as the proposed project will be complementary with adjacent uses and will allow for unified development of the currently primarily vacant land, with attractive architecture and landscaping improvements and uses that will benefit the community. The proposed development

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has been thoughtfully laid out to maximize buffers between the buildings and adjacent residential uses. The nearby businesses will enjoy increased clientele and visibility while benefitting from the subject property being developed in a thoughtful and comprehensive manner that minimizes traffic issues. The applicant is proposing to dedicate approximately 40 acres to the Village for public purposes. Additionally, a new proposed publicly accessible trail will be made available for use by adjacent neighbors.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

Development of the subject property likely will enhance the area and have a positive impact on the value of nearby properties. The proposed project will complement the surrounding properties. There is no indication that there will be any adverse impact to the values of adjacent properties as the nearby non-open space uses are predominately residential in nature.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The proposed amendment will not affect the future development of adjacent properties. The proposal will make the plan designation for the property similar to the residential designations/uses of the non-open space properties adjacent to the site.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The continued operation of the subject property as open space is not feasible. The property has been dormant for over five years and many potential development scenarios have been explored, none of which were feasible given the change in market demand for open space uses, such as golf courses.

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

But for an emergency access point along an existing fire lane, all access to and from the proposed development will be off Dundee to avoid adding traffic to Lee or Morrison, which are lower capacity residential streets. Additionally, the developer is proposing to install a new traffic signal at the entrance on Dundee, which will be an improvement to area-wide traffic conditions.

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

The property is currently dormant and generates little demand for utilities and public services. The developer is working with the Village and its engineers to confirm adequate utility services for the proposed plan designation and zoning classification. Additionally, the developer is

committed to working with the Village consultants to confirm essential public services are not impacted.

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The subject property has been vacant since the former Green Acres Country Club closed in 2016.

l) The community need for the proposed map amendment and for the uses and development it would allow.

The proposed map amendment would fulfill a number of community needs. The Developer's market study suggests substantial pent-up demand for senior residential living communities. The proposed use will allow for aging Northbrook residents to stay in Northbrook (or return to Northbrook, if they have temporarily moved away).

National studies corroborate the Developer's study, predicting increased demand among baby boomers who are of retirement age.

The proposed development would also allow a well-established, innovative, and largely self-sufficient senior living community to join the Northbrook community. The development would allow for the fulfillment of all these community needs and positively impact the Village tax base while generating zero school children.

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

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

The initial submittal MUST contain:

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

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

REQUIRED MATERIALS FOR SUBMISSION

☒ **Development Name**

Select a name which is unique to the Northbrook area for identification purposes:

Erickson Northbrook

☒ **Map Depicting the Municipal & Special District Boundaries where adjacent to or within the Subject Property**

☒ **Written Statement – Project Description**

Attach a written statement explaining a general description of the proposed planned development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed planned development, and the market it is intended to serve. Also explain how the proposed planned development is to be designed, arranged and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this Code.

The written statement must also include an outline of the Applicant's intent with respect to ownership, sale, and leasing of the various completed units, structures, spaces, and areas within the proposed development.

The statement must also include a development schedule for the phases of development that will occur. This schedule must include an approximated start and completion date for all phases of the proposed development.

Lastly the written statement must identify existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources and features.

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Schematic Graphic Depiction of Proposed Plan

☒ Submit schematic graphic drawings, drawn to scale, of the proposed site plan depicting the below items:
- Public and/or Private rights-of-way on or adjacent to the Subject Property
- Proposed dimensions and locations of vehicular and pedestrian circulation and parking elements
- Public and private open space
- Residential, commercial, office, and/or industrial and other land use designation locations
- General location and purpose of all easements

☒ Submit Preliminary Engineering Plans depicting the adequacy of the existing and proposed sanitary sewer, storm sewer, and water distribution systems

☒ Submit soft-line architectural elevations indicating the general style of architecture and typical building materials.

☒ **Tax Impact Study**
The Tax Impact Study should indicate the possible tax consequences and/or benefits the proposed planned development will have upon the Village of Northbrook and other affected taxing bodies.

☒ **Traffic & Transit Study**
The Traffic Study must include a list of new street construction and traffic control improvements necessary to accommodate the estimated increase in traffic and traffic related problems occasioned by the proposed development, as well as a statement of the Applicant's proposals for providing those needed improvements.

Natural and Environmental Resources and Features

☒ Copy of an application for Natural Resource Assessment to the North Cook County Soil and Water Conservation District *(this is solely for parcels over 2 acres in size)*

☒ Written description of natural and environmental resources and features on the subject property including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources. This includes providing a Tree Survey for the existing conditions.

☒ **Detailed Financial Assurance – Financing Plan**
Submit a detailed description of the financial assurances to be presented to guarantee completion of all public improvements and private open space to be provided in connection with the proposed planned development. The Applicant must also submit evidence of the financing plan proposed to use to complete the proposed development (an applicant's prior success in completing projects of similar scope may be offered in support of this requirement).

☒ **Tentative Plat of Subdivision Worksheet** (if required)

☒ **Special Permit Worksheet**

☒ **Statements of Justification Satisfying the Standards for a Planned Development**
In addition to submitting a statement of justification for the special permit associated with the Planned Development, all applicants must submit additional responses to ALL of the below listed items. The responses must be submitted on an additional sheet of paper with as detailed answers as possible.

a) **Unified Ownership Required.** The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

b) **Minimum Area.** The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

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c) Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

d) Public Open Space and Contributions. Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

e) Common Open Space.

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

(v) Every property having a right to the use or enjoyment of such open space or improvements

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must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

(vii) The Village must be given the right to enforce the covenants.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

f) Landscaping and Perimeter Treatment. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

g) Private Streets. Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

h) Utilities. All utility lines shall be installed underground.

Where district regulations authorizing a planned development use in a particular district impose additional standards, a special permit for such development shall not be granted unless the applicant establishes compliance with such standards.

COMPLIANCE WITH VILLAGE REGULATIONS

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

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

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

Village Departments Involved with the Review of Community Planning Applications

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

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Statement of Justification for Planned Development
Subsection 11-603 E of the Zoning Code

a) Unified Ownership Required. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

GA Northbrook, LLC is the current owner of the of the subject property. The owner has authorized Erickson Living Properties LLC to file applications on its behalf. Erickson Living Properties LLC will obtain title to the subject property once all of the City and County approvals have been obtained.

b) Minimum Area. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

The minimum lot area for a planned development in the RS zoning district is 100,000 square feet under Section 4-110 of the Zoning Code. The subject property is approximately 5,488,560 square feet, well above the minimum area required.

Additionally, the property is a continuous, undivided parcel that would further the objectives for planned developments:

11-603 B Planned Developments - Purpose

1. The proposed development is more consistent with the plans for the property outlined in the Comprehensive Plan than would be possible through strict application of other regulations.
2. The proposed planned development allows for a residential care facility for senior citizens. On site medical professionals and high quality buildings make this development a top-of-the-line residential care and the surrounding open space integrates the facility into the Northbrook community in a cohesive and integrated way.
3. There are no significant natural features that will be impacted by the proposed development nor will the development lead to soil erosion.
4. A planned development will allow GA Northbrook, LLC to coordinate the uses and buildings, including their relationships to one another and architectural styles, and provide pedestrian and vehicular connectivity.
5. The proposed site plan provides for open space and extensive landscaping throughout the development.

6. Conventional subdivision and zoning regulations do not accommodate the type of mixed-use development proposed; therefore, it cannot be ascertained how much open space would result from applying such regulations.
7. The proposed development will promote the public health, safety, and general welfare of the Village.

c) Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

The development will comply with this requirement.

d) Public Open Space and Contributions. Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

The development will not require any Village land.

e) Common Open Space.

> **(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.**

The development provides for 40 acres of common open space. The proposed site plan includes generous integrated landscaping throughout.

> **(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.**

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The development will comply with this requirement.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

The development will comply with this requirement.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

(v) Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

(vii) The Village must be given the right to enforce the covenants.

(viii)The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and

powers of the association and its governing body under the agreements and declarations creating the association.

This requirement is not applicable, as the common open space requirements will not be satisfied by ownership or maintenance by a property owners' association.

f) Landscaping and Perimeter Treatment. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

The development will comply with this requirement by improving or landscaping any open space and landscaping all boundaries.

g) Private Streets. Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

The development will comply with this requirement.

h) Utilities. All utility lines shall be installed underground.

The development will comply with this requirement.

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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: 8361: Residential Care

- **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: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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.

See attached

(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.

See attached

(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.

See attached

(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.

See attached

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

See attached

(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.

See attached

(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.

See attached

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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

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Statement of Justification for Special Permits
Section 11-602 E of the Zoning Code

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

The Property will be the site of a residential senior living center with adjacent space for public use. These uses are in harmony with the general and specific purposes of the Code.

b) The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed development will not have a substantial or undue adverse effect upon adjacent property, public health, or the general welfare. The site plan has been carefully designed to minimize the impact on adjacent property, with the taller buildings situated in the center of the site.

c) 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.

The Property consists of 3-5 story interconnected buildings which will be fenced with a gatehouse and native trees and landscaping that will act as a buffer to the neighboring community. The buildings have been intentionally situated on the site so that the taller buildings are located closer to the interior and to maximize buffers between adjacent residential uses.

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

The developer is working with the Village and its engineers to confirm adequate utility services for the proposed plan designation and zoning classification. The proposed development will generate no school children and the developer has had initial meetings with the parks and libraries to discuss potential opportunities for collaboration. Additionally, the developer is committed to working with the Village consultants to confirm essential public services such as police and fire protection are not impacted. Utilizing an on-site medical center staffed by skilled physicians and staff, it is anticipated that Erickson will be able to address approximately 87% of all medical emergencies. This significantly reduces the impact on local emergency services.

e) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The main entrance has been located on Dundee intentionally to avoid additional traffic on the nearby residential streets of Lee and Morrison. The only other permanent site access will be an emergency access point through an existing fire lane.

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

The subject property is not a site of scenic or significant importance. The proposed site plan to preserve as much of the existing significant natural features as possible.

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

The development will comply with this requirement.

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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SITE PLAN APPROVAL WORKSHEET

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

The initial submittal MUST contain:

- ☒ **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 proposal for which approval is being sought and of the existing zoning classification, use and development of the subject property. The scope and detail of such description shall be appropriate to the subject matter of the application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the application.

☒ **Graphic Depiction of Existing Conditions**

A proposed set of plans depicting the existing conditions of the site must be submitted with the application. The plans should include such items as:

- Existing Site Conditions and Topography
- Tree Survey and Protection Plan
- Location of water bodies and courses, wetlands, marshes and special flood hazard areas and floodways on or within 100 feet of the Subject Property
- Existing drainage structures and patterns
- Existing water, sewer, gas, electric, telephone and cable communications lines and easements
- Soil Conditions as they affect development
- Existing structures on the Subject Property (specify location, use, size, and height)

☒ **Proposed Plans**

A proposed set of plans pursuant to Article 11 Section 604 of the Zoning Code must be provided to illustrate the proposed Special Permit activity. The plans must include such items as:

- Proposed Site Plan Depicting:
  - location of proposed structures in relation to required setbacks and yards (specify location, use, size, FAR, GFA, net floor area, height, and building coverage)
  - where relevant, the number and size of dwelling units, by unit type and number of bedrooms
  - location of parking and loading area dimensions (including sizes of spaces, angles, and aisle widths) in relation to setbacks and yards
  - location of any proposed signs and fences
  - description of the calculation method utilized in computing all required statistics shown
  - location, designation and total area of all usable open space
- Vehicular and Pedestrian Circulation Plan (a traffic study may be necessary as well)
- Proposed Landscape Plan showing location, size and species of all trees, shrubs and other plant material
- Proposed Floor Plans for any proposed buildings.
- Proposed Building Elevations (include any proposed signs that appear on the facades)
- Proposed Exterior Lighting Plan with Fixture Details and Photometrics

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- Preliminary Engineering Plans in Accordance with Village Standards
  - depict proposed surface and sub-surface drainage and retention and detention facilities
  - depict water, sewer, gas, electric, telephone and cable communications lines and easements

Other information such as parking or traffic studies, economic studies or more detailed design drawings may be requested by the staff, Plan Commission or Board of Trustees in an effort to determine the impacts of the proposed activity.

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

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Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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Northbrook

REZONING & ZONING MAP WORKSHEET

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

The initial submittal MUST contain:

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

REQUIRED MATERIALS FOR SUBMISSION

- ☒ **Specify Current Zoning District(s)**: Open Space (OS)
- ☒ **Specify Requested Zoning District(s)**: RS Residential Specialty District
- ☒ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.
See attached

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.
See attached

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.
See attached

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.
See attached

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
See attached

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Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

See attached

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

See attached

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

See attached

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

See attached

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

See attached

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

See attached

l) The community need for the proposed map amendment and for the uses and development it would allow.

See attached

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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Statement of Justification for Rezoning & Zoning Map Amendment
Section 11-301 E8 of the Zoning Code

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

The Property is surrounded by unincorporated residential property zoned to the north; railroad tracks, R-2, and R-8 to the east with O-4 further west of the railway; R-2 to the south; and R-2 to the west. The surrounding uses include open space to the south and east, office/industrial to the east, and residential to the north and west.

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

The Property is currently zoned for OS Open Space. The Comprehensive Plan designates the subject property as appropriate for major corridor multi-use development and contemplates the potential need for Zoning Code text amendments to develop the area pursuant to those objectives.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The current Open Space classification diminishes the value of the subject property because the uses allowed in that zoning district are not the highest and best use of the subject property. The current zoning classification would prevent appropriate uses of the property that would allow it to fulfill the objectives of the Comprehensive Plan and effectively compete with the local market and meet community needs. New investment will stimulate further development in this area and provide increased sources of revenue to all taxing districts.

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The diminution in value is not offset by any benefit to the public health, safety, or welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The use and enjoyment of adjacent properties will not be adversely impacted by the proposed project, as the proposed project will be complementary with adjacent uses and will allow for unified development of the currently primarily vacant land, with attractive architecture and landscaping improvements and uses that will benefit the community. The nearby businesses will enjoy increased clientele and visibility while benefitting from the subject property being developed in a thoughtful and comprehensive manner that minimizes traffic issues. The Village overall will be enhanced by the proposed amendment, which will allow for an exciting and dynamic gateway into the community as opposed to the currently primarily vacant land.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

Development of the subject property likely will enhance the area and have a positive impact on the value of nearby properties. The proposed project will complement the surrounding properties. There is no indication that there will be any adverse impact to the values of adjacent properties as the nearby uses are predominately office in nature and developed many years ago. The proposed land uses are compatible with one another and reasonable.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The proposed amendment will encourage the orderly development of nearby properties in furtherance of the goals and plans laid out in the Comprehensive Plan.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The subject property has remained primarily vacant for many years, demonstrating that it is not suitable for the uses permitted under its current zoning classification. The Comprehensive Plan contemplates such a mixed-use development, further demonstrating the suitability of the property for uses that are not permitted under its current zoning classification.

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The proposed development takes into account any increased traffic and accommodates for it through significant off-site traffic improvements (including a new signal) which will allow for neighboring intersections to continue to operate at acceptable levels of service and through the use of right-in/right-out curb cuts.

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

Adequate public utilities are available or will be available (as part of construction of the project) to serve the proposed use under the new classification.

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The subject property has been primarily vacant and under-utilized for many years. The previously-approved development project was approved, construction began, and then the project was stopped. In the context of the previously-approved project and major corridor multi-use designation under the Comprehensive Plan, development of the subject property is proper at this time.

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l) The community need for the proposed map amendment and for the uses and development it would allow.

The proposed map amendment would fulfill a number of community needs. The Developer's market study suggests substantial pent-up demand for senior residential living communities. National studies corroborate the Developer's study, predicting increased demand amongst both Baby Boomers who are of retirement age.

The proposed development would also allow a well-established, innovative, and largely self-sufficient senior living community to join the Northbrook community. The development would allow for the fulfillment of all these community needs and positively impact the Village tax base, all within the context of a high-quality, integrated, and attractive development.

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Village of
Northbrook

ZONING EXCEPTION WORKSHEET

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

The initial submittal MUST contain:

- ☑ **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

☑ **Describe Exception Being Requested:**

See attached

☑ **Statement of Justification**

No exception shall be granted unless the applicant shall establish that the exception being sought satisfies each of the standards set forth below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) Consistent with Code and Plan Purposes. The proposed exception 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.

See attached

b) No Undue Adverse Impact. The proposed exception 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.

See attached.

c) Compatible with Surrounding Area. The proposed exception 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.

See attached.

d) Adequate Public Facilities. The proposed exception 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.

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Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

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

See attached.

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

See attached.

g) Compliance with Standards. The proposed exception otherwise complies with all additional standards imposed on it by the particular provision of this Code.

h) Quality Design and Construction. The proposed exception demonstrates high quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity.

See attached.

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.

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Zoning Exception Worksheet
Written Explanation and Statement of Justification

EXPLANATION OF APPLICATION REQUEST

The Applicant seeks an exception to reduce the standard parking stall dimensions for the below grade parking spaces from 9 feet wide by 20 feet long to 9 feet wide by 18 feet long with a 24' parking aisle.

STATEMENT OF JUSTIFICATION

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

The proposed exception is in harmony with the Code and Plan Purpose and intent of the Comprehensive Plan. All parking for the proposed development will be contained on-site. The reduction of the parking stall length from 20' to 18' is in harmony with providing a parking space size that accommodates all vehicles. Typical vehicle lengths do not exceed 17'-3" and the proposed use is such that larger vehicles are not expected to utilize the parking lot.

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

The proposed exception will not impact adjacent property or alter the character of the area. The reduction of the parking stall length from 20' to 18' is dictated by the typical residential building width above it. The somewhat narrower building width requires a shorter parking space. The Applicant has utilized this 18' parking stall length in many other developments without issue.

Additionally, the character of the area will remain within the spirit of the ordinance. These parking stall dimensions are common for similar developments and do not pose danger to the public health, safety or general welfare.

c) Compatible with Surrounding Area. The proposed exception 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.

The proposed exception will not affect neighboring properties, as the impacted parking is contained below grade and will not dominate the immediate vicinity or interfere with use and development of neighboring properties.

Surrounding municipalities have similar zoning requirements that allow for a 9'x18' parking stall size as the standard parking stall size. Additionally, The Village of Northbrook has approved 9' x

18’ parking stall sizes for similar developments. The Urban Land Institute (ULI) and the National Parking Association released a publication called "The Dimensions of Parking", which states the current recommended length of a parking space is 18 feet. The exception will not be a noticeable feature upon completion and will not impact neighboring property.

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

The private drive aisles serving the parking stalls will be 24' wide per Village Code. All access – including emergency access – will not be adversely impacted by the reduction in parking stall sizes. The proposed exception will not affect public facilities or utilities. As shown by the traffic study, the streets in the vicinity will operate at acceptable levels of service after the proposed development is complete.

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

The proposed exception is bound within the private development limits – and below grade – and will not cause traffic congestion of residential streets.

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

The proposed exception does not have any impact on the natural, scenic, or historic features of the site.

g) Compliance with Standards. The proposed exception otherwise complies with all additional standards imposed on it by the particular provision of this Code.

All other parking stall spacing and sizing requirements of the Code are met except for the requested parking stall length request.

h) Quality Design and Construction. The proposed exception demonstrates high quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity.

The parking exception is requested in connection with the overall planned development and the desire to locate parking below-grade, which advances the high-quality architecture and design of the overall project.

Attachment: C - Applicant Submittal Applications and Statements of Justification (6649 : A Joint Public Hearing on Erickson Senior Living at

Village of
Northbrook

TENTATIVE PLAT OF SUBDIVISION WORKSHEET

In addition to submitting the *Formal Application* form for a tentative plat of subdivision application, the Applicant must include the following information with your application. A tentative plat of subdivision 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 & Planning Services.

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 submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

☒ **Written Explanation of Request**
Provide a letter or written statement explaining the proposed subdivision, the proposed subdivision name for file identification, and a description of the property location.

☒ **Legal Descriptions**
Legal descriptions for all lots involved in consolidation must be provided on the plat.

☒ **Title Insurance Policy**
Provide title insurance policy or documents showing any relevant easement, covenant or other deed.

☒ **Title Policy Report**
Provide current title policy report, or deed and title search.

TBD ☐ **Statement of Justification for Subdivision Variations**
If the applicant is requesting a variation of the standards of the Village of Northbrook Subdivision and Development Code, a written statement of need for the requested subdivision variation is required.

☒ **School District(s), Park District(s), and Sanitary and Drainage District(s)**
Provide the names of the school district(s), park districts(s), and sanitary and drainage districts within which the property is located.

☒ **North Cook County Soil and Water Conservation District Application**
If the property exceeds two (2) acres in size, evidence of an application to the North Cook County Soil and Water Conservation District requesting preparation of Natural Resources Assessment Report is required.

☒ **Proposed Tentative Plat of Subdivision**
A proposed tentative plat of subdivision pursuant to Section 3-101 (B) of the Subdivision and Development Code must be provided. The tentative plat must contain the following information. Specific details of these requirements can be found in Section 3-101 (B).

1. General Graphic Standards of Tentative Plat of Subdivision
2. General Subdivision Information
3. Transportation and Circulation System
4. Environmental Information
5. Utility Information
6. Other information as deemed necessary and reasonable for the review of any tentative Subdivision application may be requested by the Village Manager, Village Engineer, Plan Commission or Board of Trustees.

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☒ **Preliminary Engineering and Tree Preservation Plans**
The following plan sheets or a combination of the following sheets must be included with a tentative plat application:

- Title & Note Sheet
- Preliminary Grading and Erosion Control Plan
- Stormwater Calculations
- Preliminary Utility Plan
- Existing Conditions, Preliminary Tree Removal/Preservation, and Demolition Plan
- Preliminary Landscape Plan

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

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Kimley»Horn

April 27, 2023

Ms. Michaela Kohlstedt, Director of Development & Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Phone: 847-272-5050

RE: Erickson – Northbrook
PCD 22-02
916 Dundee Road
Northbrook, Illinois
Review #4

Dear Ms. Kholstedt:
We are in receipt of your review comments dated April 18, 2023, for the proposed Erickson Senior Living located at 916 Dundee Road in Northbrook, Illinois. Below is a summary of the actions taken in response to these comments.

Docket Review Checklist - Docket No PCD-22-02, Escrow Account #BPZ-22-02 (April 18, 2023)

Zoning Code Compliance

(C) BULK, SPACE, YARD REQUIREMENTS (Note: this is a 127.113)

C1 Maximum Height – Not Approved –
a) 65' / 4-stories; This is a Special Permit height request.

Response: Noted, variance will be requested.

C4 Maximum Floor Area Ratio – Not Approved –
a) Applicant states .64
RS Max FAR is .40; special permit request
Response: Noted, variance will be requested.

(F) OFF-STREET PARKING
TOTAL= 1,241

F2 Design & Maintenance – Not Approved –
Applicant requesting exception on parking stall dimensions

Response: Noted, variance will be requested.

(G) OFF- STREET LOADING (ARTICLE IX, PART I-B, SECTION 9-105)

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

G1. Location – Not Approved –

a) Please callout loading spaces on the Site Plan. For multiple family dwellings, 1 loading space is required having in excess of 20,000 SF.

Response: Loading spaces will be called out in Final Plan Review submittal. The loading space requirements for each building will be met.

G2. Screening – Not Approved –

a) Please show locations and design of screening per Section 9-105(C).

Response: Screening will be shown in Final Plan Review submittal and comply with Section 9-105(C).

G3. Design & Dimensions– Not Approved –

a) Please add dimensions to the loading space and screening details.

Response: Loading space dimensions and screening details will be shown in Final Plan Review submittal.

(H) SIGNS (ARTICLE IX, I-C) GENERAL SIGNAGE SHOWN ON ELEVATIONS BUT NO DETAILS INCLUDED.

H1. Colors – Not Approved –

a) Please submit proposed signage details of the development (includes below H2-H9). SIGNS to be reviewed at time of Final Plan Approval and will comply with Zoning Code requirements.

Response: Noted.

H2. Functional Types – Not Approved –

a)

Response: Noted.

H3. Structural Types – Not Approved –

a)

Response: Noted.

H4. Number of Signs Per Lot – Not Approved –

a)

Response: Noted.

H5. Maximum Total Sign Area Per Lot – Not Approved –

a)

Response: Noted.

H6. Maximum Sign Area Per Sign – Not Approved –

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a)

Response: Noted.

H7. Sign Height – Not Approved –
a) a) Exception necessary for on-site directional signage in excess of 4' in height; requesting 64" height

Response: Noted.

H8. Setback – Not Approved –
a)

Response: Noted.

H9. Illumination – Not Approved –
a)

Response: Noted.

SUBDIVISION & DEVELOPMENT CODE COMPLIANCE

(A) General Standards

A1. Implementation of Official Comprehensive Plan – Not Approved –
a) Requested Comprehensive Plan Amendment

Response: Noted.

(B) Transportation & Circulation

B2. General Transportation & Circulation Systems – Not Approved –
a) Please see Fire Prevention comments.

Response: Responses provided in Fire Prevention comment section.

(E) Common Facilities

E4. Common Recreational Facilities – Approved with Conditions-
a) Please include association documents for final plan approval

Response: Noted, documents will be provided for Final Plan Review.

(F) Other

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F1. Burial of Overhead Utility Lines – Not Approved
a) Requesting a waiver

Response: Noted. Justification for waiver is listed in project narrative that was provided in previous submittal.

Public Works (April 18, 2023)

PRELIMINARY REVIEW 1
GENERAL COMMENTS:

1. During final design (the stage of plan review this project is currently in), changes to the plans shall be bubbled and identified with an indicator number and tracked in the revisions box (you have done this). Once all changes have been made through multiple reviews and the plan set is ready for final Village approval, all bubbling and indicator numbers shall be removed from the plan set, but the revision box will still list all the revisions. In a future review I will notify the design engineer when the bubbles can be removed.

   Response: Noted.

2. The IEPA will require the Village to own the water main as part of signing the permit. However, the developer will be required to maintain/replace the water main in the future. Provide a letter for the file from the owner of the development stating that all proposed watermain is to be maintained by the property owner. This letter shall be recorded against the property with Cook County.

   Response: A letter stating the above will be provided as part of the Final Plan Review submittal.

3. Provide a letter for the file from the owner of the development stating that all proposed sanitary, storm sewer, and detention areas are to be maintained/replaced by the property owner.

   Response: A letter stating the above will be provided as part of the Final Plan Review submittal.

4. FFR: The sanitary sewer fronting Dundee Road is owned by the MWRD. The Village will be required to certify that this development will not overtax the MWRD sanitary sewer system. The Developer's engineer will need to provide a report describing the proposed flow from the development and certify that the sanitary sewer can handle the additional flow. In order to provide certification, the sanitary sewer will need to be monitored during dry weather and during wet weather so that infiltration can be accounted for. Upon request, I can provide example reports.

   Response: Noted, this will be addressed in Final Engineering.

5. The plan presented shows Village ROW accessing Dundee Road (at a proposed signal). At this time, the development of the 40 acres on the western side of the site is unknown. An agreement will need to be established describing when the access to Dundee will become ROW for the Village. Until it is determined how the 40 acres will be used, the Village does not accept ownership or maintenance of the Dundee access. (This is still under discussion)

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Response: Noted.

6. An agreement will need to be discussed for the proposed signal on Dundee Rd. for maintenance payments due to IDOT.

   Response: Noted.

7. What will be the expected timeline of the project? Specifically, MWRD submittal, beginning of construction and end of construction.

   Response: Initial construction of the project, including site work and marketing center is projected to commence in mid-2025. Residents are projected to move in mid-2028, and anticipate a full build out of 3-4 years from the first resident move-ins during 2028. Phase 1A is the design and construction of the marketing center and the MWRD submittal and approval of this phase will be made prior to marketing center construction beginning.

8. No site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing) can take place prior to issuance of the Village Site Work Permit. A Village Site Work Permit will not be issued until Final Engineering is approved by the Village Engineer. Final Engineering cannot be approved until the MWRD-WMO comments have been incorporated into the Final Engineering Submittal to Northbrook and the MWRD has issued their permit.

   Response: Noted.

9. Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.

   Response: Noted.

10. The Redevelopment Agreement needs to include language that all detention shall be complete and operational prior to construction of the buildings or other impervious.

    Response: Noted.

11. The plans submitted are good for overall design concept, but eventually plans showing the staging will need to be provided. Items like roadway, water main, and sanitary sewers can easily be staged. The storm sewer system and detention areas might not stage as well depending on the watershed and location of the impervious constructed. Developer needs to show Stormwater in place covers required detention prior to going vertical and that system is functioning as intended.

    Response: Noted. Staging plans will be provided as part of Final Engineering.

12. The Drainage Certificate needs to be added to the cover sheet with a signature location for the engineer and owner. This can be provided via email if required.

    Response: This will be addressed for Final Engineering.

13. The Plans must be signed/sealed by a State of Illinois Professional Civil Engineer separate of the

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Drainage Certificate.

Response: This will be addressed for Final Engineering.

14. Extend the sidewalk from the development entrance to the west on the north side of Dundee Rd. to the signalized intersection at Shermer Rd.

    Response: Pursuant to our previous submittals and discussions, the sidewalk will be extended on the north side of Dundee Road along the frontage that Erickson Senior Living owns and maintains. The sidewalk to the west of the property will be designed and constructed when the properties west of Erickson gets redeveloped.

15. Who is responsible for maintenance (snow removal, maintenance, and resurfacing) of the multi-use path on the Greenbelt Easement? (This needs to be finalized)

    Response: Discussions with the Village and Park District will continue to commence, and it will be determined in the future who will own and maintain the Greenbelt Easement. Since a path is not currently shown, Erickson can make provisions for a walking path along the perimeter of this area. Any walking path segments on the public land will have to be part of the larger park planning and programming discussions with the public.

16. Is lighting proposed along the multi-use path? (Need to establish as ownership is determined)

    Response: Similar to #15, discussions with the Village and Park District will continue to commence, and it will be determined in the future who will own and maintain the Greenbelt Easement. Since a path is not currently shown, Erickson can make provisions for a walking path along the perimeter of this area. It is not anticipated that lighting would be proposed.

17. At this time, an Engineer's Estimate of Probable Costs is not required. During final plan submittal, the developer must provide construction estimates or accepted contractor bids for the site improvements to calculate the amount of the required Performance Guarantee and Engineering Review/Inspection fees. The developer should read the Subdivision Development Code Section 3-501 to understand the Performance Guarantee Amount. After the EOPC or signed contracts have been provided to the Village Engineer, the developer should expect about 3 weeks before the improvement guarantee and engineering fees are determined.

    Response: This will be addressed for Final Engineering.

18. Refer to Ordinance 2015-68 for policy concerning the burial of overhead utility lines.

    Response: Based upon Section 4-104 F2, the following factors were taken into consideration:

    A) ***The extent of existing overhead utility facilities in the immediate area of subdivision;***

Response: The existing overhead utility lines extend for a significant stretch both east and west of the site on Dundee Road. To bury the existing overhead lines adjacent to the Erickson Lot 1 property on the Tentative Plat of Subdivision will not be consistent with the surrounding properties.

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B) ***The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;***

Response: The existing overhead utility lines extend for a significant stretch both east and west of the site on Dundee Road. To bury the existing overhead lines adjacent to the subject property will not be consistent with the surrounding properties. All of the proposed utilities within the subject property will be buried and not visible from the public right-of-way.

C) ***The crossing of such utility lines over streets and other rights-of-way with significant levels of traffic;***

Response: Public Road A is a minor collector road and will not have significant levels of traffic.

D) ***The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;***

Response: The subject property is not adjacent to these uses.

E) ***The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;***

Response: *The existing overhead utility lines extend for a significant stretch both east and west of the site on Dundee Road so the aesthetic appearance is consistent on the adjacent properties. All of the proposed utilities within the subject property will be buried and not visible from the public right-of-way.*

F) ***The impact of overhead utility facilities on future development in the area of subdivision;***

Response: The existing overhead utilities will not have an impact on future developments based upon the current location along Dundee adjacent to Lot 2.

G) ***The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver;***

19. Does the developer propose any onsite recycling? Onsite recycling needs to be approved by the Village during the design phase. If no onsite recycling is to be performed, indicate so in the "Demolition Plan Notes".

Response: *Construction debris landfill waste diversion is proposed with recycling dumpsters. Details will be provided with Final Plan Review Submittal.*

20. We need further discussion about the land proposed to be dedicated to the Village. For example, what condition is the site, are there any trees that need to be removed to be safe, are there buildings on the site, etc.? Additionally, it looks like there is Stormwater detention proposed on the site to be dedicated to the village. How large is it and does the detention consider the Village's future development?

Response: Land is proposed to be dedicated to the Village (Municipal Parcel) as well as an Open

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Space land dedication to a to be determined party by the Village (potentially to the Northbrook Park District or County.) Erickson is not proposing any maintenance of public improvements. Erickson haven't committed to financial contributions yet, though anticipated. Erickson would perform remediation and site preparation work prior to the conveyance. Discussions with the Village and Park District will continue to commence.

Stormwater management is proposed within the Park District and Village Property. The stormwater report provides the details of the size and volume, but it is anticipated for the full buildout of the Village's future development.

21. CBBEL will provide review of the stormwater report under separate cover.

    Response: Responses provided under the CBBEL comment section.

22. Add a note to read, "The developer shall provide a site engineer to monitor the installation of underground utilities, roadway, curb/gutter, sidewalk, witness sewer and water main pressure tests, etc. including creation of daily reports and verify installation requirements have been met. The site engineer will be onsite full time while these work items are taking place. The Developer shall also provide a geotechnical engineer onsite for the roadway proof roll. Nuclear density tests shall be performed during the HMA work.

    Response: This will be addressed for Final Engineering.

23. Please add Northbrook Watermain notes. These are available on the website.

    Response: This will be addressed for Final Engineering.

24. The entire site is required to have 6' tall chain link fence surrounding the construction area with access gates identified. Please show the proposed fence and access gate locations.

    Response: This will be addressed for Final Plan Review submittal.

25. The access locations need to have aggregate construction entrances as identified in the Northbrook standards. Existing HMA or concrete driveways are not accepted as an erosion control BMP, but can be incorporated into the aggregate entrance. (Please provide erosion control plan)

    Response: This will be addressed for Final Engineering.

26. Provide Village detail for accessible parking.

    Response: This will be addressed for Final Engineering.

27. Provide a typical section showing main drive isles and parking/parking lot isles/fire lanes. Refer to Village of Northbrook Standards and Specifications for Public and Private Improvements Section V.K.2. for Structural Number and pavement requirements.

    Response: This will be addressed for Final Engineering.

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28. Identify the location of the different pavement types and thicknesses.

    Response: This will be addressed for Final Engineering.

29. Include an individual note in a box saying "A pre-paving inspection shall be schedule with Northbrook Public Works at 847-2724711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade."

    Response: This will be addressed for Final Engineering.

30. The pedestrian path of travel needs to be indicated for all ADA parking spots and cannot have more than 1.5% cross slope and 4.5% running slope.

    Response: This will be addressed for Final Engineering.

31. There are a couple large arrows showing the overland flow route. Add more drainage arrows arrows to easily follow the path of overland water to a point(s) that leaves the site. Please provide on one page overall exhibit.

    Response: This will be addressed for Final Engineering.

32. Retention ponds need to meet Northbrook Standards IV.J.5. Specifically, include data on a detail to verify the standard has been met. "Retention ponds shall have a maximum two foot horizontal to one foot vertical side slope from a point two feet above normal water level, down to a point two feet below normal water level. This 2:1 sloped area shall be covered with a layer of stone rip-rap, with a minimum diameter of four inches or other approved shoreline erosion protection. The area between the top of the 2:1 slope and the higher water level must be protected by sodding in order to prevent soil erosion. At the toe of the 2:1 slope, an eight foot wide safety ledge shall be provided. Beyond the safety ledge, the pond bottom shall slope at 2:1 down to the pond bottom elevation." If the developer has other experience with retention ponds that has worked on other areas, we can discuss this.

    Response: This will be addressed for Final Engineering.

33. Hydrants are to be spaced every 300' along the roadway, but additional hydrants are needed to provide protection for the back of the buildings. This is likely to have a significant effect on the water main design.

    Response: This will be addressed for Final Engineering.

34. All water main will remain private, including water main shown in the Public Road A ROW. An agreement needs to be established describing when this water main would become public.

    Response: This will be addressed for Final Engineering.

35. Fire hydrant leads cannot be more than 5 feet, please confirm.

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Response: Hydrant leads will be 5-feet or less on site. This will be shown in Final Engineering.

36. Show the Siamese connections on the buildings. The connections cannot be further than 100' from a fire hydrant.

    Response: An exhibit showing Siamese connections in proximity to hydrants has been sent to the Fire Department.

37. FFR: Water main valves shall be spaced no further than 660', and closer when needed to isolate the system during a water main break. The goal is to have only one (1) or zero (0) buildings without water during a water main break at any location in the development.

    Response: This will be addressed for Final Engineering.

38. Water main needs to be accessible for repairs. In some areas the water main is installed far away from any paved surface. (This is regarding the connection out to Lee road, some type of hard surface needs to be installed for access.

    Response: This will be addressed for Final Engineering.

39. Water main cannot be installed in areas of berms or heavy landscaping.

    Response: This will be addressed for Final Engineering.

40. Water must be separated from sewer lines 10' minimum (outside to outside) including manhole structures. There are locations where the watermain is closer than 10'to a sewer system.

    Response: This will be addressed for Final Engineering.

41. The Village has a water model maintained by Stantec Consultants. Once a final water main design is determined, the developer will need to hire Stantec Consultants to run the model to verify flows and update the model.

    Response: Noted, this will be addressed for Final Engineering.

42. A note needs to be added to the Cover sheet that all proposed water main shall be maintained by the property owner.

    Response: This will be addressed for Final Engineering.

43. Provide a Fire Hydrant Detail showing the roadways, parking lots, buildings, and hydrants. The hydrants need 150' radius circles drawn around each hydrant. There should not be any gaps between the hydrants. Include Siamese connections on the buildings in the detail with 100' radius around them. The detail does not need to be part of the plan set.

    Response: This will be addressed for Final Engineering.

44. The hydraulic report shows two outfalls for the storm sewers leaving the developed area. The off-

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site pipes appear to be marked as replacement. Please confirm and show outfall pipes.

Response: This will be addressed for Final Engineering.

45. The golf course has flooded in the past due to pipe condition/size north of the water plant. Flooding the golf course did not cause structure flooding, but with the buildings being constructed we need to consider the outflow area and what could be causing the flooding.

    Response: The golf course flooded in the past since the area along the east and north property line did not have adequate drainage. With the proposed improvements, the campus will drain properly and since we are following the stormwater regulations governed by The Village of Northbrook and MWRD, the proposed structures will not flood.

46. Do all of the storm sewers eventually run dry? We are asking for a dry system meaning at a normal condition with no rain event the pipes should be dry.

    Response: The proposed storm structures or pipes will not be submerged and will be dry during normal conditions.

47. Once the utilities are finalized, all the manholes, valves, and pipe segments will need to be numbered or named in some way. Use a numbering system for all manholes (proposed and existing) for storm, sanitary, and water. IE: SAN.MH.#1, VV#1, ST.MH.#1, CB.#1 for all proposed items. Add "EX." to the beginning of all existing manholes (EX.ST.MH#2). If you need to add a manhole after your numbering system has been set, include A, B, C for the add-ins (VV#1A).

    Response: This will be addressed for Final Engineering.

48. Show water main quality pipe (C900 @ 20' length) for sanitary and storm sewer where crossings occur with the water main and required by the IEPA regulations.

    Response: This will be addressed for Final Engineering.

49. Sanitary sewers 15" and smaller shall have manholes installed a maximum of 400' intervals.

    Response: Sanitary manholes have been placed at maximum of 400' intervals.

50. Once Utilities are final, Provide a Utility Crossing table for all utilities. An Example is provided below:

    Response: This will be addressed for Final Engineering.

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Kimley»Horn

CROSSING	BOTTOM OF PIPE	TOP OF PIPE	SEPARATION
C1	PROP STM 641.78	PROP SAN 639.36	2.42'
C2	PROP WTR 642.01	PROP SAN 640.23	1.78'
C3	PROP STM 642.62	PROP WTR 640.62	2.00' *
C4	PROP STM 642.74	PROP WTR 640.74	2.00' *
C5	PROP STM 642.75	PROP WTR 640.75	2.00' *
C6	PROP WTR 642.14	PROP SAN 639.50	2.64'
C7	PROP STM 642.30	PROP WTR 640.30	2.00' *

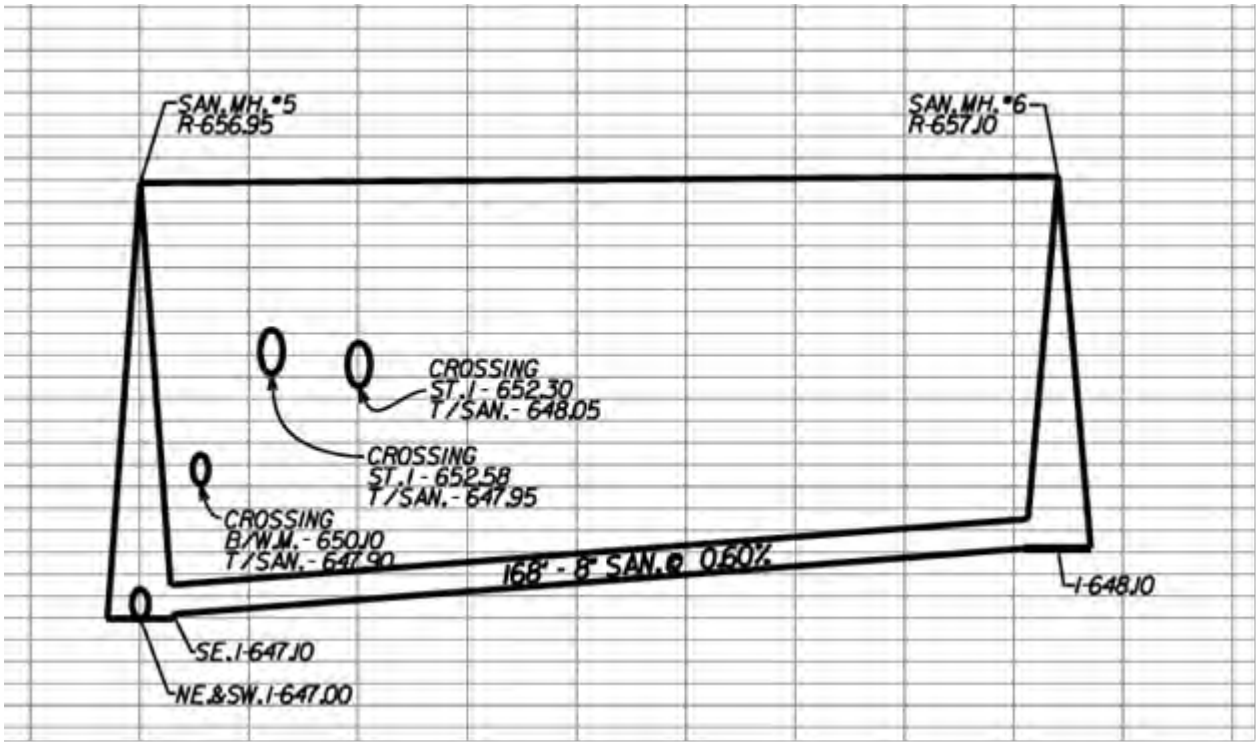
* INDICATES WATER MAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION

WHEN SANITARY OR STORM SEWER CROSSES ABOVE THE WATERMAIN, PVC C900 IS REQUIRED FOR EITHER THE SANITARY OR THE STORM SEWER FOR 10 FEET ON BOTH SIDES OF THE CROSSING.

51. Show 24" separation from water main to sewer. IEPA allows 18", but 24" gives a factor of safety.

Response: This will be addressed for Final Engineering.

52. Once the utilities are final, provide Profile views of the utility crossings. An example is below.



Response:* *This will be addressed for Final Engineering.

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TENTATIVE PLAT OF SUBDIVISION:

73. Public Utility Easement which includes Watermain, Stormwater and sanitary will need to be provided. Language can be provided.

Response: This will be addressed for Final Plan Review.

74. Discussions of what is dedicated to whom is still pending. As that is verified plat will change.

Response: Noted.

78. Identify all existing easements on the Tentative Plat (if all easements are already included then disregard).

Response: Existing easements have been identified on the Tentative Plat.

79. Are there any existing easements to be vacated?

Response: There are no existing easements to be vacated. There will be a public right of way dedication on Dundee Road and Morrison Road.

80. How does the owner want to address proposed easements for watermain, sanitary sewer, storm sewer and detention areas? The Village will be required to own the sanitary and watermain as a requirement of the MWRD and IEPA respectively, however the owner of the property will maintain the utilities. The Village must have the ability to access the utilities in emergency situations. Typically, the Village has been granted a blanket easement over all property not including the building locations.

Response: Erickson is in agreement to providing easements to those utilities for Village access, details will be provided for Final Plan Review.

EROSION CONTROL PLAN:

81. Erosion Control Plan was not reviewed in great detail at this stage of design.

Response: Noted.

82. There is a line type for silt fence in the Legend, but I couldn't find it on the plans.

Response: This will be addressed for Final Engineering.

83. Ends of all silt fences shall show a J-hook of a 20' radius for 180 degrees. Refer to the Illinois Urban Manual for the distance between J-hooks. Include the Northbrook detail.

Response: This will be addressed for Final Engineering.

84. I could only find one construction entrance for the site. If this is the case, this will be the only gate into development for the entire construction period. If additional construction entrances are needed, include them on the Erosion Control sheets and also the Demo sheets. Include a note that the Construction Entrances will periodically need to be replaced as the void space gets filled with sediment. Follow the

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Northbrook detail for construction entrance.

Response: This will be addressed for Final Engineering

85. Include the following notes on the first page of the Erosion Control Plan:

Response: The below notes will be added for Final Engineering.

NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.
11. Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied.

DETAILS:

86. The Details were not reviewed in detail at this stage of preliminary design.

Response: Noted.

87. Many details do not follow Northbrook standards. Review the Standards on the Northbrook website and replace any that are in conflict.

Response: This will be addressed for Final Engineering.

88. FFR: A maximum of eight (8.5”x11”) detail sheets shall be on one full size plan sheet.

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Response: This will be addressed for Final Engineering.

SITE LIGHTING PLAN:

89. The Lighting Plan was not reviewed in detail at this stage of preliminary design.

Response: Noted.

90. Verify that all parking lot areas have a minimum of 0.6 footcandles and every property line adjacent to a residential area has no more than 0.5 footcandes.

Response: This will be addressed for Final Plan Review.

91. IDOT may have issues with the proposed lighting on Public Road A with Dundee Rd. We will need to track their comments.

Response: Noted.

92. Create a numbering system for each pole and include the pole number with the Fixture Schedules.

Response: This will be addressed for Final Plan Review.

93. Include the Uniformity Ratio on these sheets. The Northbrook allowed Average/Minimum is 4:1 or better and the Maximum/Minimum is 9:1 or better.

Response: This will be addressed for Final Plan Review.

94. Include cut sheets in the Details for every item installed concerning lighting. Typically, cut sheets have multiple versions of the same item on the sheet. Red line out the items not used.

Response: This will be addressed for Final Plan Review.

95. Create a schedule similar to this one that includes each type of light and combination of poles.

Response: This will be addressed for Final Plan Review.

96. Refer to Civiltech review under separate cover.

Response: Responses provided in Civiltech comment section.

97. What is the progress with IDOT. If the consultant has any meetings with IDOT concerning the entrance, please send Northbrook (Jack Bielak) an invitation to the meeting.

Response: The revised traffic study was submitted to IDOT on February 21, 2023. Feedback on the revised study and comment response letter has not yet been received.

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98. Please provide updated environmental report.

Response: Erickson will provide the Environmental Report once ownership of the property is taken. The Title Report has already been provided to the Village.

99. Create a list of items that need to be worked out in the development agreement. This list will be added to the project until we are ready to finalize the agreement.

Response: This will be provided as part of the Final Plan Review submittal.

100. Refer to Mark Cacioppo's comments regarding landscaping and trees.

Response: Responses provided in the Tree Preservation comment section.

CBBEL Stormwater Review - Project No. 06-0191.00R51 (3rd Review April 10, 2023)

9. Provide a detail for the proposed bioretention/naturalized stormwater detention facilities. Indicate if these facilities will include underdrains. **PARTIALLY ADDRESSED. Please show the underdrains for the natural areas on the utility plan. TO BE ADDRESSED AT FINAL ENGINEERING.**

   Response: This will be addressed for Final Engineering.

11. Storm sewer and overland flow route calculations will be reviewed during the final engineering phase of the project. This also includes calculations showing the equalizer pipe between SWM Facilities D and E is sized appropriately. **TO BE ADDRESSED AT FINAL ENGINEERING.**

    Response: This will be addressed for Final Engineering.

12. narrative in the stormwater report indicates that the US Army Corps of Engineers (USACE) will not regulate any of the potential waters/wetlands located onsite. The applicant shall verify that these areas will not be regulated as isolated waters/wetlands by MWRD. ***TO BE ADDRESSED PRIOR TO MWRD SUBMITTAL.***

    Response: This will be addressed for Final Engineering.

New Comments

1. The latest design situates the bioretention facilities immediately adjacent to the proposed buildings in some locations (e.g., the bioretention facilities adjacent to Proposed Building RB1.2 are only offset approximately 4 feet). The MWRD TGM requires at least a 10-ft offset between building foundations and infiltration practices.

   Response: This will be addressed for Final Engineering.

CPAH (April 14, 2023)

Review 4

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

As we discussed in CPAH's March 13, 2023 memo, CPAH agrees that the Village, in furtherance of its affordable housing goals and priorities, would be best served by the proposed $15 million fee-in-lieu.

As the proposal stands today, we believe the Village would be best served by agreeing to Option 2 and benefiting from the additional $3 million fee-in-lieu. The primary reason is because the income and asset requirement for the on-site units will be a barrier for many seniors in need of affordable housing. The additional fee-in-lieu will allow the Village to develop 20- 50 additional units in line with its priorities and goals.

Response: Noted.

Northbrook Fire Department Comments - PCD22-0002 (April 18, 2023)

Specific Comments

1. It is inappropriate to use a pump house in this application. What we discussed was possibly having a pump in a building that fed other attached buildings above ground. Each group of buildings shall have its own pump as needed.
   Pump house has been removed. This item is completed.

   Response: Noted.

2. Provide better coverage for fire hydrants. Shall have a fire hydrant every 300 ft. This includes but is not wholly limited to **north side of building RB 1.4 is greater than 300ft between hydrants, north side of building RB 1.1, east side of RB 1.3, east side of RB 1.2 by the pool, north side of building RB 2.1, east and south side of building CC or CB 2.0.**

   Response: Hydrant coverage has been adjusted to cover the areas mentioned above. An exhibit showing hydrant locations has been sent to the Fire Department on 4/25/23.

3. Provide location of Fire Department Connections (FDC) for approval and show a fire hydrant not further than 100 ft from FDC.
   No fire department connections shown.

   Response: An exhibit showing fire department connection locations with proximity to hydrants has been sent to the Fire Department on 4/25/23.

4. Fire department does not want the path by the fire lane and train tracks, unless a fence is maintained on the fire lane side of the path.
   It will be field verified that this fence will remain in place.

   Response: Noted.

5. Provide a fire department turning documentation to ensure the drivability of the roads for the largest fire department vehicle.
   The following locations need revision: width of fire lane between parking spaces to access road

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B is not 20ft wide, smooth out the turn from private road B to private road B where it meets private road C, with any car there we cannot make the turn, relocate the light pole near the 4 handicap stalls on private road E, our tower will hit this pole, the loop west of building CC is not drivable as we would run into cars in the parking spaces,

Response: The above modifications have been made to the fire lanes on site. An updated site plan and fire truck turn plan have been sent to the Fire Department on 4/25/23.

6. Provide details of how the fire lanes to the west of the development will be paved.
Completed.

Response: Noted.

7. Addresses are incorrect. The roads will need to be named and the addresses shall ascend from the north to south and ascend from the east to west. Easternmost address shall not be less than 820 with the westernmost address not greater than 1000. The Northernmost addresses not less than 400 with the southernmost addresses shall not be greater than 798. Address on the north and west sides of the streets shall be even, addresses on the south and east to be odd.

Response: Addresses will comply with standard naming convention as described above.

Reference Comments:

1. Plans and specifications for the installation / modification of the automatic sprinkler system shall be submitted for review and approval. Provide automatic sprinkler contractor shop drawings for review. Indicate all new or modified existing pipe routing, material catalog cut sheets, and hydraulic calculations (as required by NFPA 13). IBC Section 106, IFC Section 903.1
NFPA 13 Section 14

   The proposed drawing does not illustrate the location of the required fire department connections. The fire department connection must be oriented to the front side of the building. A two-hour rated fire room must be constructed with an outside entrance and accessibility to the inside of the building as noted.
   - All occupancies shall provide the following:
   - Sprinkler and fire pump rooms. 2-hour fire rated enclosure with an automatic fire suppression system with both an outside door at grade and inside door access. Municipal Ordinance 302.1.1.8, IFC Section 913.6

   Response: This will be addressed for Final Plan Review.

2. Fire alarm contractor shop drawings must be submitted for review with the final application. Shop drawings shall indicate all fire alarm devices, wiring diagram, point-to-point wiring, material catalog cut sheets, battery back up calculations, and voltage drop calculations. *IFC Section 907.1.1*
   NFPA 72 4.4.4.2, 4.5.1, Chapter 14

   Response: This will be addressed for Final Plan Review.

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3. Provide a drawing indicating the fire extinguisher size, type, and layout/placement for review and comment with the final submittal *IFC Section 906*

Response: This will be addressed for Final Plan Review.

4. A fire lane must be establish and approved by the code official. Approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and is replaced or repaired when necessary to provide adequate visibility. Contact the Village of Northbrook Fire Prevention Bureau for a fire lane application. *IFC 503.3*

Response: This will be addressed for Final Plan Review.

- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and 26feet where the building exceeds 30 feet in height, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Response: This will be addressed for Final Plan Review.

- The code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

Response: This will be addressed for Final Plan Review.

- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capable of supporting the imposed load of fire apparatus weighting at least 80,00 pounds.

Response: This will be addressed for Final Plan Review.

- The required turning radius of a fire apparatus road shall be determined by the code official. Contact the Village of Northbrook Fire Prevention Bureau for emergency vehicle turning radius templates.

Response: This will be addressed for Final Plan Review.

- Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Response: This will be addressed for Final Plan Review.

- The grade of the fire apparatus access road shall be within the limits established by the code official based on fire department's apparatus *IFC 503.2*

Response: This will be addressed for Final Plan Review.

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5. Fire hydrants shall be installed so that any portion of the property will not be further than one hundred and fifty (150) feet from a fire hydrant. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in the "Fire Suppression Rating Schedule," latest edition, published by the Insurance Service Office. Additionally the fire department connection shall be located not greater than 100 feet from a fire hydrant and be located on the east facing side of the building.

   Response: This will be addressed for Final Plan Review.

6. An emergency key box (Knox Box) shall be provided for the facility. The key box system provides fire suppression personnel with access to the buildings utility areas (sprinkler, electrical and mechanical rooms, etc.) The key box shall be mounted at a height no higher than 60". AFF, by the main entrance or as directed by the fire department. The key box will be used by the fire service personnel for emergency access only. This Knox box shall be monitored by the fire alarm system. Every building will have it's own Knox box per address. A second box may be requested by the Fire Marshal.

   Response: This will be addressed for Final Plan Review.

7. Standpipe system shall be installed per Northbrook amendment to the 2018 IFC section 905.3.1.

   Response: This will be addressed for Final Plan Review.

8. Provide elevators in accordance with Northbrook amendment to the IFC section 606.1.1: Automatic elevators for Fire Department use . Where elevators are provided in buildings that are: (1) three or more stories above grade plane; (2) three or more stories below grade plane; or (3) are use groups I, R-1 or R-2, at least one elevator shall be provided for fire department emergency access to all floors. The power supply for these elevators shall be normally provided by the premises' electrical supply. In the event of a power supply failure, an emergency electrical system shall automatically provide power for a duration of not less than 24 hours, installed per section 604. Elevators designated as emergency access shall accommodate an 88" long and 26" wide stretcher within the elevator cab, accounting for handrails and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame.

   Response: This will be addressed for Final Plan Review.

9. If you are to provide a diesel fueled generator you will need to comply with the following requirements of Northbrook amendment to 2018 IFC section 5704.2.9

   - An above-ground tank may be used for the purpose of storing and dispensing Class II or IIIA liquids used to fuel the operation of an emergency generator system, provided that: a. b. c. the above-ground tank has a fuel storage capacity of not more than 2,000 gallons; the above-ground tank is located in compliance with Section 5704.2.9.6.1 and is located not less than 100 feet from any adjoining property line and not less than 25 feet from any building or structure; and the above-ground tank is equipped with secondary containment in accordance with Section 5704.2 and Section 5704.2.9.6.4 that provides capacity in the

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amount of no less than 150 percent of the capacity of the above-ground tank; and

Response: This will be addressed for Final Plan Review.

Civiltech TIS Comments – April 11, 2023

1. The 3/31/2023 plans have changed to move the access to the marketing center to Dundee Road. Is this driveway proposed to be full access? Coordinate with IDOT regarding the design, striping modifications on Dundee Road, and any required turn restrictions given the proximity to Access A.

   Response: The access to the marketing center is proposed on Dundee Road. The traffic impact study will be updated to include this driveway and its proximity to Access A once comments are received from IDOT on the February 2023 submittal. We will coordinate design and turn restrictions with IDOT accordingly.

2. The traffic study should be updated to reflect the revised access onto Dundee Road.

   Response: The traffic study will be updated for Final Plan Review.

Northbrook Sustainability CAP (April 17, 2023)

1) TRANSPORTATION AND LAND USE

1A: Create opportunities to reduce tailpipe-emitting vehicles in the community by reserving a percentage of parking spots for electric vehicle charging.

Applicant proposes 1.5% of parking to be electric vehicle charging ports in surface parking and parking garage, including some wheelchair accessible stations. The plan includes "EV Readiness", with adequate electric supply and wiring to accommodate up to 10% of total parking spaces becoming equipped with charging ports.

Response: Acknowledged, details will be provided for Final Plan Review.

1B: Reduce vehicle miles traveled per capita with carpooling programs.

Applicant proposes shuttle services for residents that will be hybrid or electric sedans.

Response: Acknowledged.

1C: Support public transportation available to residents and employees.

Applicant states intention to: make community members aware of PACE 626 bus route, promote PACE carpool and Paratransit programs, and explore a partnership with Transportation Management Association of Lake-Cook.

Response: Acknowledged.

1D: Create spaces for active transportation like biking and pedestrian amenities.

Applicant plans to provide outdoor bicycle racks and indoor bicycle storage rooms in the parking

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

garage which are both to include e-bike charging.

Response: Acknowledged, details will be provided for Final Plan Review.

1E: Create plan to mitigate and prevent vehicle idling.
Applicant plans to track and monitor fleet idle time in an effort to reduce emissions.

Response: Acknowledged.

2) BUILDINGS AND ENERGY

2A: Incorporate high-performance energy efficiency measures in building stock.
Applicant states buildings within plan development will be more energy efficient and contain smaller housing units than traditional single-family homes.

Response: Acknowledged.

2B: Commit to 100% LED interior and exterior lighting.
Applicant confirms all interior and exterior lighting will utilize LED technology. All parking garage lights, most common areas, and rooms used for administrative purposes will include motion sensing.

Response: Acknowledged.

2C: Reduce energy demand through intentional building design; utilize EnergyStar appliances and Portfolio Manager for benchmarking.
Applicant states all resident apartment units will have EnergyStar certified appliances and energy-efficient windows. Concurrent with submission for building permit, Applicant will confirm building envelope compliance to the latest edition of ASHRAE 90.1.

Response: Acknowledged.

2D: Strive for zero onsite fossil-fuel combustion in heating, cooling, water heating, and cooking.
Applicant plans to use fully integrated, variant refrigerant flow electric HVAC in buildings, which will be supplemented with a gas-operated Dedicated Outdoor Air System designed to condition outdoor air and provide continuous indoor air flow. Residential units include smart thermostats.

Response: Acknowledged.

2E: Consider incorporating renewable energy installation in development: assess estimated cost of installation, including projections for energy generation and economic payback. Ensure proposed development is amenable to future solar installation in terms of building orientation, roof slope, size, and load considerations.
Applicant confirms building structures can accommodate rooftop solar as designed, and states PV viability assessment will occur in conjunction with building permit application.

Response: Acknowledged.

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

2F: As its location suggests high potential for presence of migratory birds, allow safe passage of birds through intentional building design and lighting.

Applicant plans for building facades to incorporate solid "zero threat factor" surfaces without large expanses of reflective glass, as well as windows that minimize glaze reflection. Applicant selected exterior lighting to meet minimum requirements of Dark-Sky compliance for bird safety (i.e. full cutoff shielding and CCT ≤ 3000 K).

Applicant should provide a Luminaire Schedule to confirm Dark-Sky compliance.

Response: Attached is a product data sheet of exterior roadway and parking area site lights for a typical Erickson project and which was utilized in the photometric plans submitted to the Village last year. As highlighted on the cut sheet, the color temperature of the bulbs is 3,000K CCT, the fixture has no uplight and is Nighttime Friendly ™ certified.

2G: Educate residents on energy efficiency incentives available through ComEd, as well as programs that support renewable energy such as Northbrook's Community Solar or Electric Aggregation.

Applicant states such programs will be investigated if PV installation is determined not economically viable at the onset of construction.

Response: Acknowledged, details will be provided for Final Plan Review.

2H: Prioritize sustainable materials throughout development, including pavements, insulation, interior finishes, utility services, and appliances. This includes maximizing recycled content, domestic production, and lower embodied carbon costs of materials. If possible, commit to warm mix asphalt, low or zero-VOC paints. Consider resources such as ECOM Embodied Carbon Estimator from Structural Engineering Institute, or whole-building life cycle analyses.

Applicant response for this item states all buildings but one are proposed as wood-framed which naturally sequesters carbon. Applicant states civil engineers are investigating pricing and durability for inclusion of warm mix asphalt surfacing in proposed development.

Response: Acknowledged, details will be provided for Final Plan Review.

3) WASTE MANAGEMENT

3A: Offer recycle and compost waste hauler services to all building types. Including recycling bins (and compost, when applicable) alongside garbage bins in common areas.

Applicant plans to provide recycling collection on each floor of residential buildings and administrative office areas. Applicant plans for composting services for organic waste at resident garden site and food scraps collection in dining facilities.

Response: Acknowledged.

3B: Increase landfill waste diversion with elimination of single-use plastics.

Applicant states intention to explore ways to achieve 100% paper or compostable products in carry-out dining operations for residents.

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Response: Acknowledged, details will be provided for Final Plan Review.

3C: Strive for (or exceed) the Village's CAP goal for waste diversion of 50% of waste diverted from landfills by 2030.

Applicant states plans to utilize reusable masks and gowns as well as paper opt-out programming to reduce waste in employee operations. Additionally, applicant expresses willingness to track waste data through private hauling services and share progress with Village towards the diversion goal.

Response: Acknowledged.

3D: Comply with Cook County's construction and demolition requirements for waste management.

Applicant proposes construction debris landfill waste diversion with recycling dumpsters.

Response: Acknowledged.

4) WATER AND WASTEWATER

4A: Prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques in green infrastructure.

Applicant is working with Village Engineers to ensure compliance with stormwater management. Applicant proposes sustainable landscaping design with interconnected rain gardens and bioswales to collect and filter stormwater runoff prior to drainage into proposed detention. Applicant states plan development will utilize existing ponds and banks on site into proposed natural wetland basins. Landscape plan includes deep- rooted native plantings, no-mow areas, and minimal lawn space in need of irrigation.

Response: Acknowledged, details will be provided for Final Plan Review.

4B: Utilize permeable pavers to reestablish natural hydrologic balance and reduce precipitation runoff volume.

Applicant proposes permeable pavements in the central pedestrian plaza. Applicant states permeable crushed granite pathways may be utilized for the perimeter trail and internal walking paths, only if determined safe for seniors to navigate following further investigation.

Response: Acknowledged, details will be provided for Final Plan Review.

4C: Support water conservation in building appliances through utilization of smart technology, WaterSense appliances, or similar products.

Applicant proposes low-flow fixtures, bottle filling stations, and smart irrigation controller system that uses local weather station data to minimize overwatering.

Response: Acknowledged.

4D: Promote the use of rain barrels for rooftop stormwater runoff collection and irrigation use to better conserve water resources.

Applicant agrees to provide rain barrels at the resident gardens.

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Response: Acknowledged, details will be provided for Final Plan Review.

4E: Discourage excessive use of de-icing salt to protect aquatic ecosystems from pollution and toxicity.

Applicant states plans to dedicate appropriate greenspace areas for snow stockpiling to minimize use of deicing salt to a practical degree.

Response: Acknowledged, details will be provided for Final Plan Review.

5) LOCAL FOOD AND AGRICULTURE

5A: Promote self-sufficiency through growing local organic produce.

Applicant plans to provide a community garden for resident use and donate all excess harvest to Northfield Township Food Pantry or similar organizations. Applicant states garden crops will include native edible perennials.

Response: Acknowledged.

6) CLIMATE HEALTH AND SAFETY

6A: Strengthen community response support networks to connect vulnerable populations to support and services during emergency events.

Applicant states the proposed continuing care retirement community will provide a safe and healthy environment to potentially vulnerable senior populations. Additionally, Applicant plans to administer a program promoting intergenerational interaction in which high school students are employed as wait staff in on-site restaurants and may qualify for higher education scholarships.

Response: Acknowledged.

6B: Reduce heat island effect through impervious surface reduction, utilization of "cool" pavements for surfaces and rooftops.

Applicant states the majority of resident parking will be provided under the buildings, which reduces the amount of surface lots and the potential heat island effect from all-surface parking lots by approximately two- thirds.

Response: Acknowledged.

7) GREENSPACE AND ECOSYSTEM HEALTH

7A: Protect endangered species located nearby and conserve habitat: perform EcoCAT assessment and follow project development guidelines as determined by the US Fish and Wildlife Service.

Applicant states an EcoCAT Assessment was completed and in August 2021, IDNR determined that adverse impacts to the protected resources that may be in the vicinity of the project location are unlikely.

The IDNR letter stipulates that if the project has not been implemented within two years of August 2021, a new consultation is necessary. Applicant should confirm whether or not they plan to coordinate a

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new consultation in August 2023 if project implementation has not yet begun.

Response: Yes, Applicant plans to coordinate a new consultation in August, 2023 if project implementation has not begun.

7B: Include at least 70% native plant species, with a diversity of structurally different habitat patches such as forbs, shrubs, trees, grasses, and sedges.

Applicant's Landscape Plans meet the criteria for at least 70% native species with a range of ecosystem types: tree groves, savannah basins, bioswales, ponds, no-mow areas, low-water irrigated lawns, hedgerows, and pollinator plantings with educational signage.

Response: Acknowledged.

7C: Preserve open space and conservation for wildlife: minimize removal of native soil, ground cover, trees, and shrubs and increase restoration areas. In tree replacements, plant the right trees (only native or disease-resistant hybrid species) for the right place.

Applicant is working with Village Arborists to ensure compliance with tree preservation as detailed in the Landscape Plan that incorporates appropriate replacement plantings associated with upland, wetland, and emergent areas of existing site. Applicant states the master plan is organized so many of the existing mature, healthy trees can be preserved and supplemented with hundreds of new trees to further the CAP's tree canopy biodiversity goals. Additionally, Applicant is dedicating approximately 73 acres of land for public uses and open space to the Village in furtherance of preserving public greenspace.

Response: Acknowledged, details will be provided for Final Plan Review.

7D: Maintain proper care of greenspace using sustainable methods, such as Integrated Pest Management (IPM), invasive plant control, and careful removal of invasive plant species currently found on site that may threaten nearby nature preserves. Commit to long-term maintenance using qualified local landscape contractor.

Applicant Landscape Plan confirms careful removal of undesirable plant species on page L3.09 and routine maintenance tasks for long-term landscape management including IPM is detailed on page L3.37.

Response: Acknowledged, details will be provided for Final Plan Review.

7E: Ensure adequate nesting locations will be available to pollinators located onsite, such as allowing no- mow areas where leaf litter and vegetation is not removed. Minimize use of fossil-fuels in landscape equipment, as well as synthetic fertilizers and pesticides.

Applicant's Landscape Plan states intentions to harvest and compost by incorporating biomass back into soil as detailed on page L3.37. Applicant states plans to support and adopt electric powered equipment when feasible.

Response: Acknowledged, details will be provided for Final Plan Review.

8) CLIMATE ECONOMY

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8A: Consider participation in the Northbrook Green Business Program to advance education regarding sustainable practices.

Applicant appears well-aligned to successfully complete the program's certification checklist, given the green business practices detailed in their Sustainability Report.

Applicant should confirm whether or not they would be interested in becoming a Northbrook Green Business if the proposed development is to forward.

***Response:* Erickson Senior Living will definitely consider becoming a Northbrook Green Business once additional information, requirements and proposed commitments are better understood.**

Tree Preservation Comments - (April 17, 2023)

1. Plans as submitted are approved to proceed to review by the Plan Commission.

   Response: Noted.

2. At the time applicant has applied for site work and building permits a more comprehensive landscape plan will be required showing quantities of each proposed tree type and their proposed location. Currently per the plans there are only deciduous shade trees, and evergreens proposed. Deciduous tree types should include trees from the large, medium and small categories on the approved tree replacement list as full size shade trees may not be appropriate for all locations.

   Response: Noted, this will be provided for Final Plan Review.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at (630) 487-5553.

Sincerely,

Andrew N. Heinen, P.E.
Kimley-Horn and Associates, Inc.
Phone: (630) 487-5553
Email: andy.heinen@kimley-horn.com

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KAD LED
LED Area Luminaire

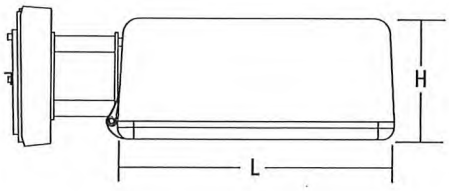
Buy American

Catalog Number	KAD LED 20C 700 30K R4 MVOLT HS SPUMBAK06 DDBXD
Notes	*** CONFIRM THESE ARE TWINS ***
Type	SB1 HEAD

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED	20C	700	30K	R4	MVOLT	SOUMBAK06

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[4]
KAD LED	20C[1] 20 LEDs 30C[1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[1] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V[2]	MVOLT[3] 277[4] 120[4] 347[1,3] 208[4,5] 480[1,3] 240[4,5]	**Shipped included** SPUMBAK__ Square pole universal mounting adaptor[6] RPUMBAK__ Round pole universal mounting adaptor[6] SPD__ Square pole RPD__ Round pole WBD__ Wall bracket[2] WWD__ Wood pole or wall 04 4" arm 06 6" arm 09 9" arm[5] 12 12" arm[6] **Shipped separately** DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

DDBXD

Options

Shipped installed

PER5	NEMA twist-lock five-wire receptacle only (no controls)[7,8,9]
PER7	Seven-wire receptacle only (no controls)[7,8,9]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
BL30	Bi-level switched dimming, 30%[3,9,10,11]
BL50	Bi-level switched dimming, 50%[3,9,10,11]
PNMTDD3	Part night, dim till dawn[3,11,16]
PNMT5D3	Part night, dim 5 hrs[3,11,16]
PNMT6D3	Part night, dim 6 hrs[3,11,16]
PNMT7D3	Part night, dim 7 hrs[3,11,16]
HS	Houseside shield[17]

Shipped separately[17]

WG	Wire guard

Finish *(required)*

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white

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NIGHTTIME FRIENDLY™ LIGHTING

Acuity Brands – Nighttime Friendly™ Designation

For years, Acuity Brands has been actively involved in developing products and standards focusing on minimizing the impact of electric lighting systems of the nighttime environment. Our brands are members and contribute to the International Dark-Sky Association (IDA) and we are active in various outdoor lighting committees of the Illuminating Engineering Society (IESNA). We are a member of the IDA / IESNA Model Lighting Ordinance task group. We are a member of the US Green Building Council and provide a variety of lighting solutions focused on achieving the LEED credit SS8 for light pollution reduction. Acuity Brands has some of the most experienced and knowledgeable optical designers working with our product development teams to continue to develop responsible lighting solutions.

What does Nighttime Friendly Mean?

Because there are no lighting industry standards recognizing products that minimize obtrusive nighttime lighting, Acuity Brands has established a designation with very strict requirements, based on photometric test data. Our Nighttime Friendly designation requires that the lighting product has no uplight and nor more than 10% of the total lumens between 80-90 degrees. This criterion is consistent with LEED and Green Globes guidelines for environmental sustainability. Our Nighttime Friendly designation focuses on no uplight as well as high angle brightness and requires laboratory test data based on IESNA standards. The Acuity Brands Conyers lab is NVLAP accredited, an accreditation that requires a strict quality process and 3rd party audit by the National Institute of Standards & Technology (NIST). Independent labs have not gained this accreditation.

How does Nighttime Friendly compare with other designations?

IDA Fixture Seal of Approval
The IDA Fixture Seal of Approval does not have specific, quantifiable criteria. In general, the IDA Fixture Seal of Approval focuses on products that have no uplight. Since Acuity Brands Nighttime Friendly designation is more stringent and can be verified with any commercial software, we typically do not list products with IDA.

Star View™ Compliant
Hubbell Outdoor and Spaulding brands of lighting products promote the Star View Compliant designation, used to identify full cutoff optics. This designation is not as stringent as the Acuity Brands Nighttime Friendly designation because it does not stipulate a limit on the high angle lumens that impact glare.

Are there other considerations for minimizing obtrusive outdoor lighting?

Daytime and nighttime aesthetics
Beyond considerations of uplight, there are other optical considerations to help you select a quality lighting system. Many times, the lighting system must offer both daytime and nighttime aesthetics. Traditionally, this required lighting systems that emitted a significant portion of light into the sky and emit light at high angles resulting in glare. We offer many options to address the need for daytime and nighttime aesthetics.

Light trespass
Another key aspect to consider is limiting the amount of light emitted off of the property that trespasses onto adjacent properties. This is especially important in areas where commercial and residential properties are adjacent to each other. To address this concern, lighting

NIGHTTIME FRIENDLY™

Nighttime Friendly designates products with superior optical control that are consistent with the goals of USGBC LEED® and meet Green Globes™ product criteria for light pollution reduction. These products are full cutoff and no more than 10% of the lumens from the luminaire are emitted above 80 degrees from nadir.

products should be selected to minimize high angle brightness and poles located at or near the perimeter of the site should utilize sharp cutoff optics that limit light behind the pole.

Reducing light levels late at night
Many communities encourage businesses to reduce light levels late at night when activity in those areas is minimal. In addition, some areas are encouraged to turn off the lighting, such as sporting facilities. This can be accomplished by turning off some luminaires or zones. Advanced lighting systems can even detect motion and reduce the lighting in each fixture when there is not activity.

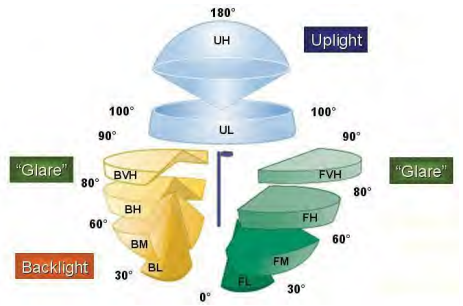
Why should I select Acuity Brands products for applications with environmental considerations?

Acuity Brands provides many options for responsible outdoor environments. We demonstrate our commitment to the nighttime environment through our development of superior optics, our involvement in industry activities to reduce the impact of obtrusive nighttime lighting and through our corporate commitment to environmental sustainability. We provide reliable test data and have made investments in the accreditation of our Conyers testing laboratory. Our sales personnel and technical support staff stand ready to help you identify the most effective outdoor lighting solutions and validate the performance of these systems.

LUMINAIRE CLASSIFICATION SYSTEM

In 2007 the IES defined a new classification system for outdoor luminaires that evaluates the photometric performance of a luminaire based on light emitted into various solid angles that impact uplight, backlight and high angle glare zones. This IES standard is available in their publication, TM-15, "Luminaire Classification System for Outdoor Luminaires".

To the right is a 3-D representation of the LCS model including the sub angles for each zone. Below that is a graphical representation of how such data for a specific luminaire is represented in the Acuity online Photometric Viewer.



Notes
See www.lithonia.com/nighttimefriendly for full details.

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Luminaire Classification System (Continued)

The forward and backlight zones near or slightly below horizontal provide a useful analysis of high angle brightness, often relating to objectionable glare. Keep in mind however, that glare relates to other factors including the size of the source and specific intensity at discrete angles. So additional research will continue to evaluate how to best quantify glare.

Evaluation of backlight must consider where the pole is located in relation to the property line.

And finally, in considering sky glow impact, the light at or near horizontal has a greater impact on the scattering of light in the atmosphere – resulting in a higher degree of sky glow over a community.

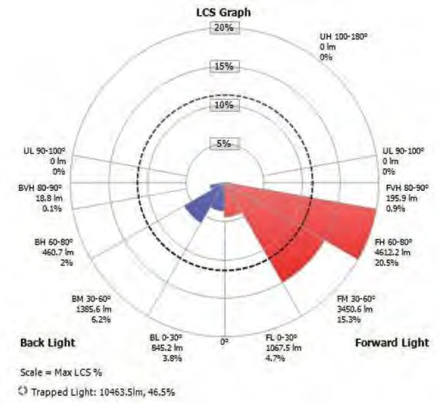
BUG Ratings

In February 2009, the TM-15 standard added zonal lumen limits defining Backlight (B), Uplight (U) and Glare (G) ratings. The zonal lumens in specific solid angles define a rating from 1 to 5 for each of three categories, with 1 being the most restrictive.

IES TM-15-11 was amended with Addendum A, which tightened the values for the U2 ratings from 100 to 50 for BH and UL, and the G1 and G2 ratings for FVH and BVH from 250 to 100 and from 375 to 225 respectively.

You will also notice there are two different BH glare ratings. The zonal lumen thresholds are different for luminaires that have a symmetric distribution such as a Type V or Type V square from those that have a longitudinal or forward throw type of distribution such as Type I, II, III or IV.

BUG ratings for our products are available using the Acuity online Photometric Viewer.



BACKLIGHT/TRESPASS						
SECONDARY SOLID ANGLE	B0	B1	B2	B3	B4	B5
BH	110	500	1000	2500	5000	>5000
BM	220	1000	2500	5000	8500	>8500
BL	110	500	1000	2500	5000	>5000

UPLIGHT/SKYGLOW						
SECONDARY SOLID ANGLE	U0	U1	U2	U3	U4	U5
UH	0	10	50	500	1000	>1000
UL	0	10	50	500	1000	>1000

GLARE							
	SECONDARY SOLID ANGLE	G0	G1	G2	G3	G4	G5
GLARE FOR TYPES I, II, III, IV, V and V SQUARE	FVH	10	100	225	500	750	>750
	BVH	10	100	225	500	750	>750
	FH	660	1800	5000	7500	12000	>12000
GLARE FOR TYPES I, II, III AND IV	BH	110	500	1000	2500	5000	>5000
GLARE FOR TYPES V AND V SQUARE	BH	660	1800	5000	7500	12000	>12000

Though the IESNA discontinued the use of the Cutoff classifications and associated terminology, it remains in effect in many municipalities, engineering specifications, and even product literature. Though no longer an industry-supported classification, we have included it here for use as reference material only.

CUTOFF CLASSIFICATIONS			
CLASSIFICATION	DEFINITION	BENEFITS	LIMITATIONS
Full Cutoff	Zero intensity at or above horizontal (90° above nadir) and limited to a value not exceeding 10% of lamp lumens at or above 80°.	Limits spill light onto adjacent property, reduces glare. No light is emitted directly from the luminaire into the sky.	May reduce pole spacing to maintain uniformity and increase pole and luminaire quantities.
Cutoff	Intensity at or above 90° (horizontal) no more than 2.5% of lamp lumens, and no more than 10% of lamp lumens at or above 80°.	Small increase in high-angle light allows increased pole spacing.	May allow some uplight from luminaire. Typically a small overall impact on sky glow.
Semi-cutoff	Intensity at or above 90° (horizontal) no more than 5% of lamp lumens and no more than 20% at or above 80°	High-angle light accents taller vertical surfaces such as buildings. Most light is still directed downward.	Little control of light at property line. Potential for increased glare when using high wattage luminaires. Typically directs more light into the sky than cutoff.
Non-cutoff	No limitations on light distribution at any angle.	Uniform luminous surfaces such as internally illuminated signs or globes. Wattage should be limited. Suitable for sports lighting, facade, landscape or other applications where luminaires are tilted due to limitations in pole or fixture locations.	Location and aiming are critical. Most likely of all categories to produce offensive brightness and sky glow.

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

April 25, 2023

Mr. Kevin Frangiamore, Fire Marshal
Northbrook Fire Department
1225 Cedar Lane
Northbrook, IL 60062
Phone: 847-272-5050

RE: Erickson – Northbrook
PCD 22-02
916 Dundee Road
Northbrook, Illinois
Review #4

Dear Mr. Frangiamore:
We are in receipt of your review comments dated April 18, 2023, for the proposed Erickson Senior Living located at 916 Dundee Road in Northbrook, Illinois. Below is a summary of the actions taken in response to these comments.

Northbrook Fire Department Comments - PCD22-0002 (April 18, 2023)

Specific Comments

1. It is inappropriate to use a pump house in this application. What we discussed was possibly having a pump in a building that fed other attached buildings above ground. Each group of buildings shall have its own pump as needed.
   Pump house has been removed. This item is completed.

   Response: Acknowledged.

2. Provide better coverage for fire hydrants. Shall have a fire hydrant every 300 ft. This includes but is not wholly limited to **north side of building RB 1.4 is greater than 300ft between hydrants, north side of building RB 1.1, east side of RB 1.3, east side of RB 1.2 by the pool, north side of building RB 2.1, east and south side of building CC or CB 2.0.**

   Response: Hydrant coverage has been adjusted to cover the areas mentioned above. An exhibit showing hydrant locations has been included in this submittal.

3. Provide location of Fire Department Connections (FDC) for approval and show a fire hydrant not further than 100 ft from FDC.
   No fire department connections shown.

   Response: An exhibit showing fire department connection locations with proximity to hydrants has been included in this submittal.

4. Fire department does not want the path by the fire lane and train tracks, unless a fence is

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

maintained on the fire lane side of the path.
Not applicable. Path removed.

Response: Acknowledged.

5. Provide a fire department turning documentation to ensure the drivability of the roads for the largest fire department vehicle.
The following locations need revision: width of fire lane between parking spaces to access road B is not 20ft wide, smooth out the turn from private road B to private road B where it meets private road C, with any car there we cannot make the turn, relocate the light pole near the 4 handicap stalls on private road E, our tower will hit this pole, the loop west of building CC is not drivable as we would run into cars in the parking spaces.

Response: The above modifications have been made to the fire lanes on site. An updated site plan and fire truck turn plan have been included in this submittal.

6. Provide details of how the fire lanes to the west of the development will be paved.
Completed.

Response: Acknowledged.

7. Addresses are incorrect. The roads will need to be named and the addresses shall ascend from the north to south and ascend from the east to west. Easternmost address shall not be less than 820 with the westernmost address not greater than 1000. The Northernmost addresses not less than 400 with the southernmost addresses shall not be greater than 798. Address on the north and west sides of the streets shall be even, addresses on the south and east to be odd.

Response: Addresses will comply with standard naming convention as described above.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at (630) 487-5553.

Sincerely,

Andrew N. Heinen, P.E.
Kimley-Horn and Associates, Inc.
Phone: (630) 487-5553
Email: andy.heinen@kimley-horn.com

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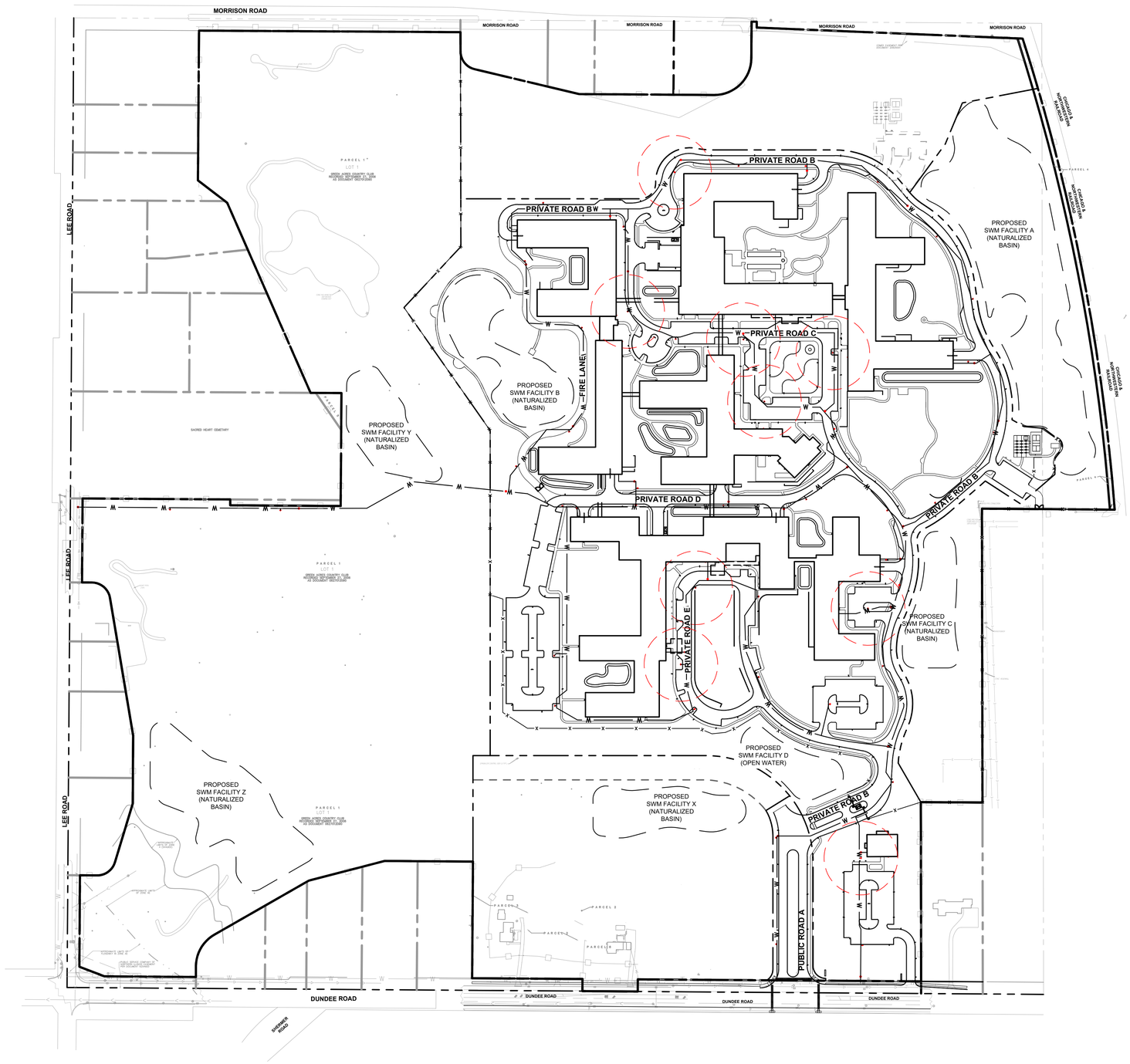

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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LEGEND

W W	EX. WATER LINE
	EX. HYDRANT
W W	PROPOSED WATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT

LEGEND

FIRE HYDRANT LOCATION

100' RADIUS FDC CONNECTION SEPARATION

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PHONE: 630-487-5550
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FIRE HYDRANT COVERAGE EXHIBIT
Dundee Rd
Cook County, Illinois

Erickson SENIOR LIVING

701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
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FIRE HYDRANT COVERAGE EXHIBIT

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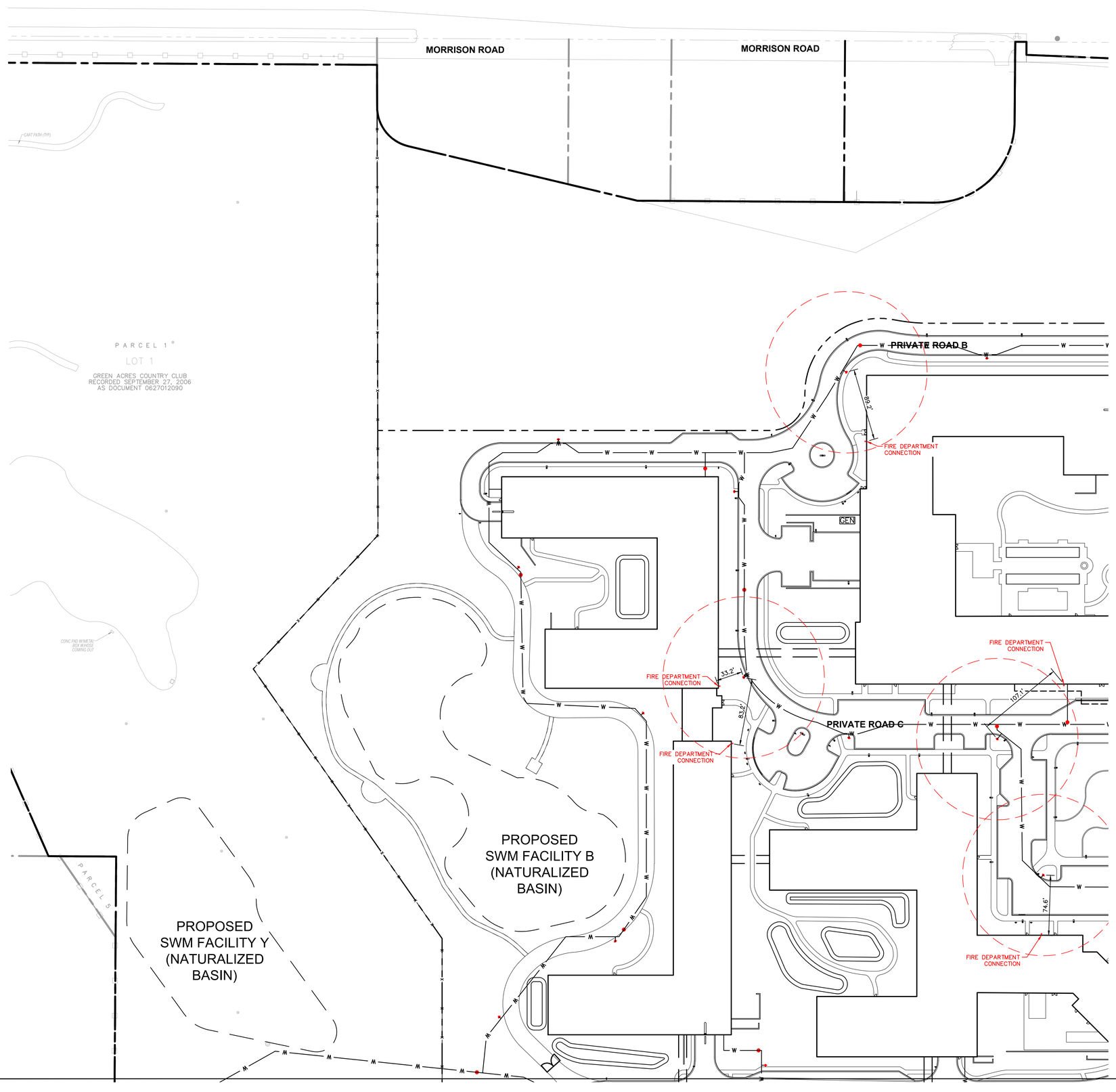

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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LEGEND

W W	EX. WATER LINE
	EX. HYDRANT
W W	PROPOSED WATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT

LEGEND

FIRE HYDRANT LOCATION

100' RADIUS FDC CONNECTION SEPARATION

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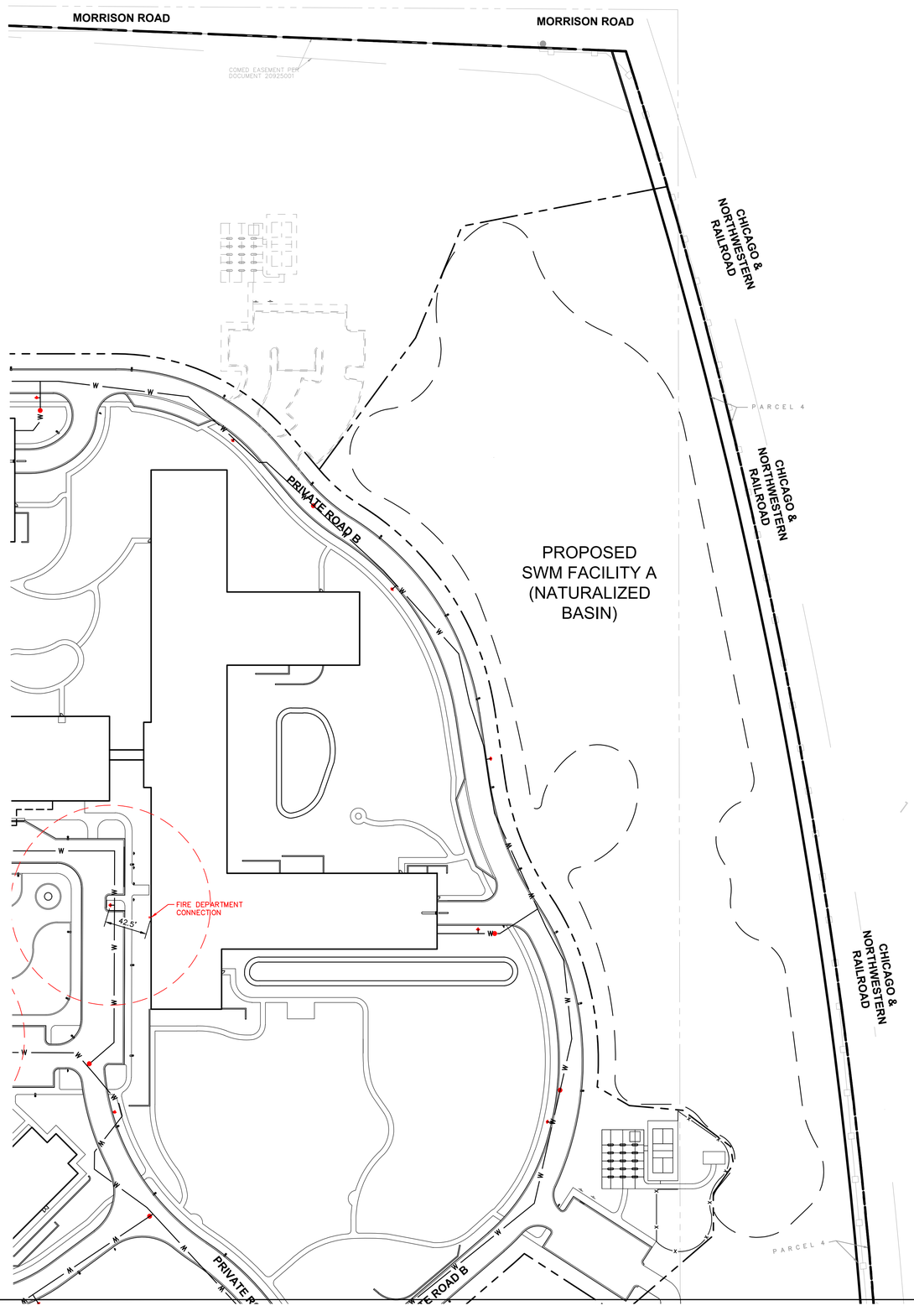

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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LEGEND

- EX. WATER LINE
- EX. HYDRANT
- PROPOSED WATER LINE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT

LEGEND

- FIRE HYDRANT LOCATION
- 100' RADIUS FDC CONNECTION SEPARATION

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FIRE HYDRANT COVERAGE EXHIBIT NE

EX

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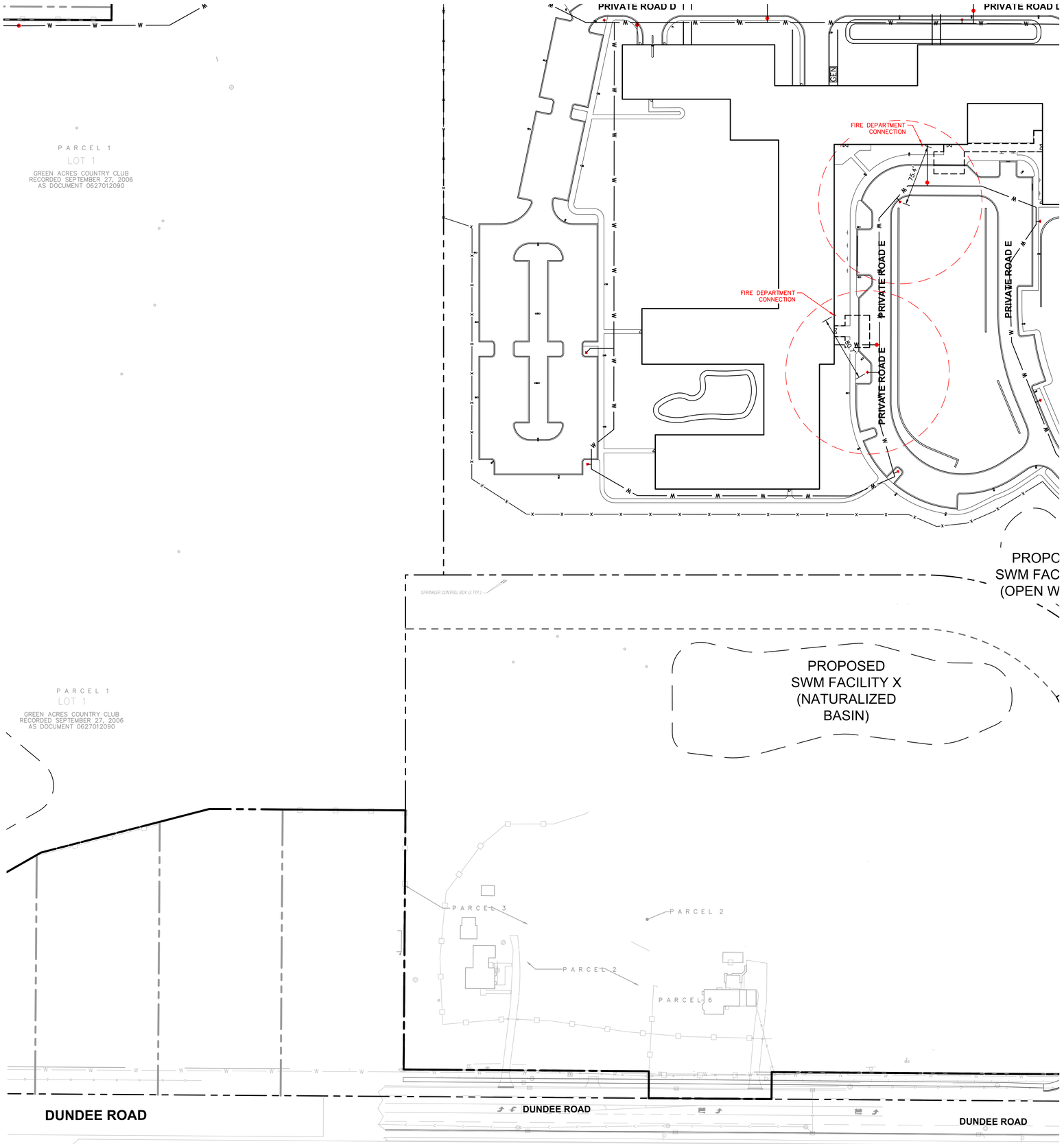

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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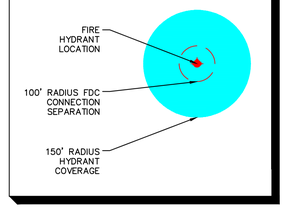
LEGEND

W W	EX. WATER LINE
	EX. HYDRANT
W W	PROPOSED WATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT

LEGEND



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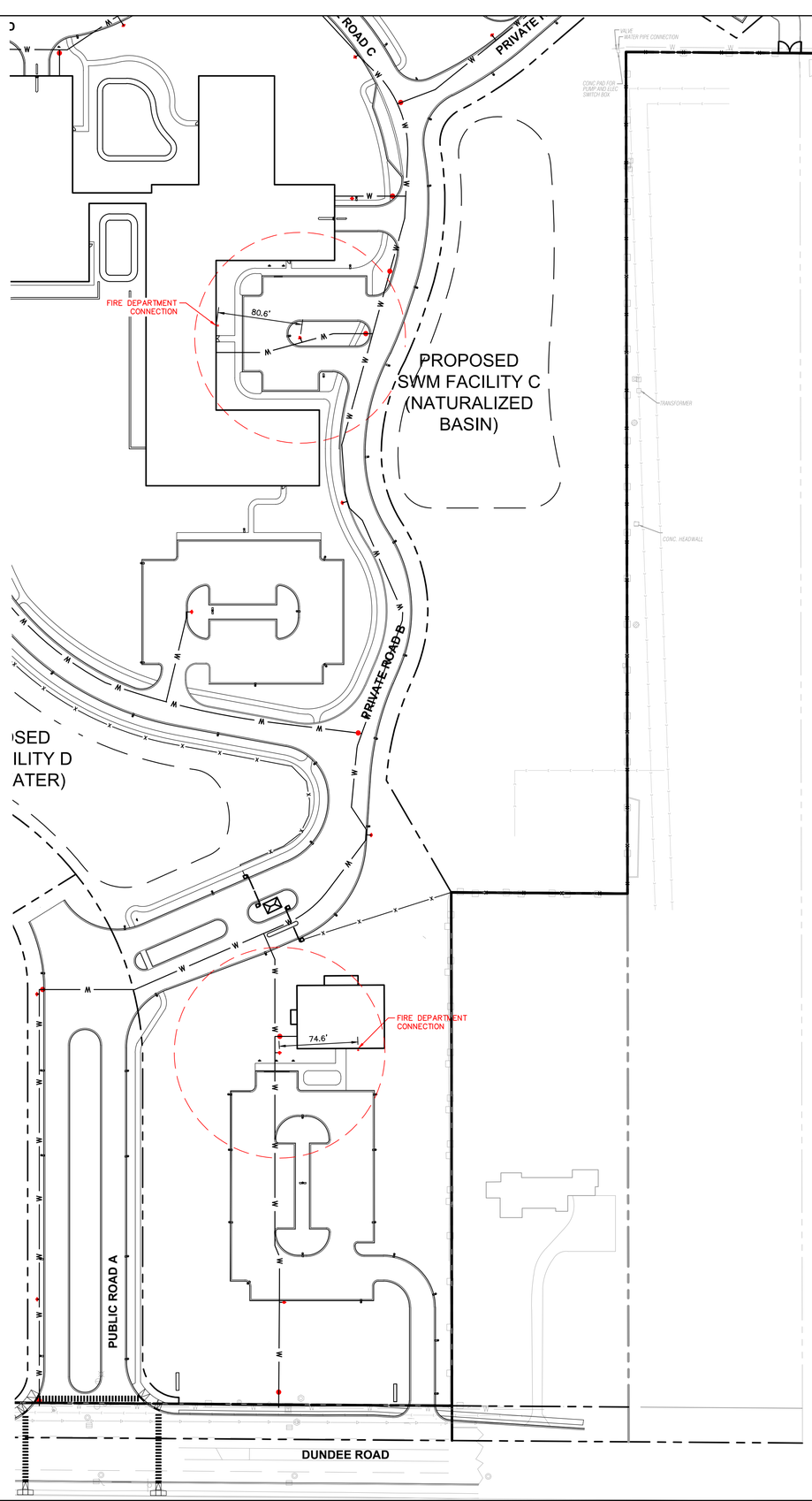

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0 30 60 120

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LEGEND

- EX. WATER LINE
- EX. HYDRANT
- PROPOSED WATER LINE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT

LEGEND

- FIRE HYDRANT LOCATION
- 100' RADIUS FDC CONNECTION SEPARATION

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FIRE HYDRANT COVERAGE EXHIBIT SE

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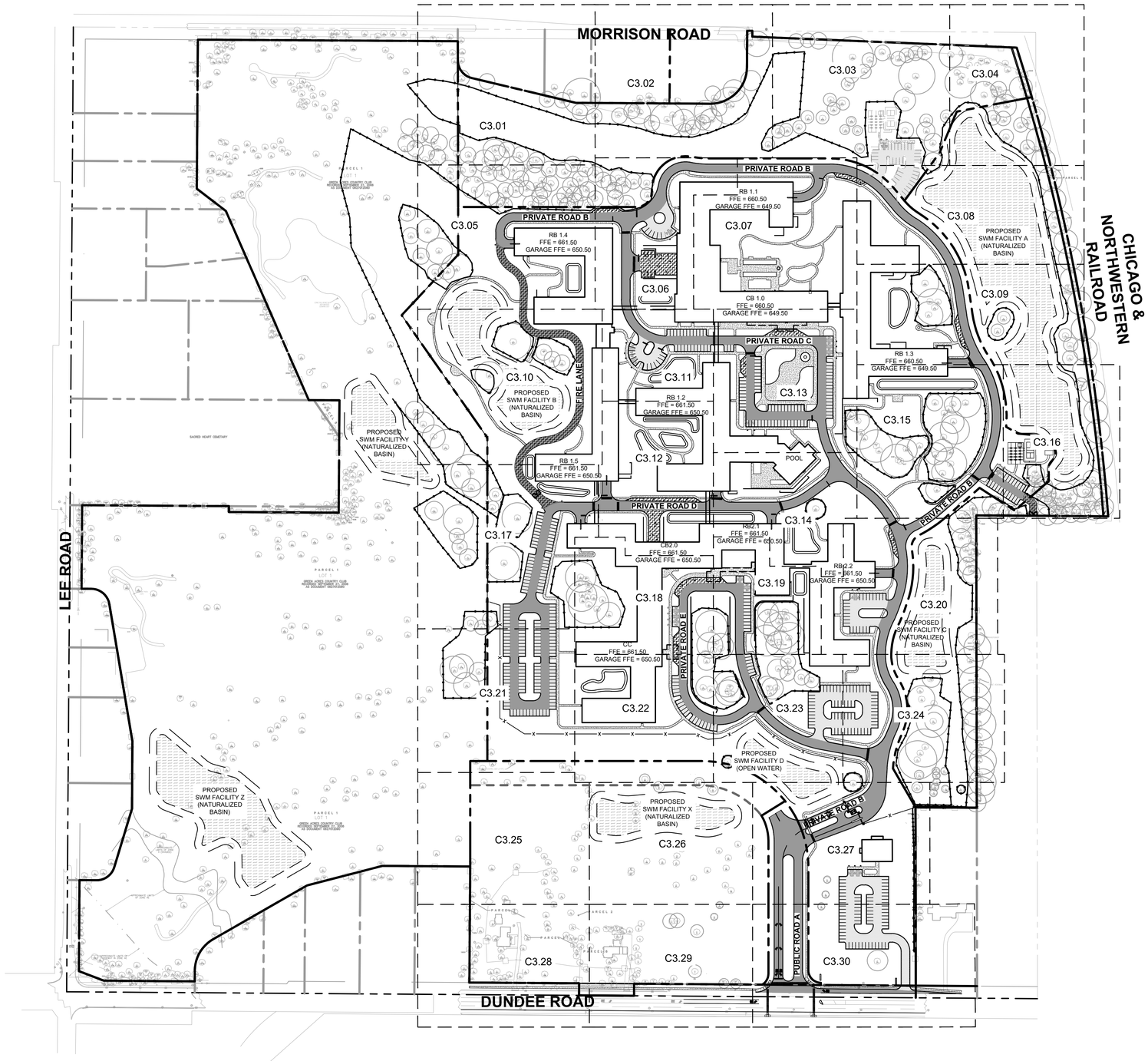

NORTH

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0 75 150 300

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

GARAGE PARKING SPACES PROVIDED	= 837	SPACES
SURFACE PARKING SPACES PROVIDED	= 474	SPACES
ACCESSIBLE SURFACE PARKING SPACES PROVIDED	= 27	SPACES
TOTAL PARKING SPACES PROVIDED	= 1338	SPACES

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STORMWATER MANAGEMENT FACILITY — SEE TYPICAL SECTIONS AND LANDSCAPE PLAN FOR DETAILS
- FIRE LANE — SEE HEAVY DUTY ASPHALT SECTION FOR DETAILS
- TEMPORARY ACCESS DRIVE — SEE HEAVY DUTY ASPHALT SECTION FOR DETAILS
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PRE-PAVING INSPECTION NOTE

1. A PRE-PAVING INSPECTION SHALL BE SCHEDULED WITH NORTHBROOK PUBLIC WORKS AT 847-272-4711. A MATERIALS ENGINEER (P.E.) HIRED BY THE CONTRACTOR OR DEVELOPER SHALL ATTEND THE MEETING AND SHALL BE PRESENT DURING THE PROOF ROLL. THE MATERIALS ENGINEER SHALL PROVIDE A WRITTEN DETERMINATION OF THE SUITABILITY OF THE SUBGRADE

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BALTIMORE, MARYLAND 21230
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ISSUE SCHEDULE

1	REVISED PER VILLAGE COMMENTS	03/30/2022
2	REVISED PER VILLAGE COMMENTS	05/27/2022
3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

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OVERALL CAMPUS SITE PLAN

C3.0

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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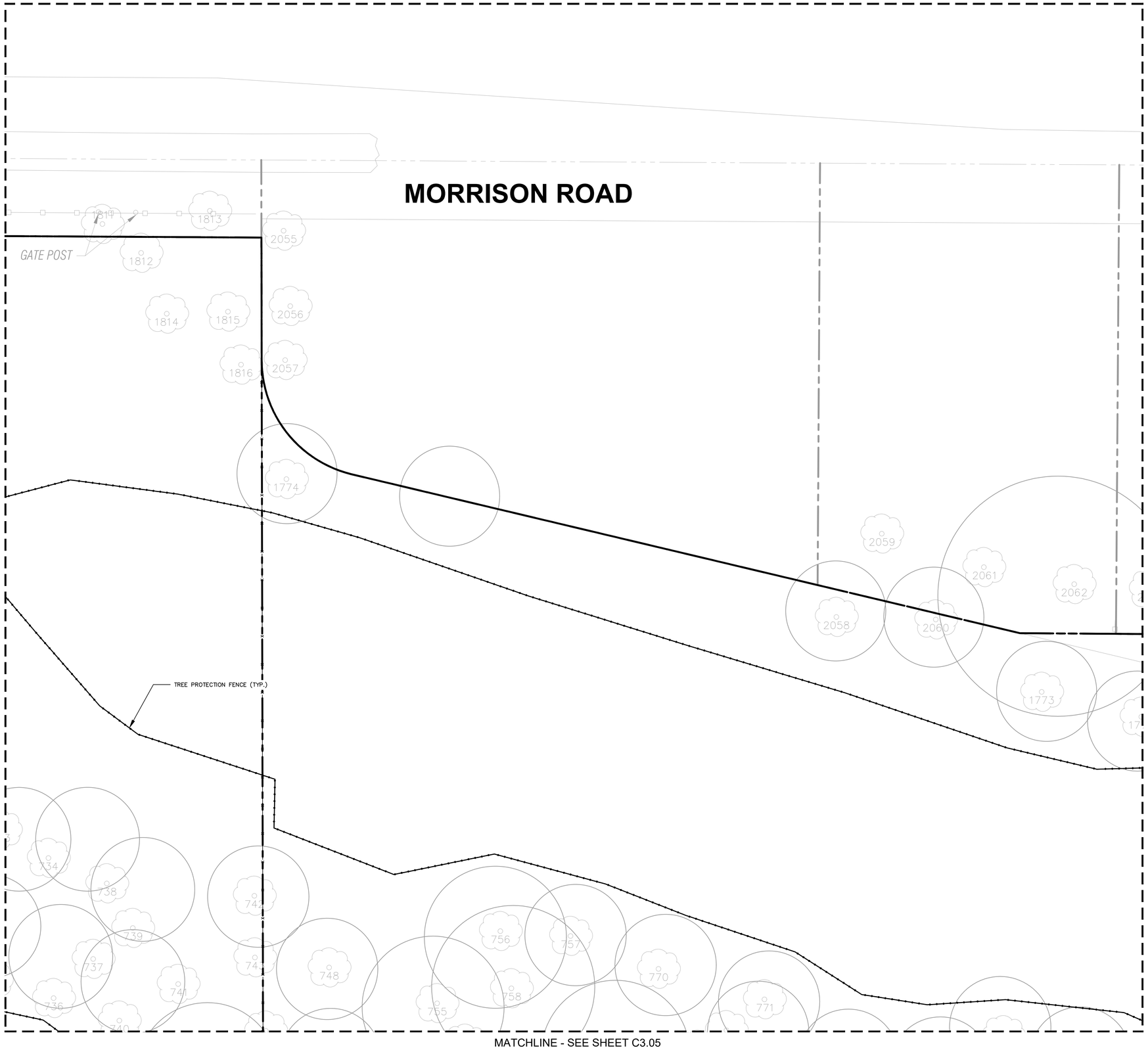

NORTH

GRAPHIC SCALE IN FEET
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5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
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7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
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28. FIRE LANE - DO NOT ENTER SIGN
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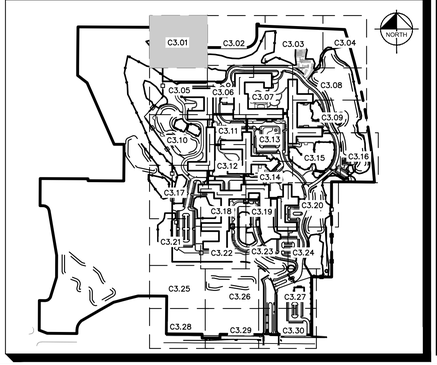
KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.01

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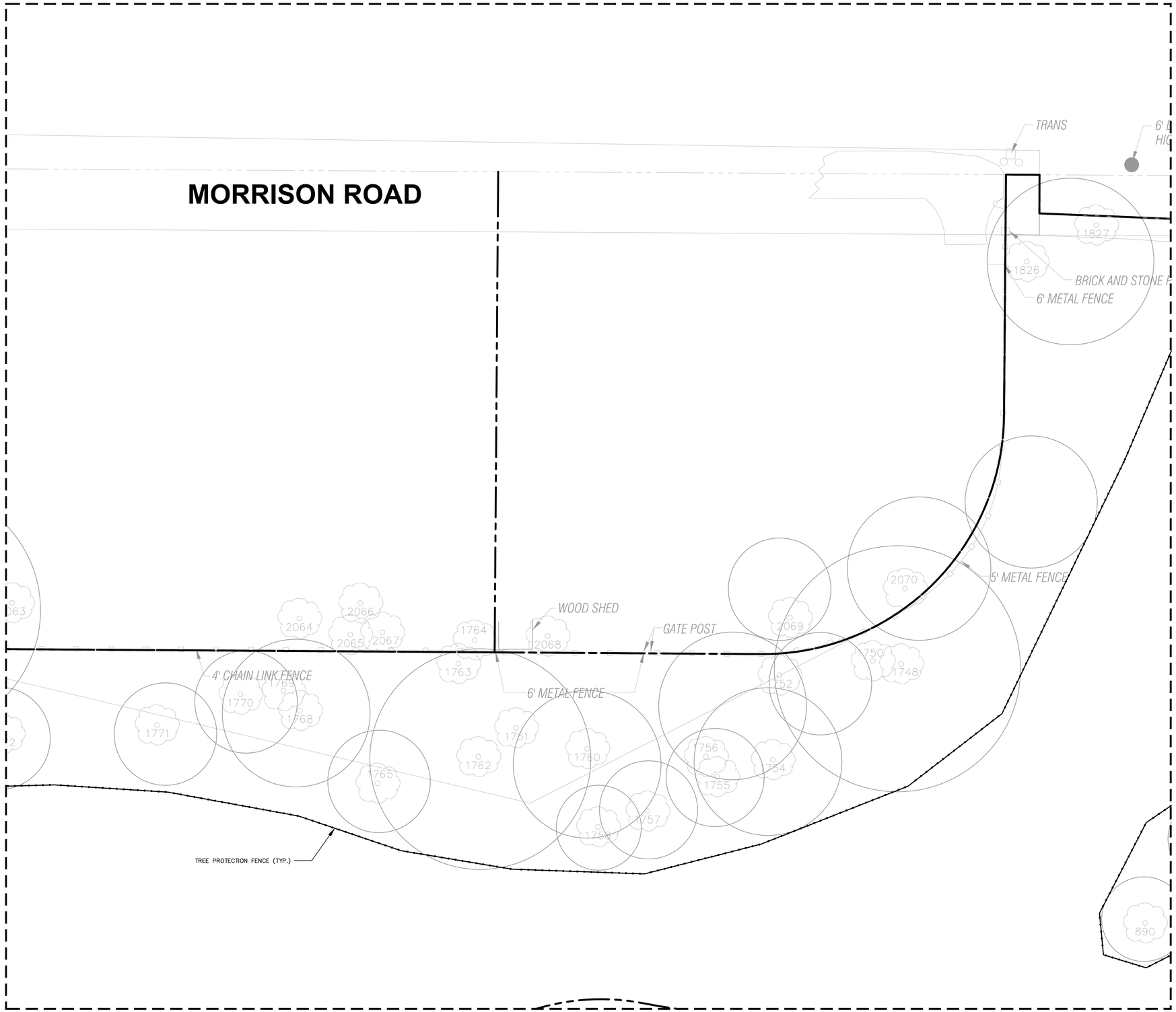

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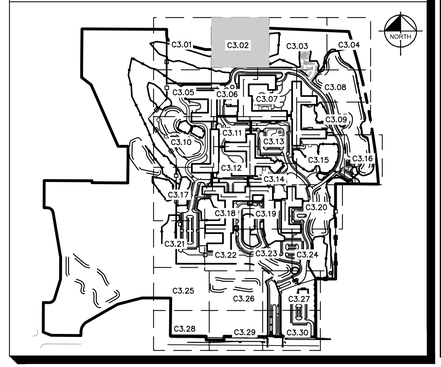

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.02

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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IAMETER CONC BASE FOR
H TENSION WIRES

MORRISON ROAD

LLAR

TREE PROTECTION FENCE (TYP.)

PROPOSED ALTERNATIVE RESIDENT GARDENS LOCATION

PROPOSED ALTERNATIVE PICKLEBALL COURT LOCATION

PROPOSED ALTERNATIVE PARKING LOT LOCATION

MATCHLINE - SEE SHEET C3.02

MATCHLINE - SEE SHEET C3.04

MATCHLINE - SEE SHEET C3.07

MATCHLINE - SEE SHEET C3.08

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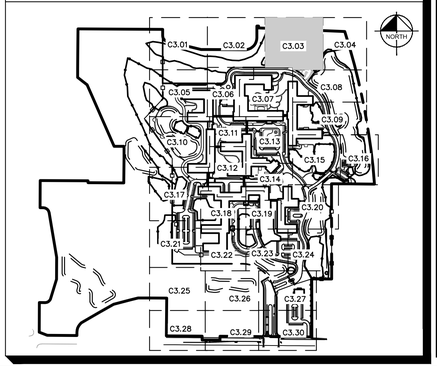

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SITE PLAN

C3.03

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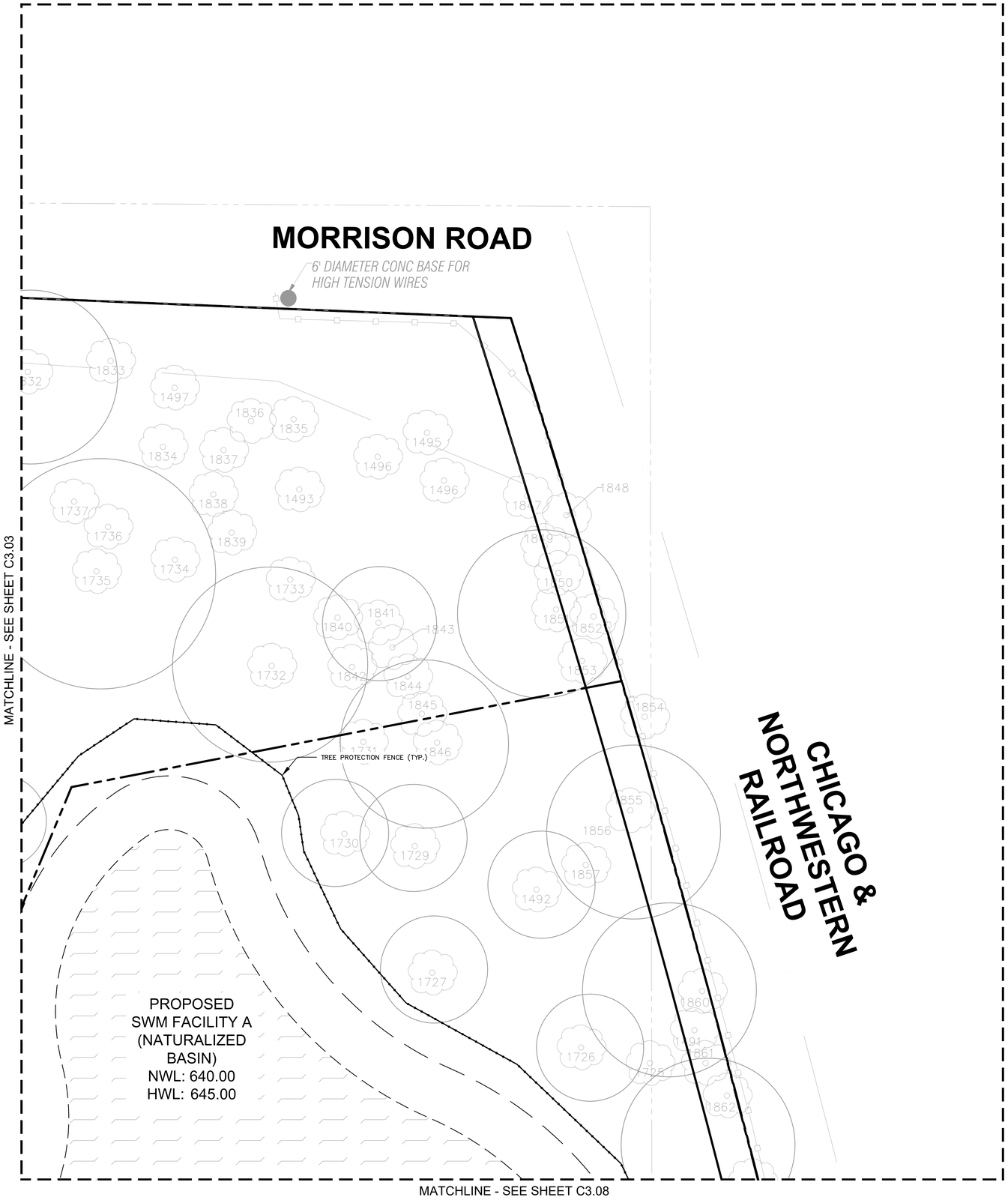

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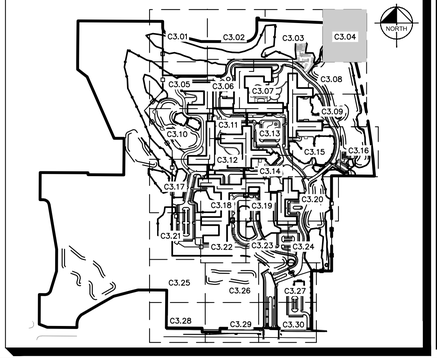

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SITE PLAN

C3.04

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MATCHLINE - SEE SHEET C3.01

TREE PROTECTION FENCE (TYP.)

PRIVATE ROAD B

62+00 | 63+00 | 64+00

24.0'

PROPOSED BUILDING RB 1.4
FFE = 661.50
GARAGE FFE = 650.50

63+88

110+40

116+00

104+00

34.6'

FIRE LANE

BIORETENTION AREA

PROPOSED
SWM FACILITY B
(NATURALIZED
BASIN)
NWL: 644.00
HWL: 649.00

MATCHLINE - SEE SHEET C3.10

MATCHLINE - SEE SHEET C3.06

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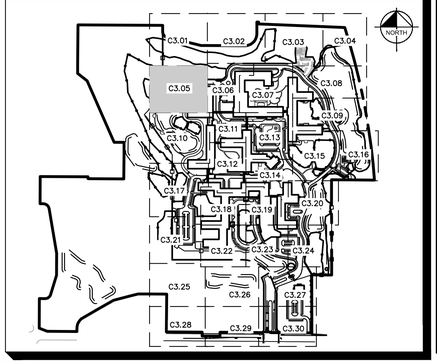
27. M4.12 MOUNTABLE CURB (SEE DETAILS)
28. FIRE LANE – DO NOT ENTER SIGN
29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.05

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.05 – SITE PLAN April 25, 2023 09:22:42pm K:\CHS_LDE\16814101_Erickson_Northbrook_IL\2_Design\CAD\PlanSheets\Master Plan\C3.0 – OVERALL CAMPUS SITE PLAN.dwg
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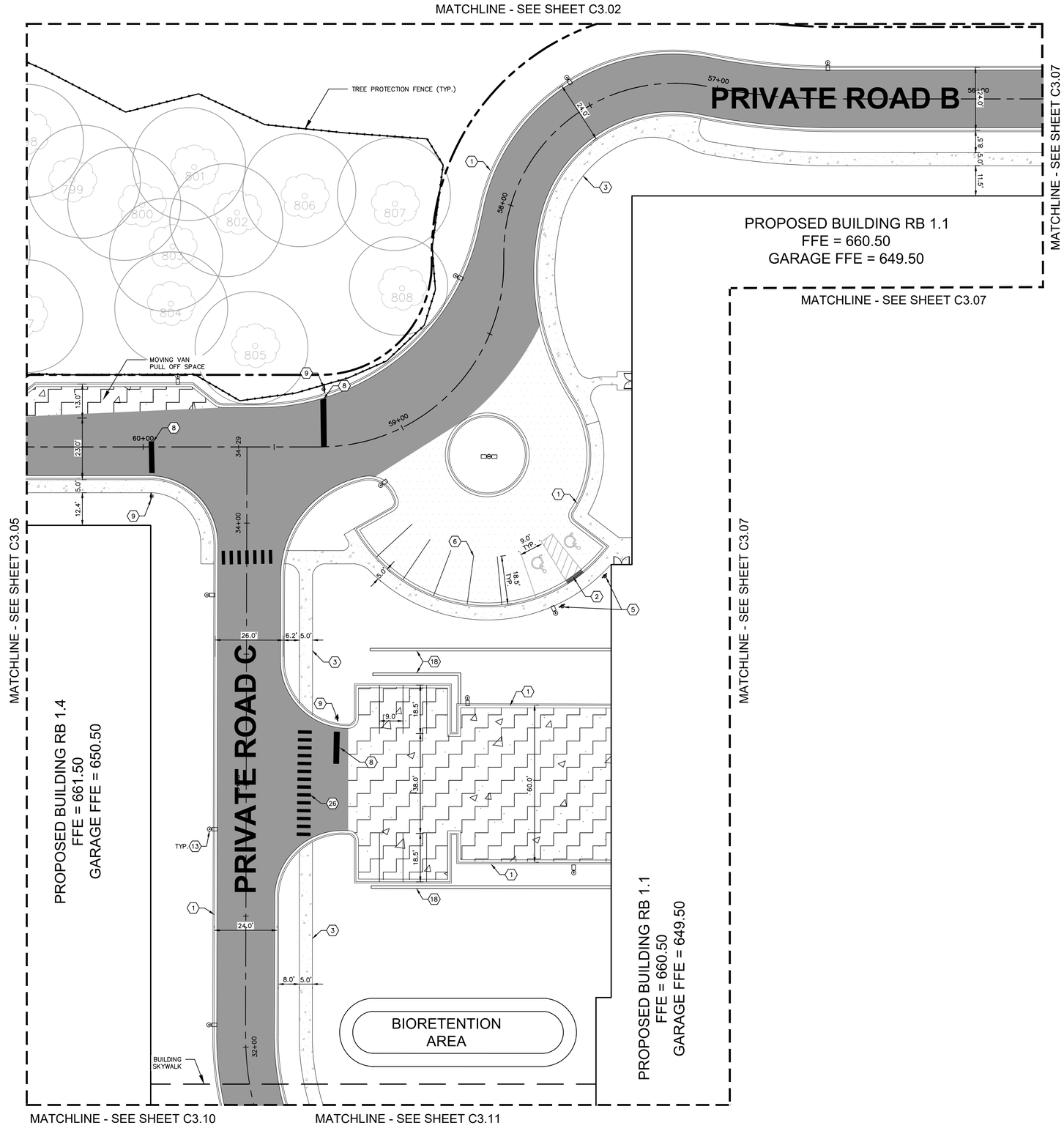

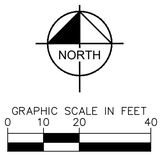

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5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE WHITE THERMOPLASTIC SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
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12. MONUMENT OR PYLON SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
14. 5-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
15. ACCESSIBLE RAMP (SEE DETAILS)
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17. CURB CUT WITH RIP-RAP (SEE DETAILS)
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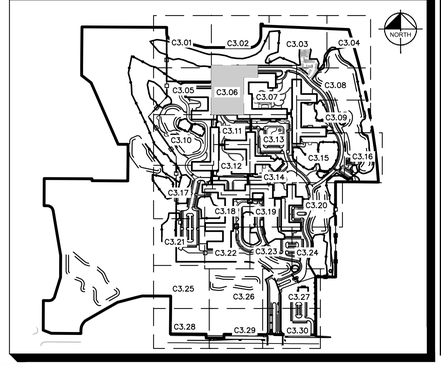
KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
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SITE PLAN

C3.06

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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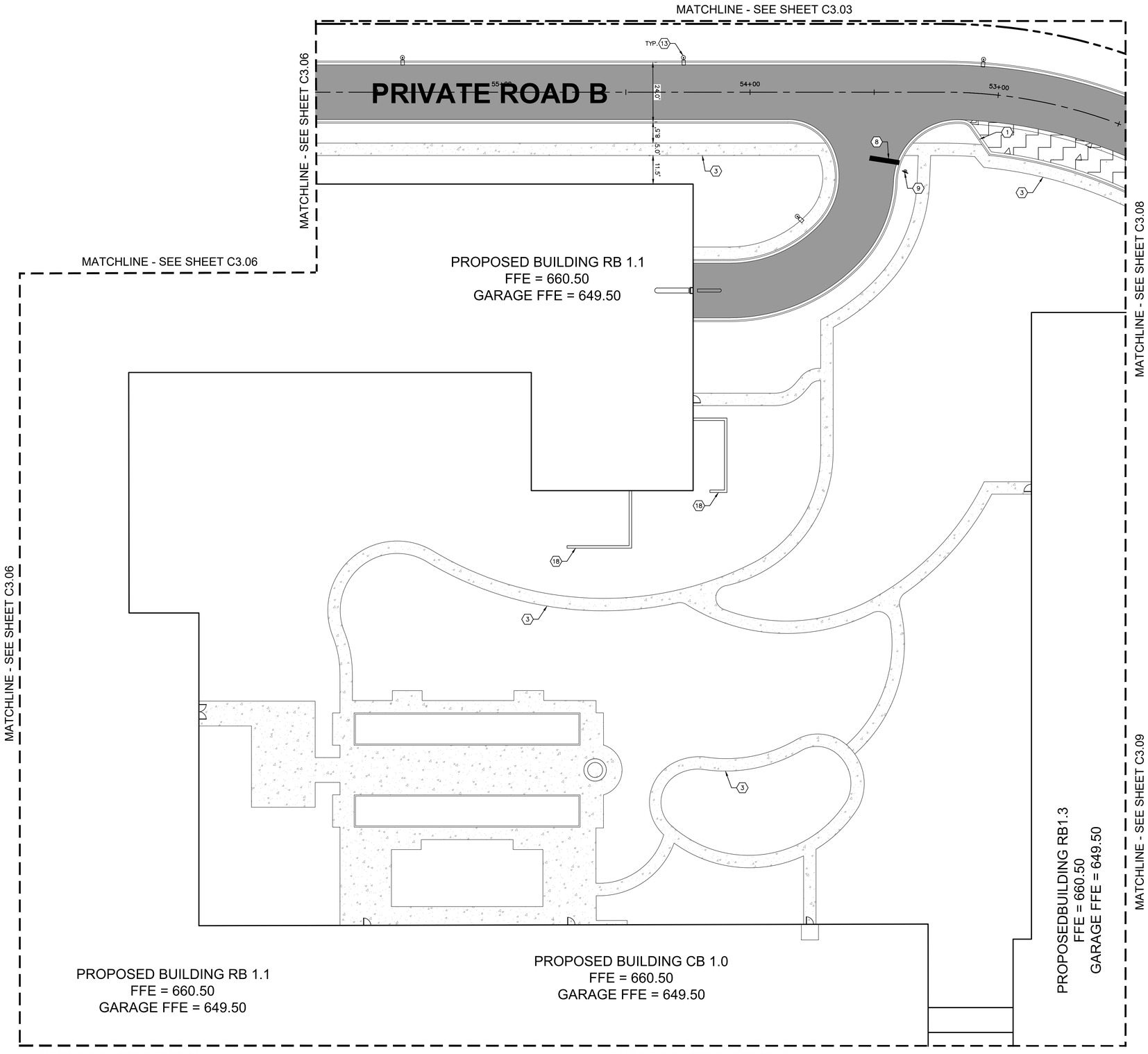

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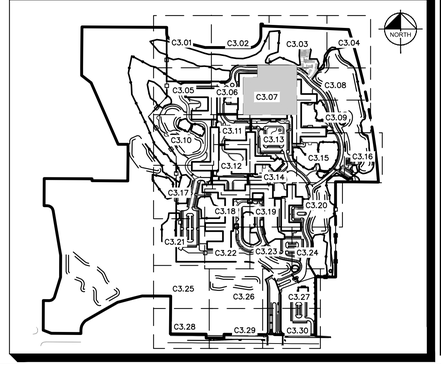

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.07

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubek, David Sheet Set:Erickson West Creek Master Plan Layout:C3.07 - SITE PLAN April 25, 2023 09:23:03am K:\CHS_LDEV\16814101_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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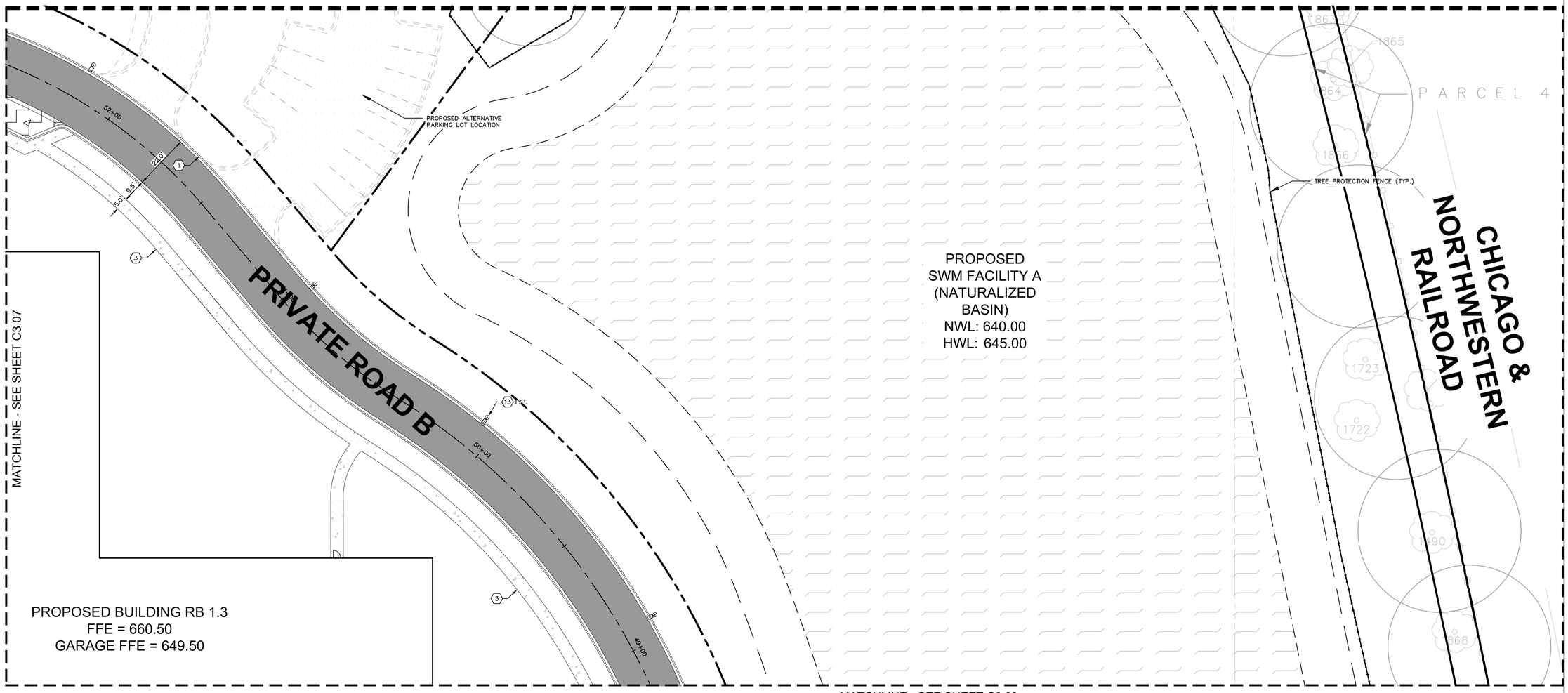

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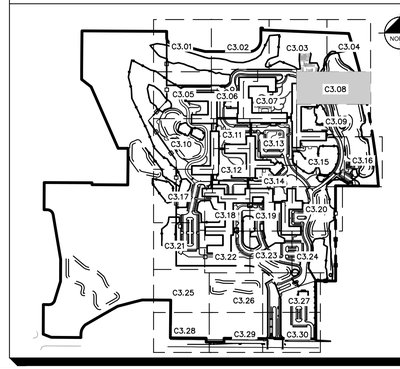

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SITE PLAN

C3.08

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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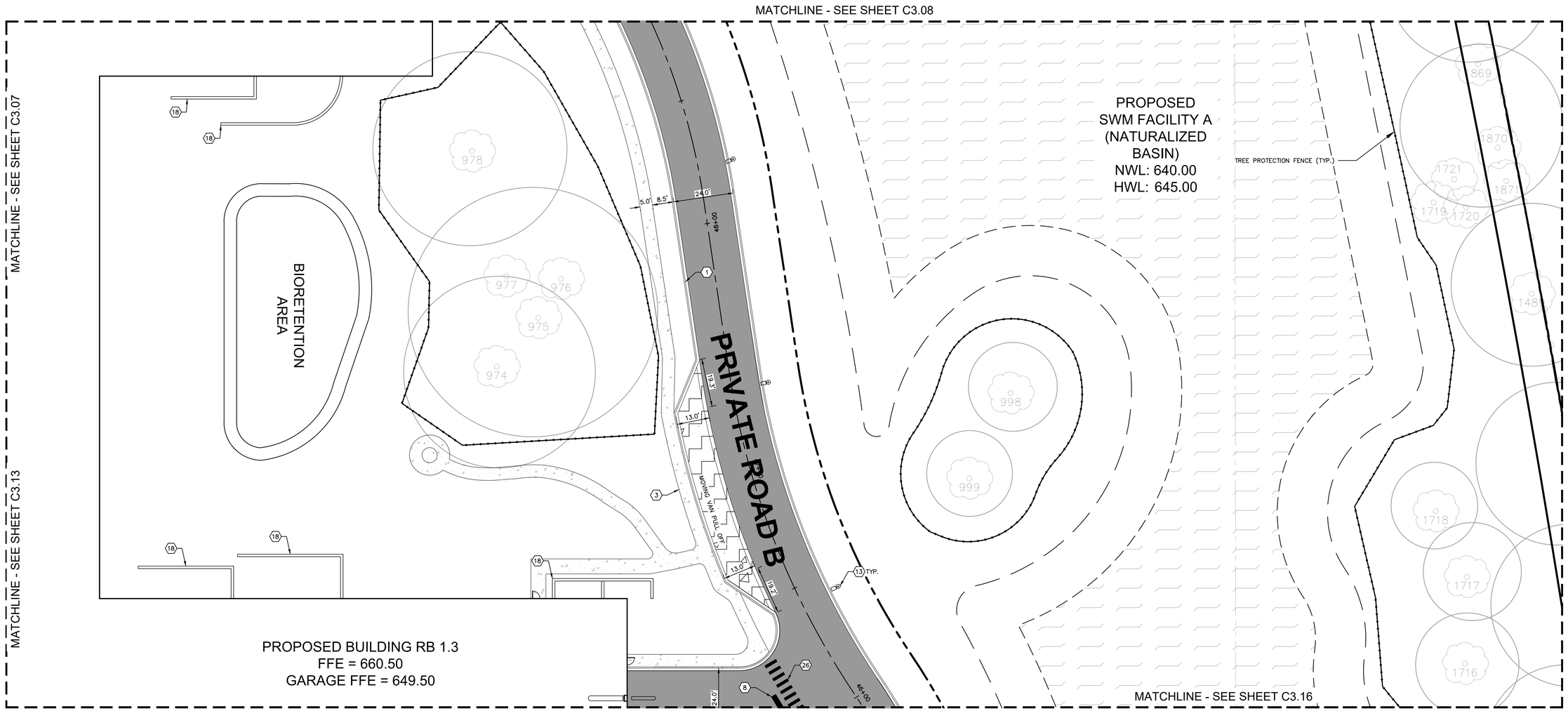

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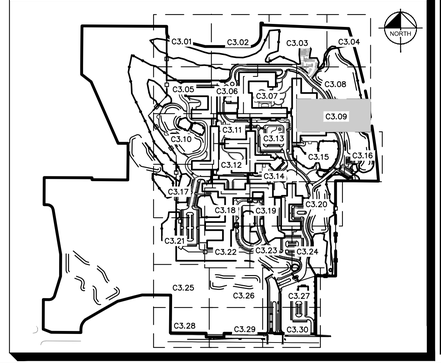

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SITE PLAN

C3.09

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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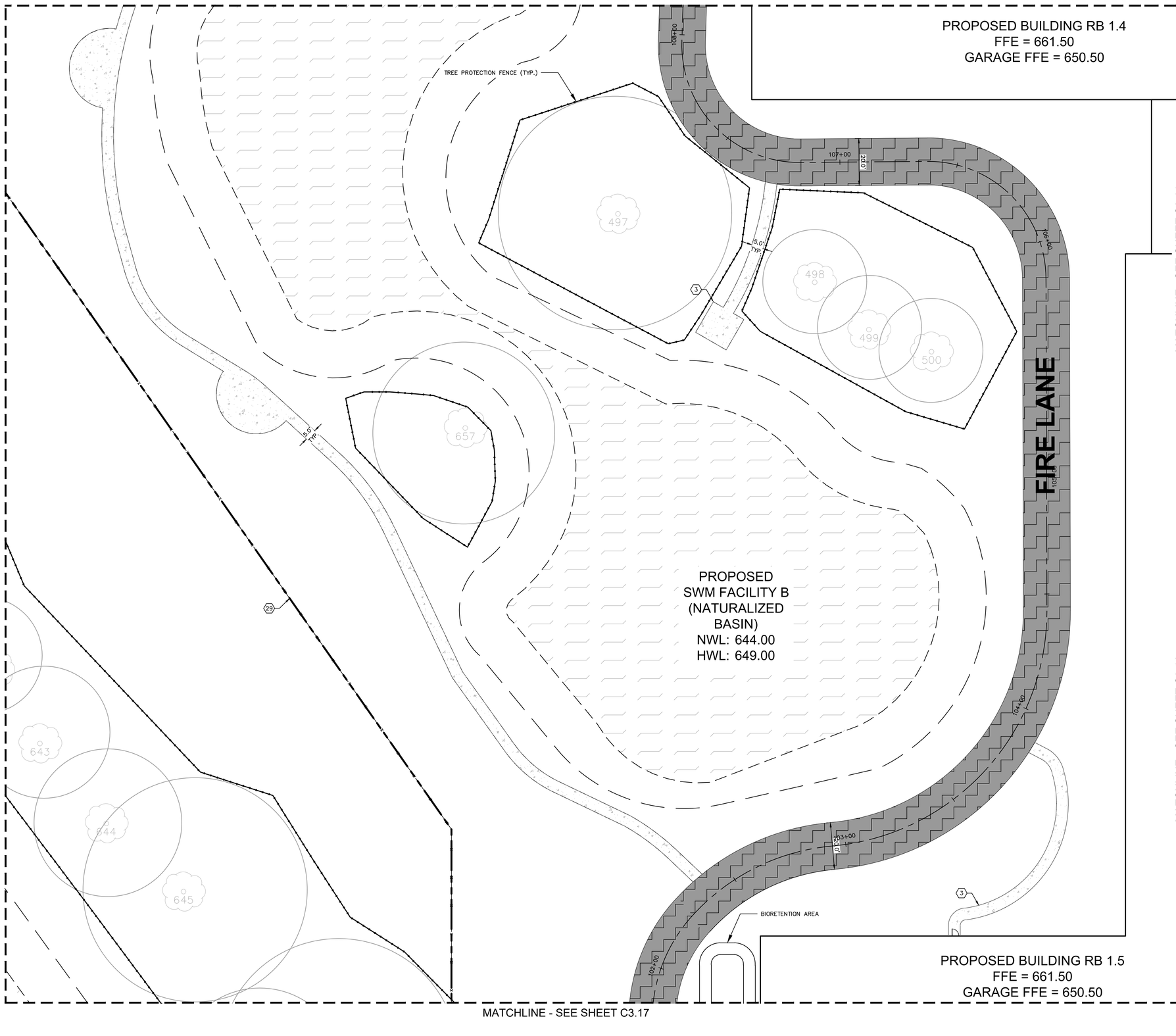
MATCHLINE - SEE SHEET C3.05

MATCHLINE - SEE SHEET C3.06

MATCHLINE - SEE SHEET C3.11

MATCHLINE - SEE SHEET C3.12

MATCHLINE - SEE SHEET C3.17



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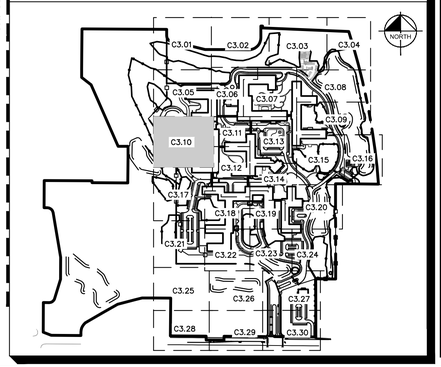
KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.10

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Golubok, David Sheet Set: Erickson West Creek Master Plan Layout: C3.10 – SITE PLAN April 25, 2023 09:23:23am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2_Design\CAD\PlanSheets\Master Plan\C3.0 – OVERALL CAMPUS SITE PLAN.dwg
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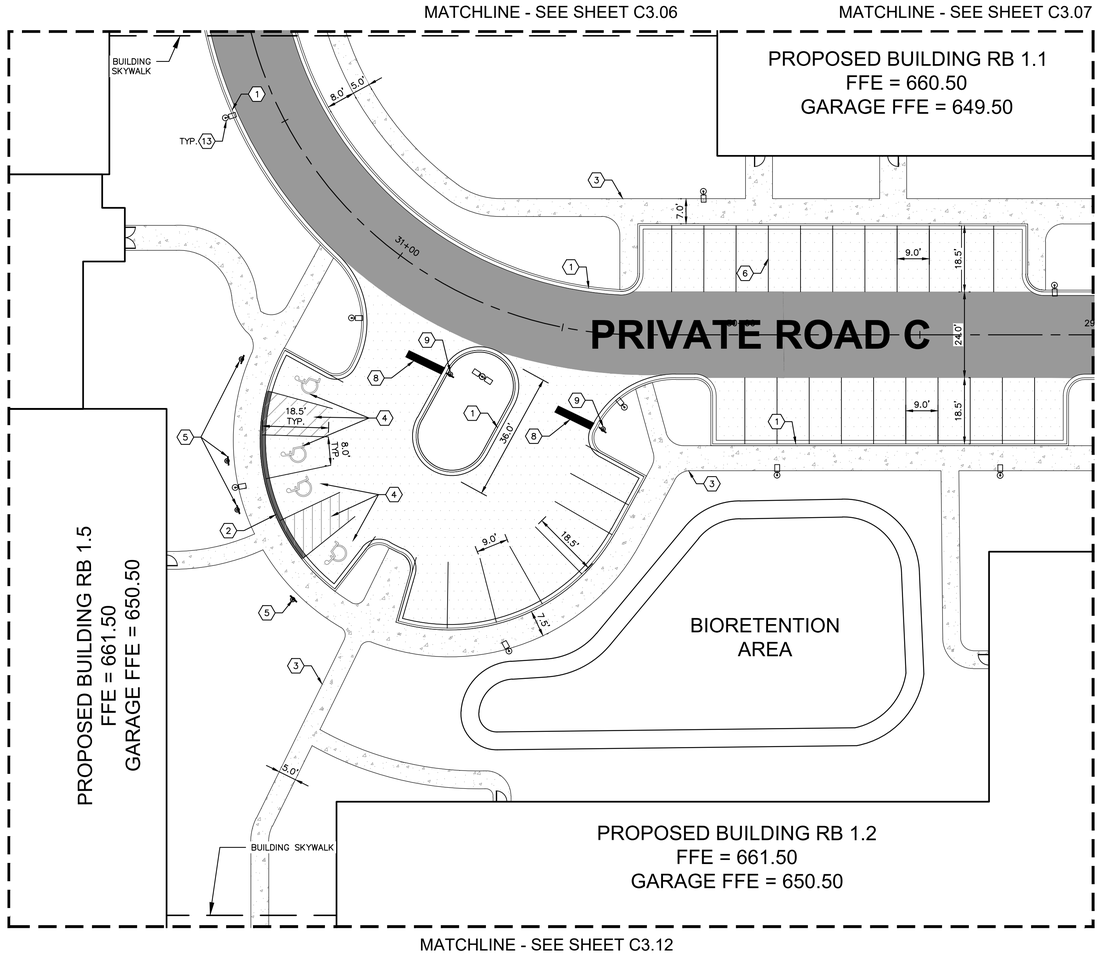

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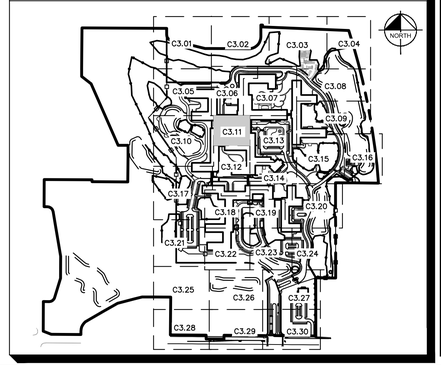

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SITE PLAN

C3.11

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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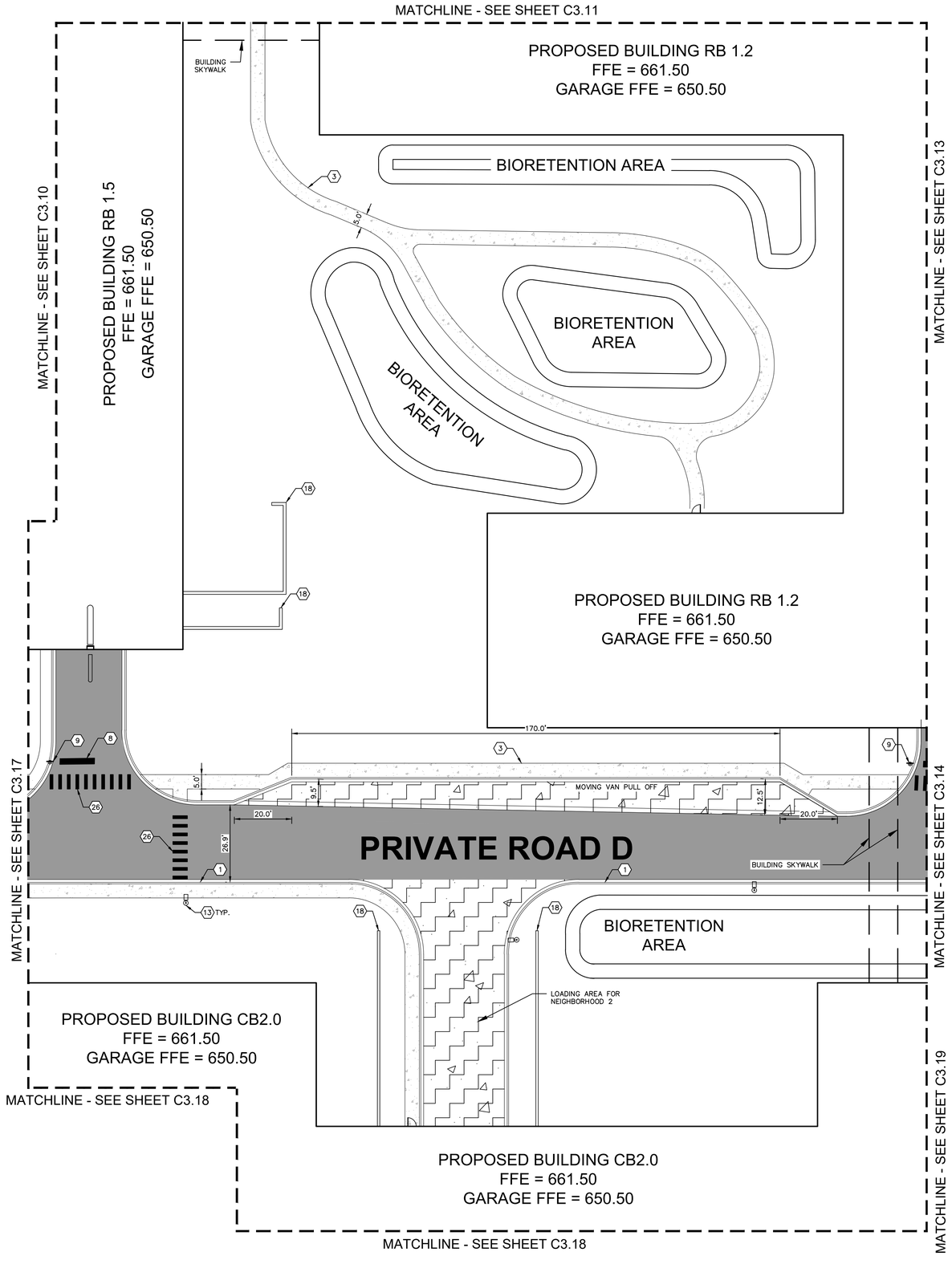

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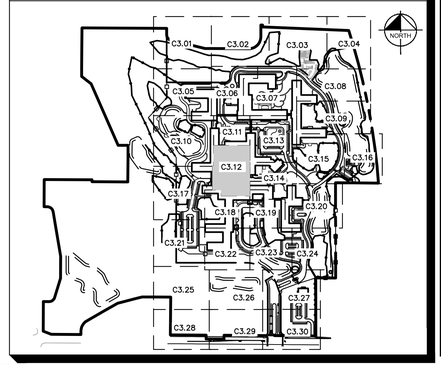

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SITE PLAN

C3.12

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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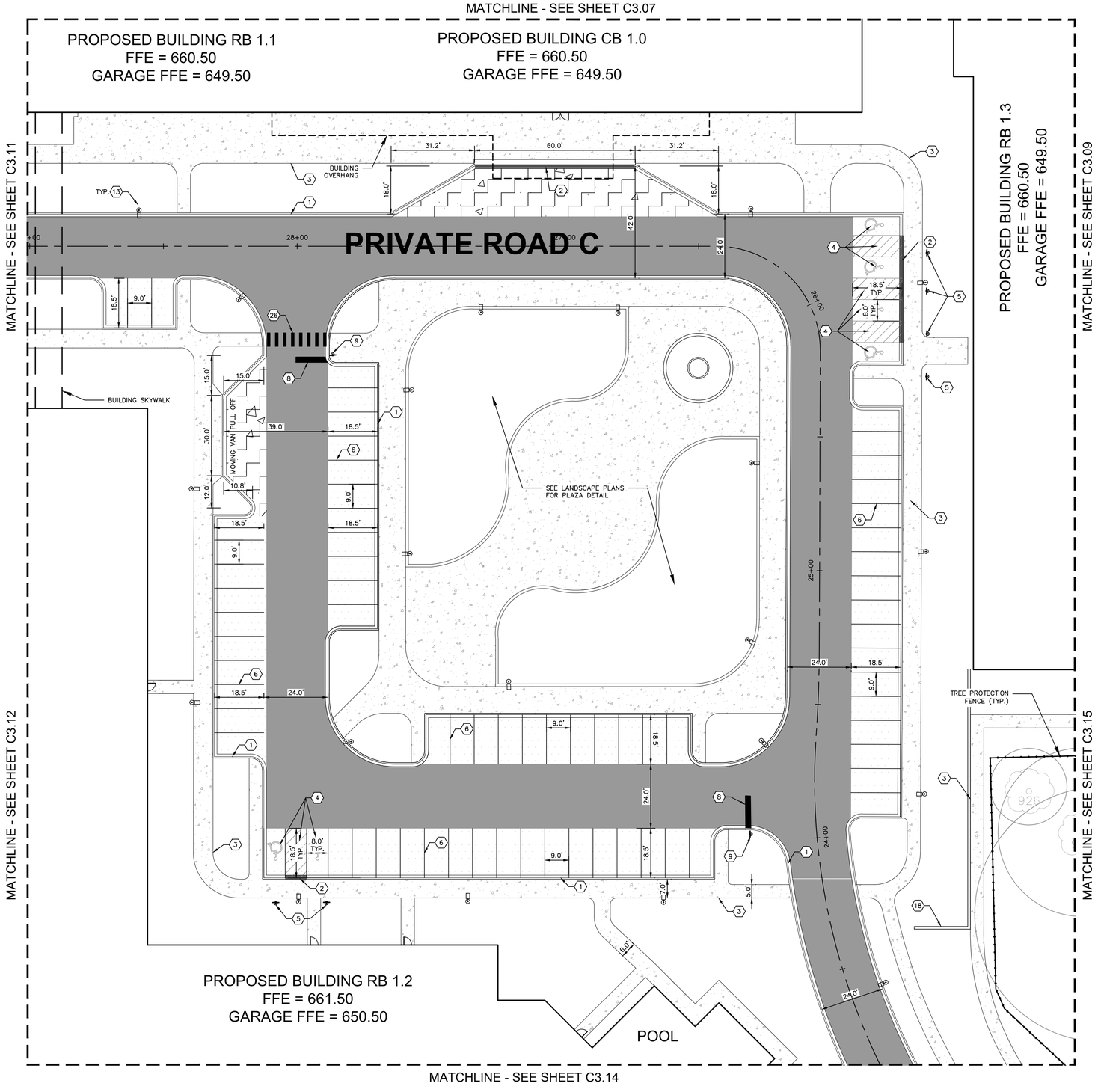

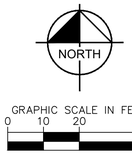

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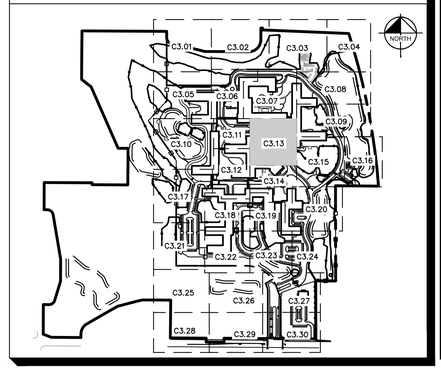

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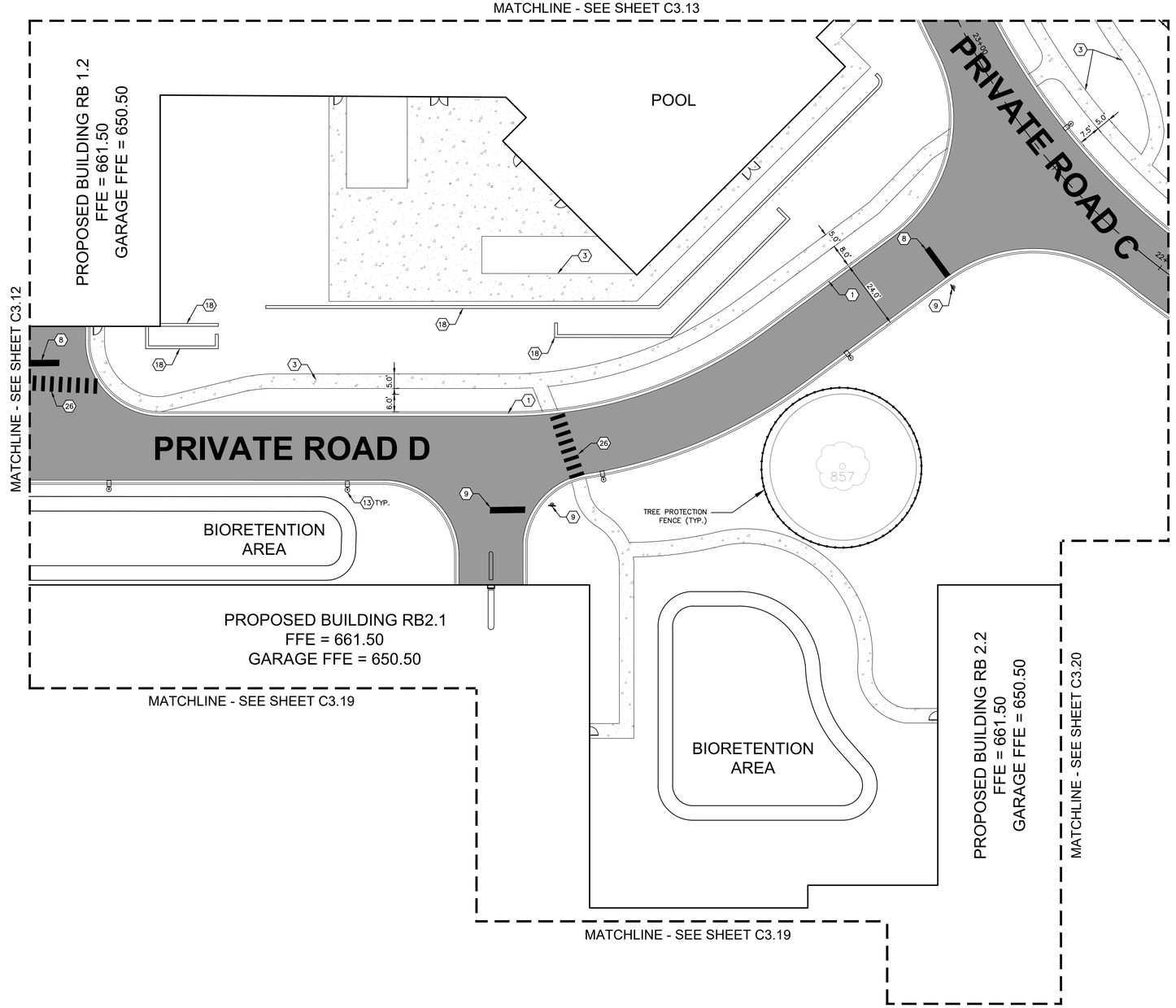

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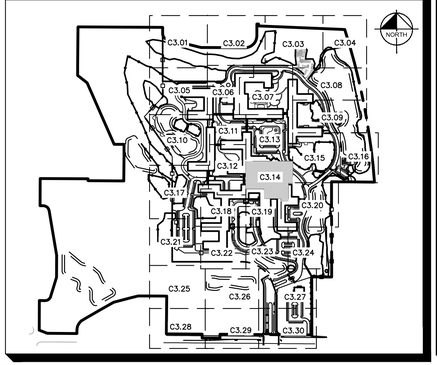

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ISSUE SCHEDULE

1	REVISED PER VILLAGE COMMENTS	03/30/2022
2	REVISED PER VILLAGE COMMENTS	05/27/2022
3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.14

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.14 - SITE PLAN April 25, 2023 09:23:43am K:\CHS_DEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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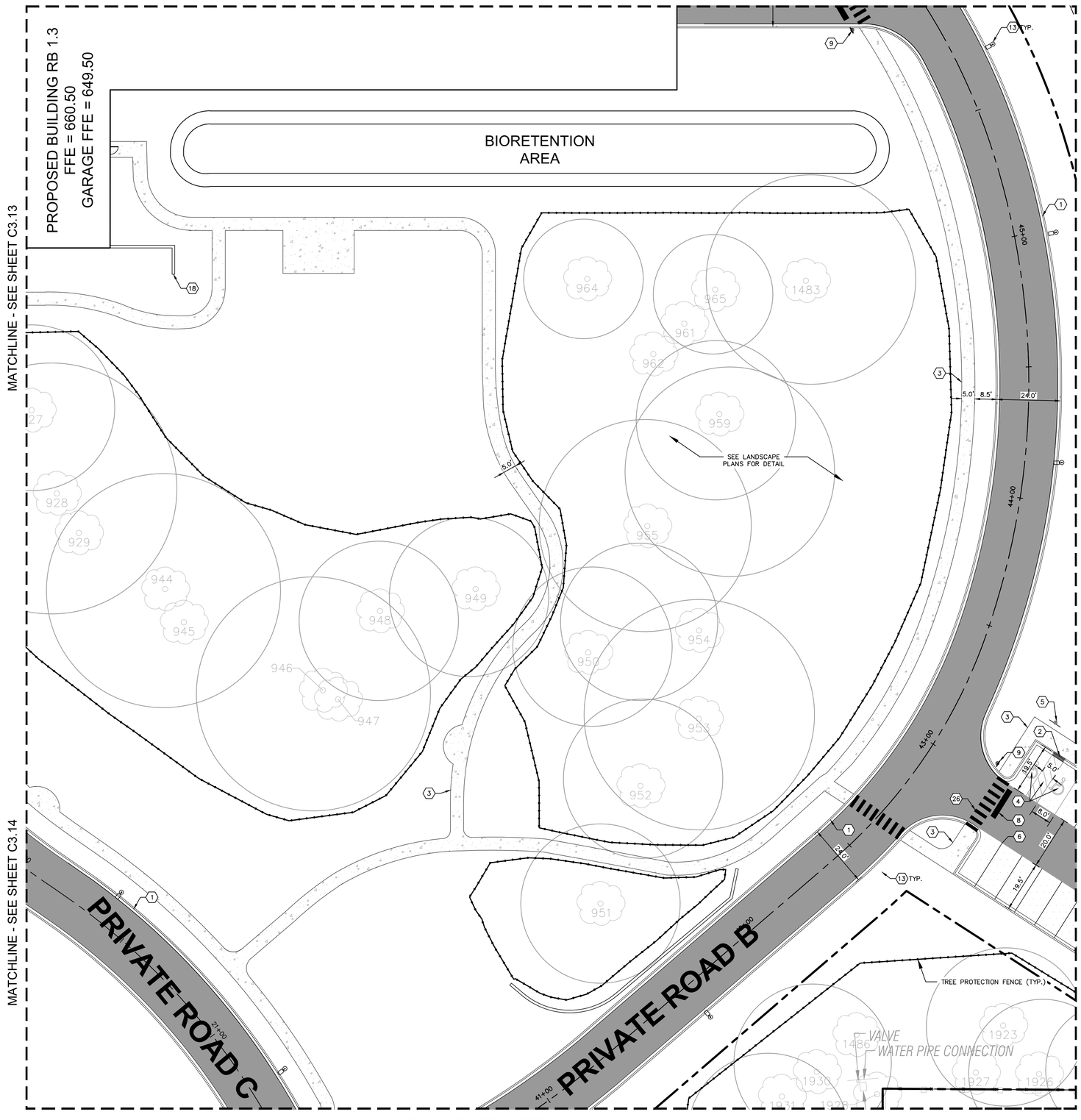

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3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
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5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
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7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
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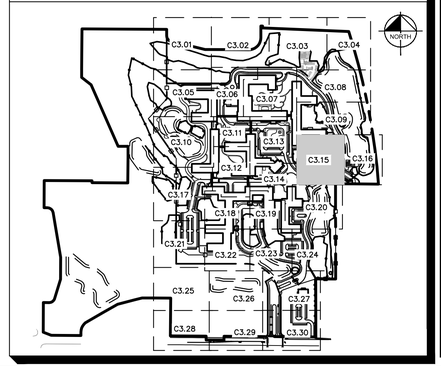
27. M4.12 MOUNTABLE CURB (SEE DETAILS)
28. FIRE LANE - DO NOT ENTER SIGN
29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP



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SITE PLAN

C3.15

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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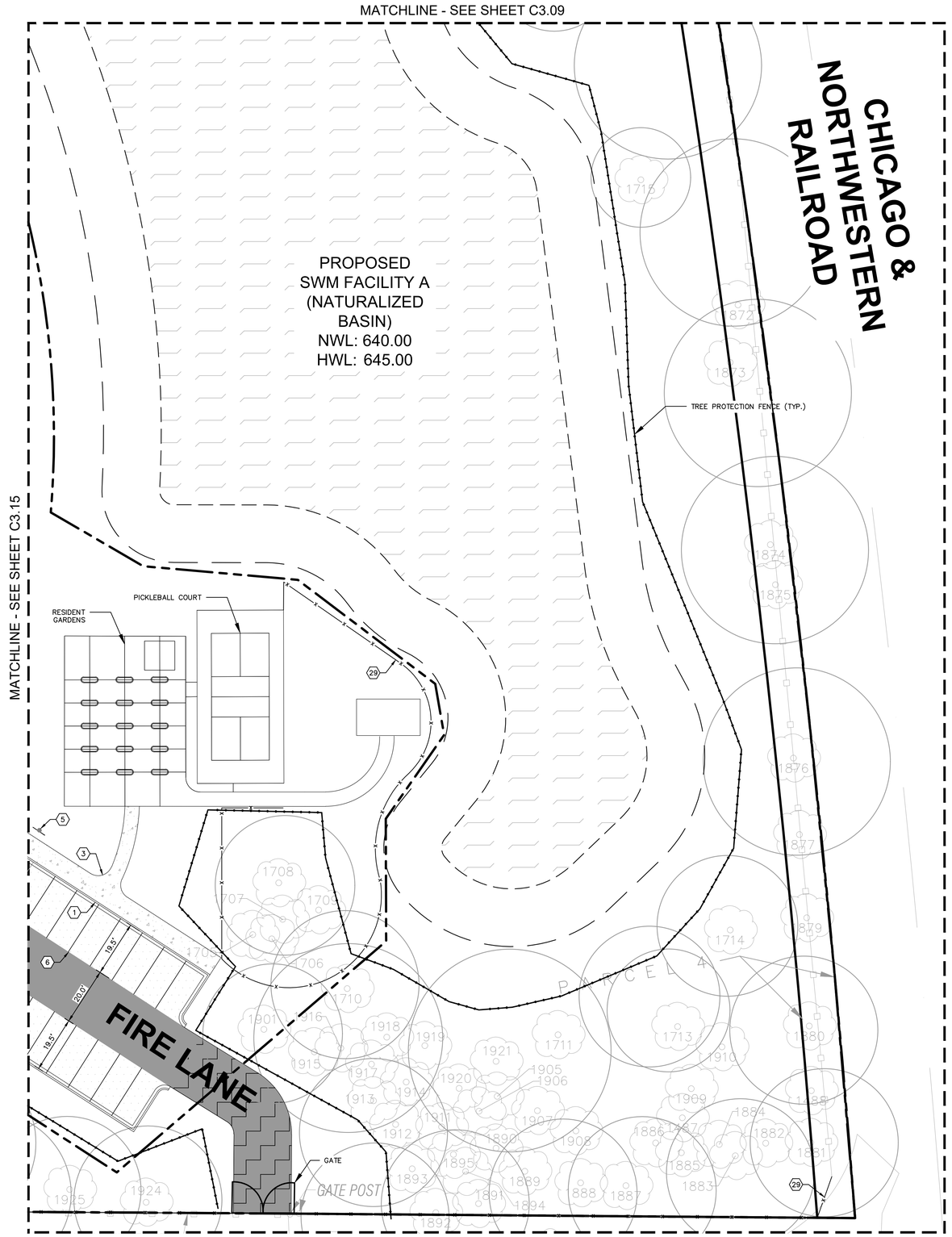

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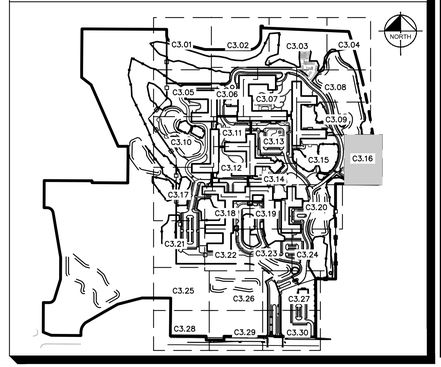

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.16

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MATCHLINE - SEE SHEET C3.10

PROPOSED SWM FACILITY Y (NATURALIZED BASIN)
NWL: 648.00
HWL: 653.00

PROPOSED BUILDING RB 1.5
FFE = 661.50
GARAGE FFE = 650.50

PROPOSED BUILDING CB2.0
FFE = 661.50
GARAGE FFE = 650.50

FIRE LANE

PRIVATE ROAD D

BIORETENTION AREA

BIORETENTION AREA

TREE PROTECTION FENCE (TYP.)

BUILDING SKYWALK

TYP.

TYP.

MATCHLINE - SEE SHEET C3.12

MATCHLINE - SEE SHEET C3.18

MATCHLINE - SEE SHEET C3.21

646 647 648 649 650 535 534 533 532 531 530 529 376 377 378

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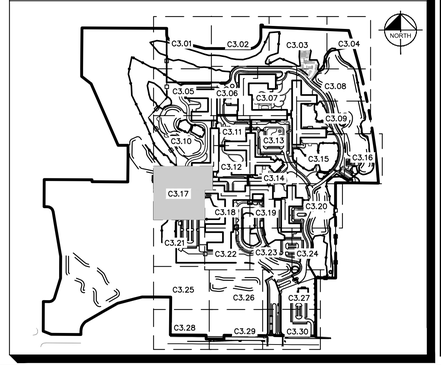
KEY MAP



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SITE PLAN

C3.17

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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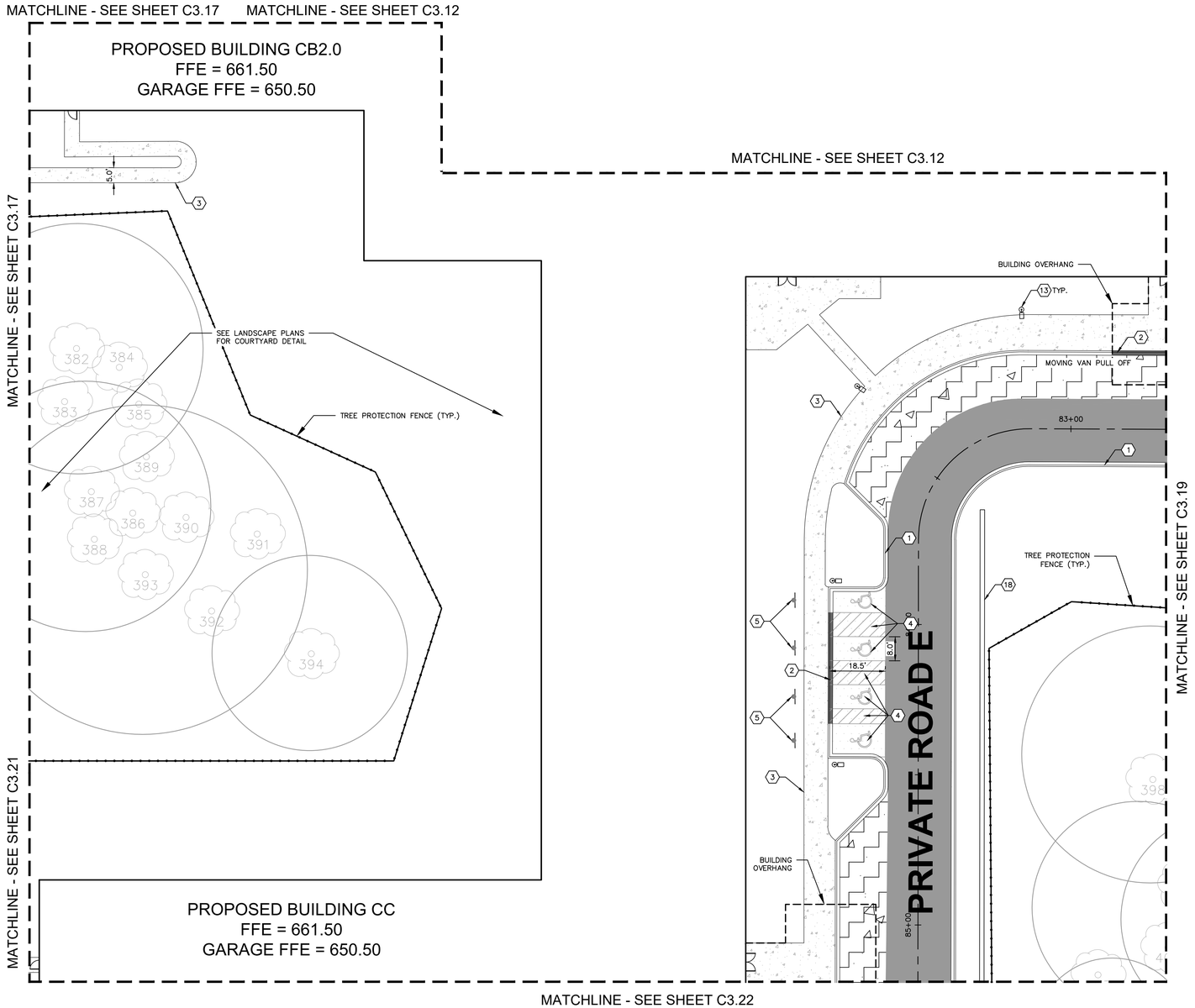

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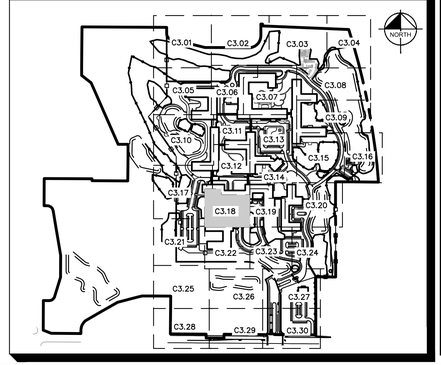

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SITE PLAN

C3.18

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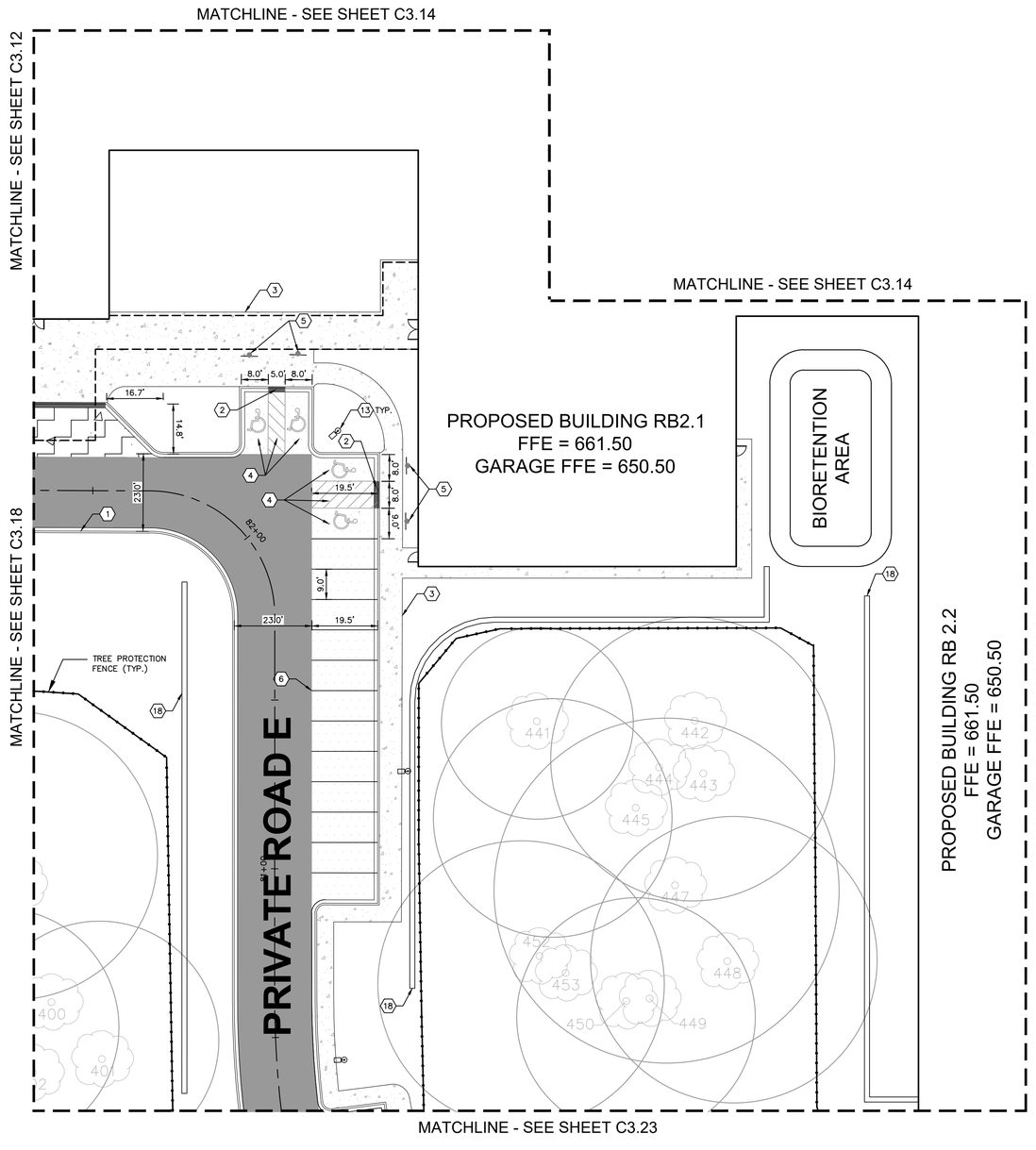

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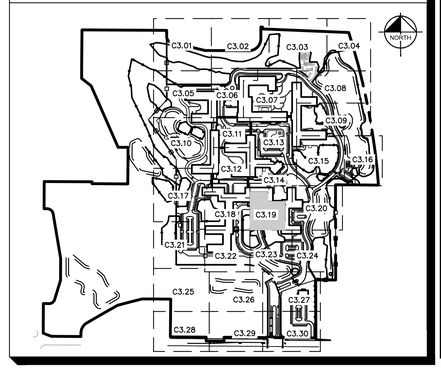
KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.19

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.19 – SITE PLAN April 25, 2023 09:24:19am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C3.0 – OVERALL CAMPUS SITE PLAN.dwg
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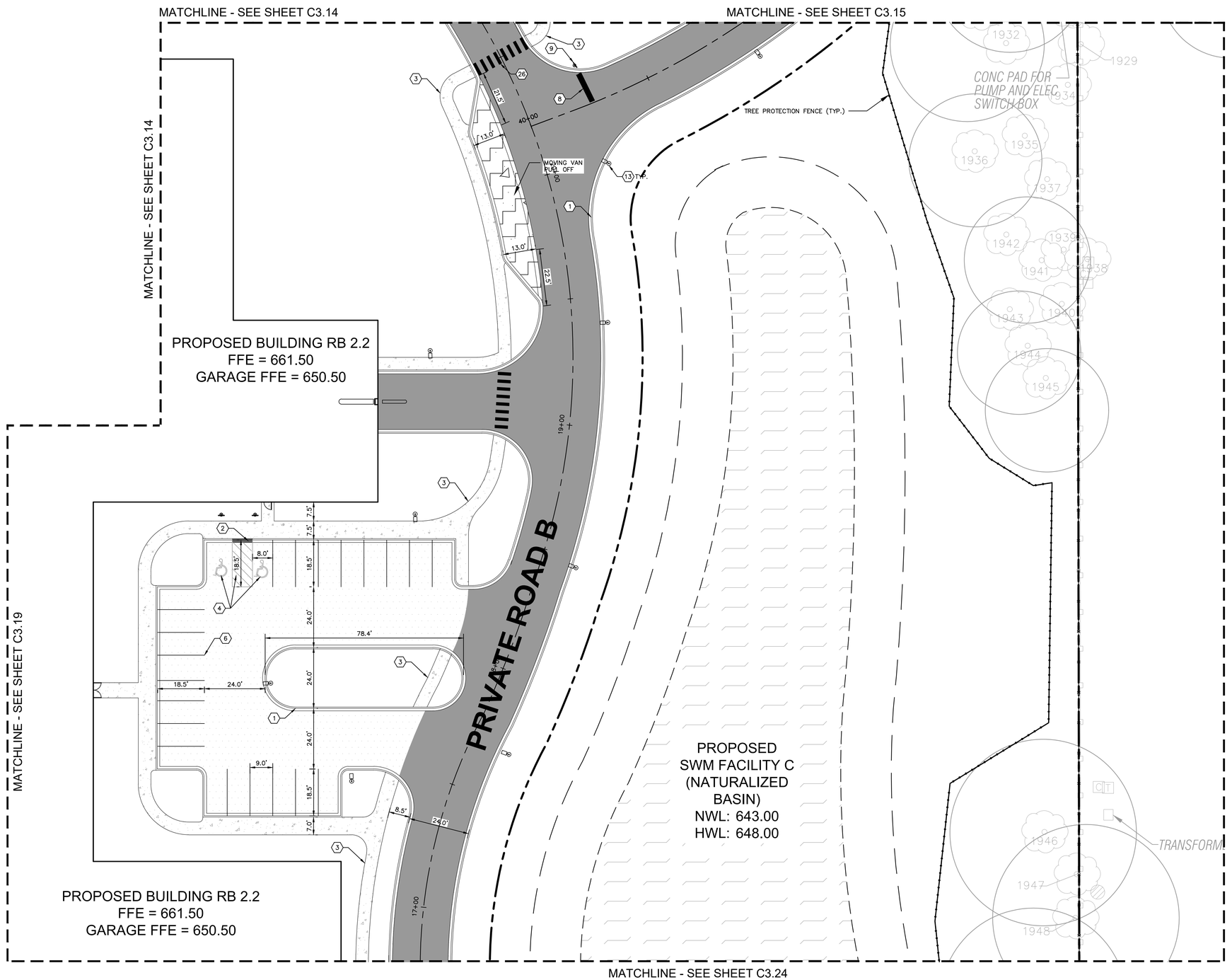

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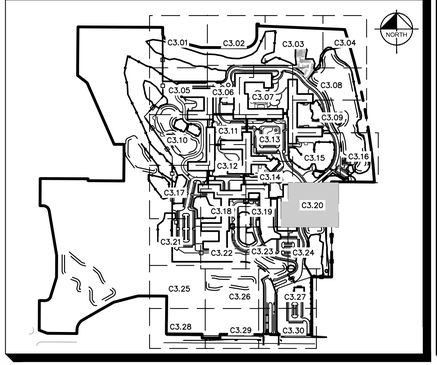

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SITE PLAN

C3.20

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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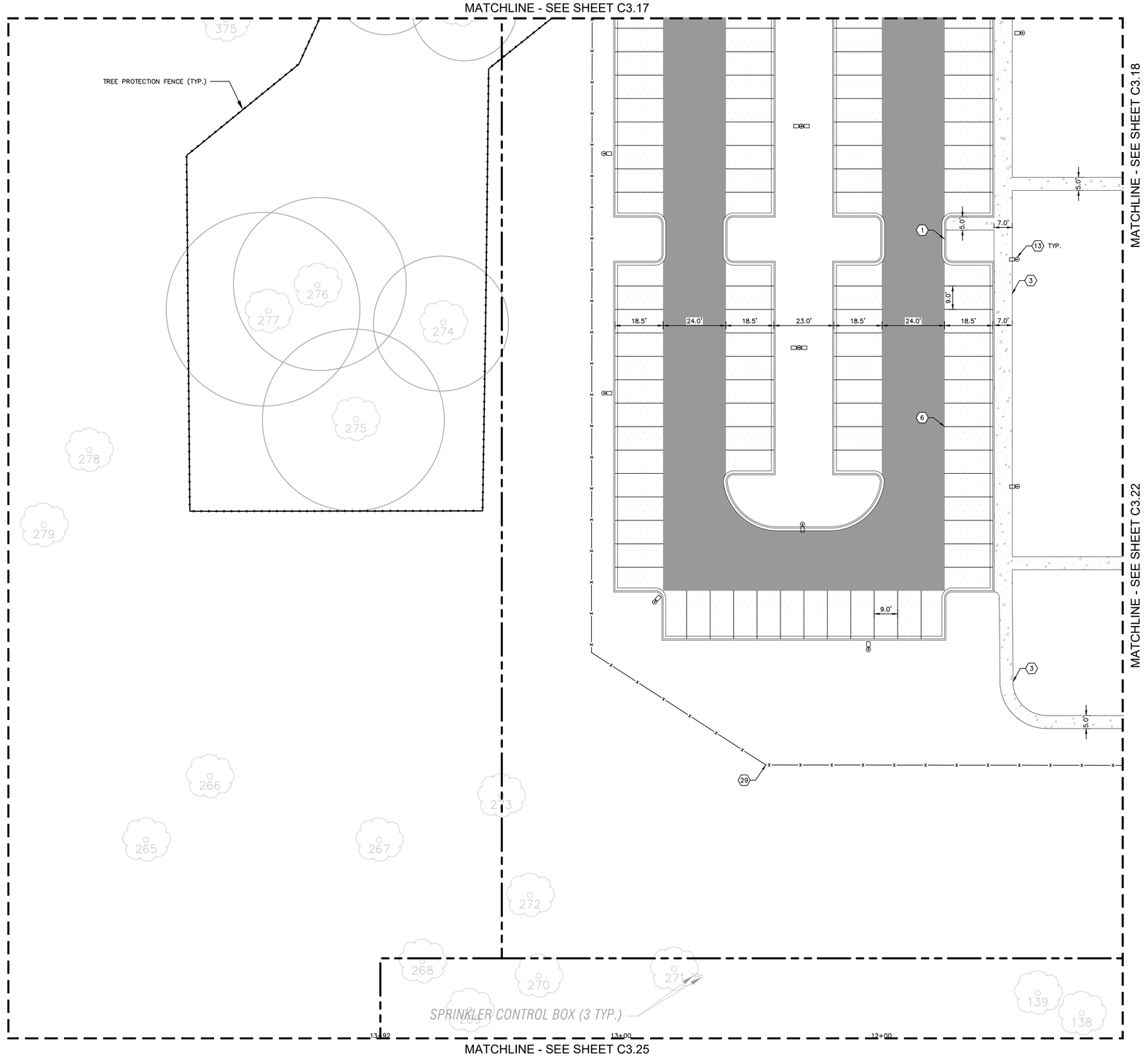

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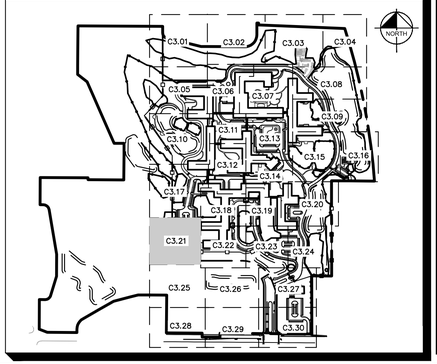

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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
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SITE PLAN

C3.21

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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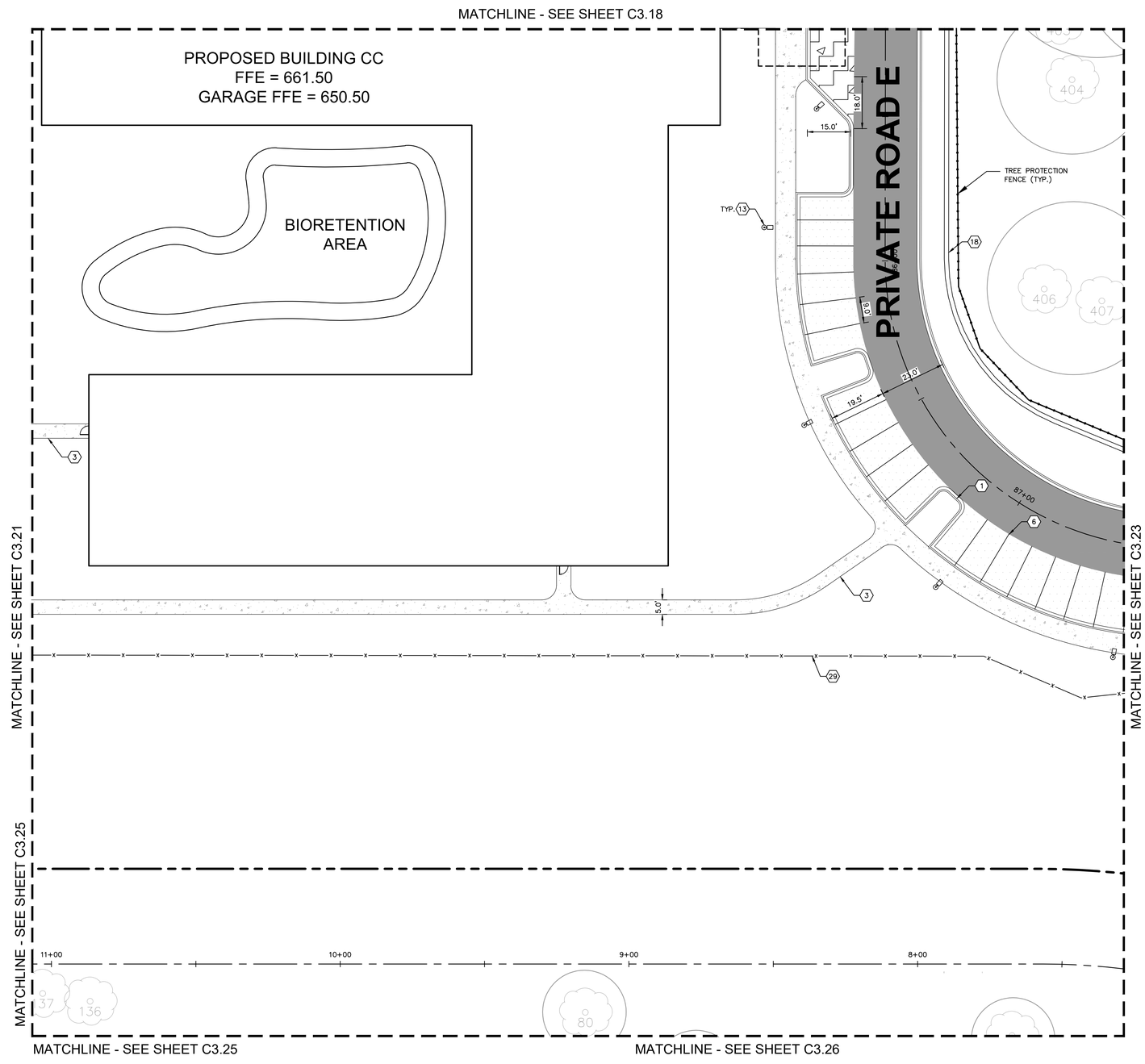

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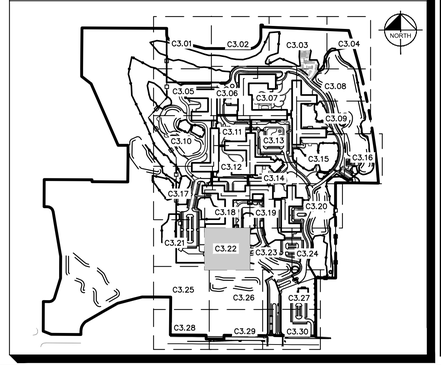

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SITE PLAN

C3.22

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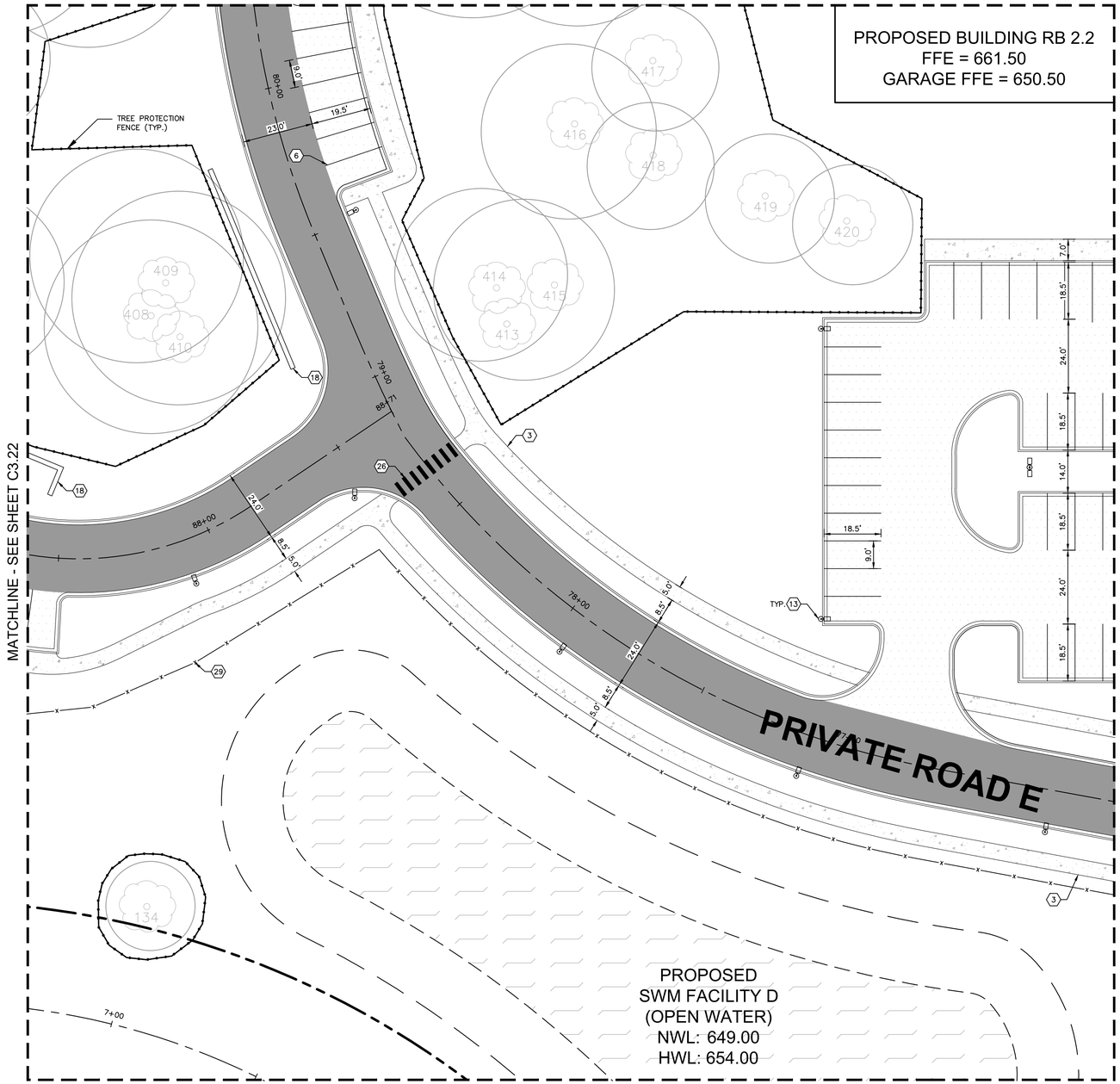

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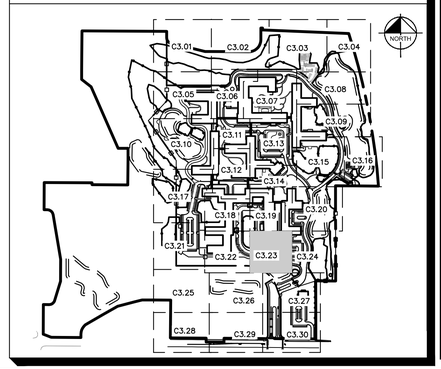

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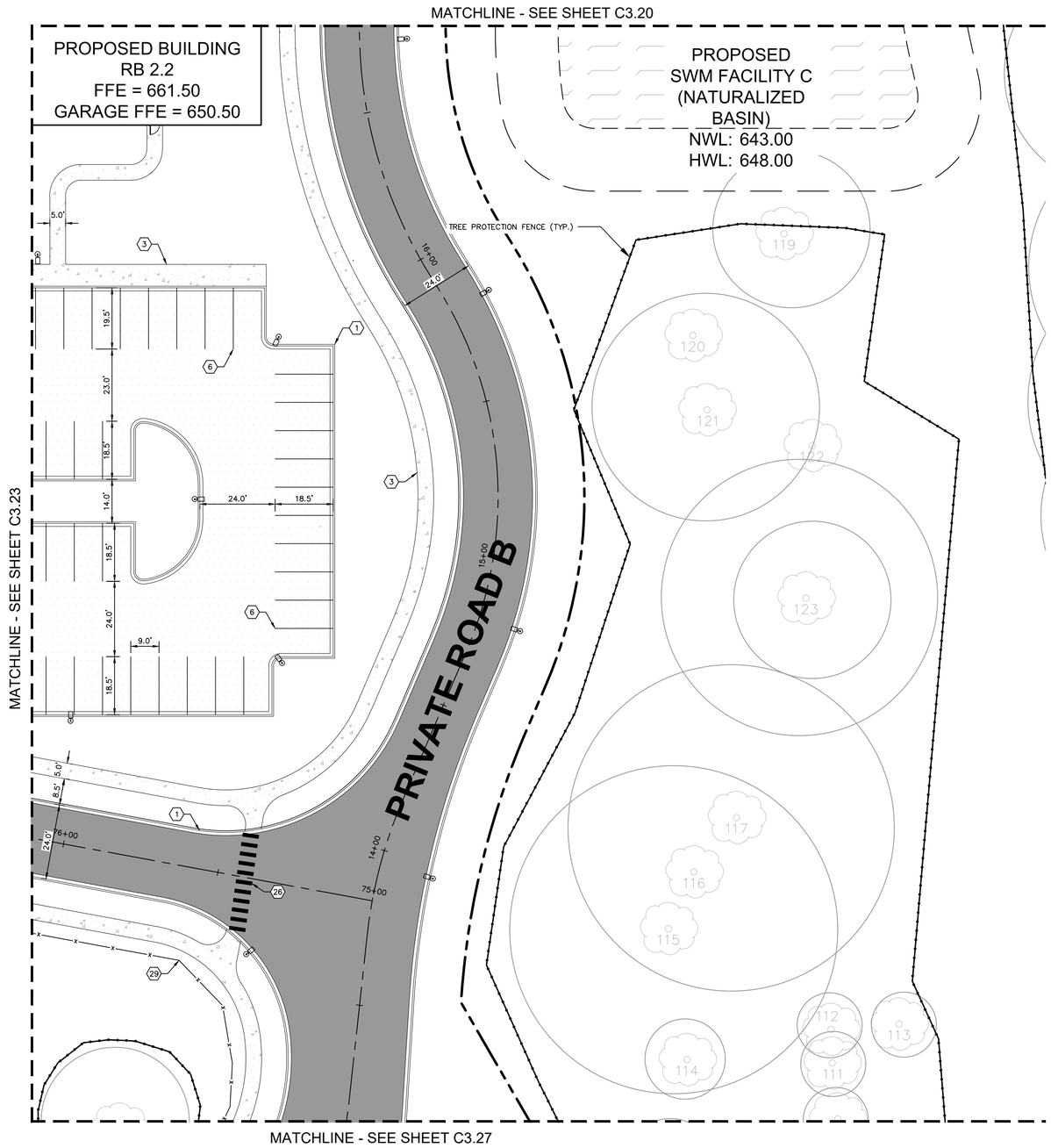

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7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
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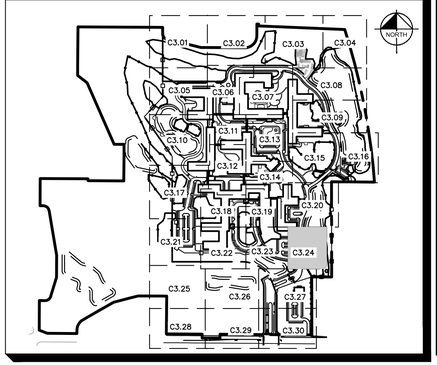
KEY MAP



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KHA Project No.	16814101
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SITE PLAN

C3.24

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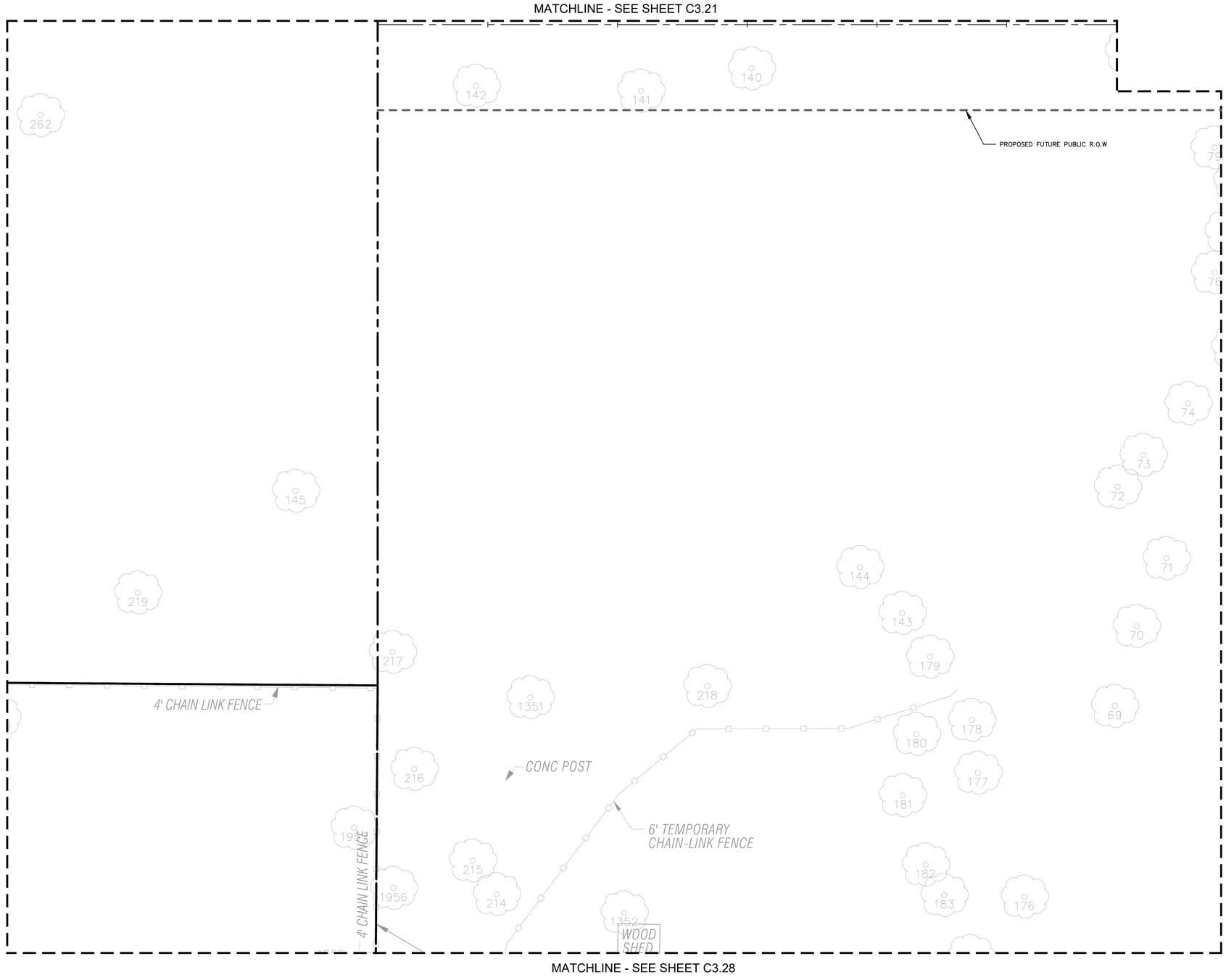

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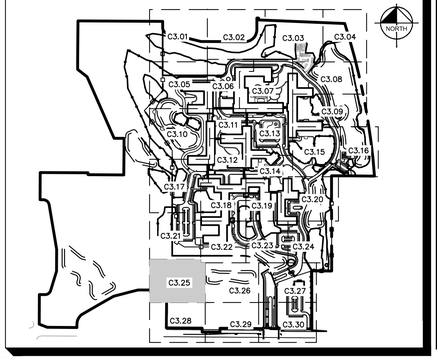

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C3.25

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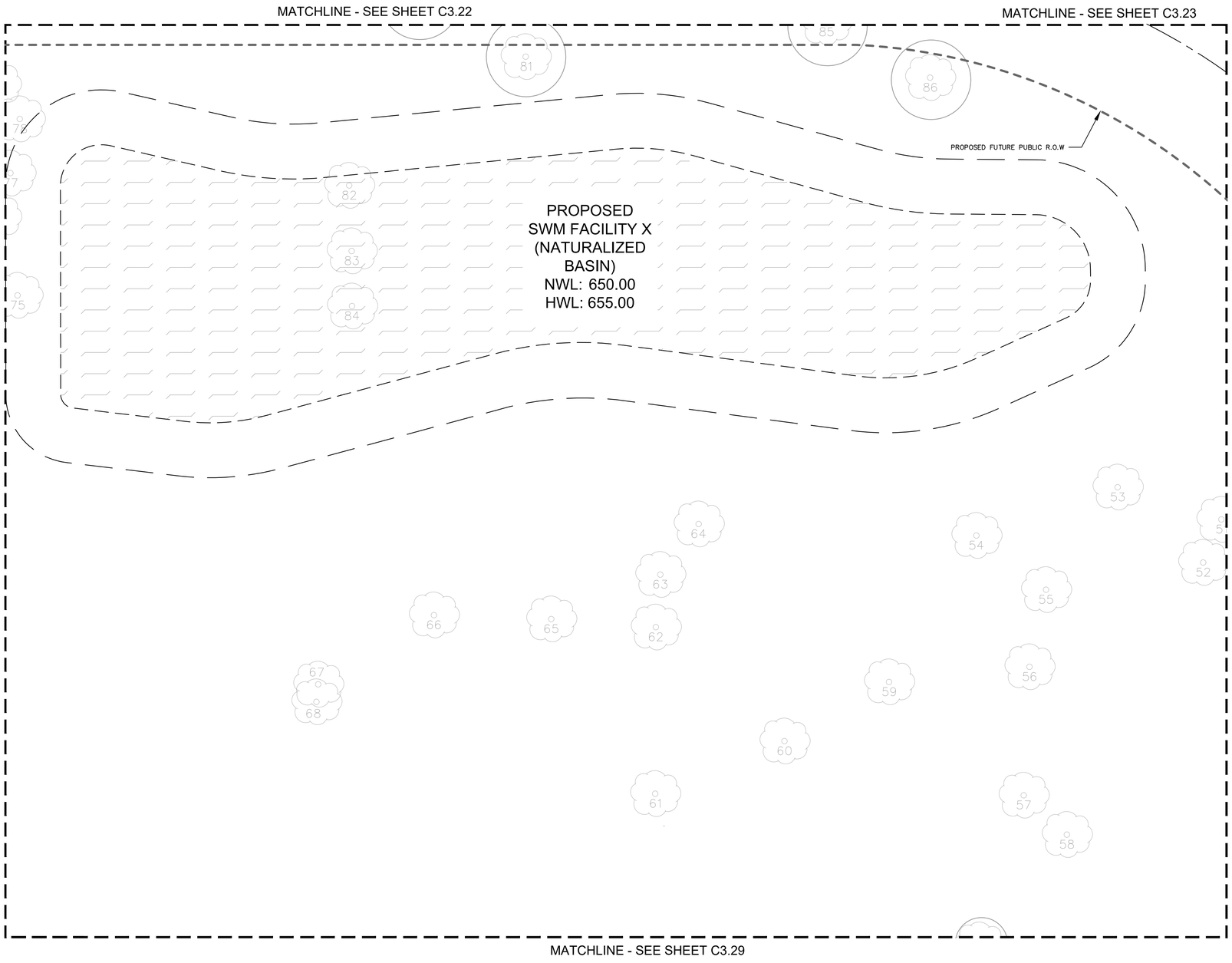

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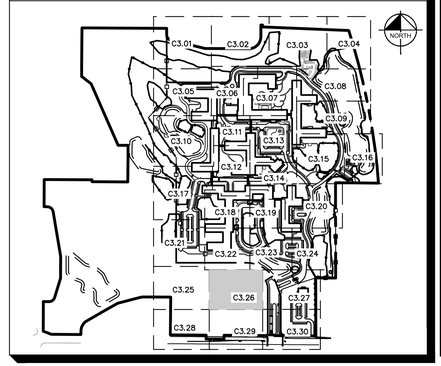

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SITE PLAN

C3.26

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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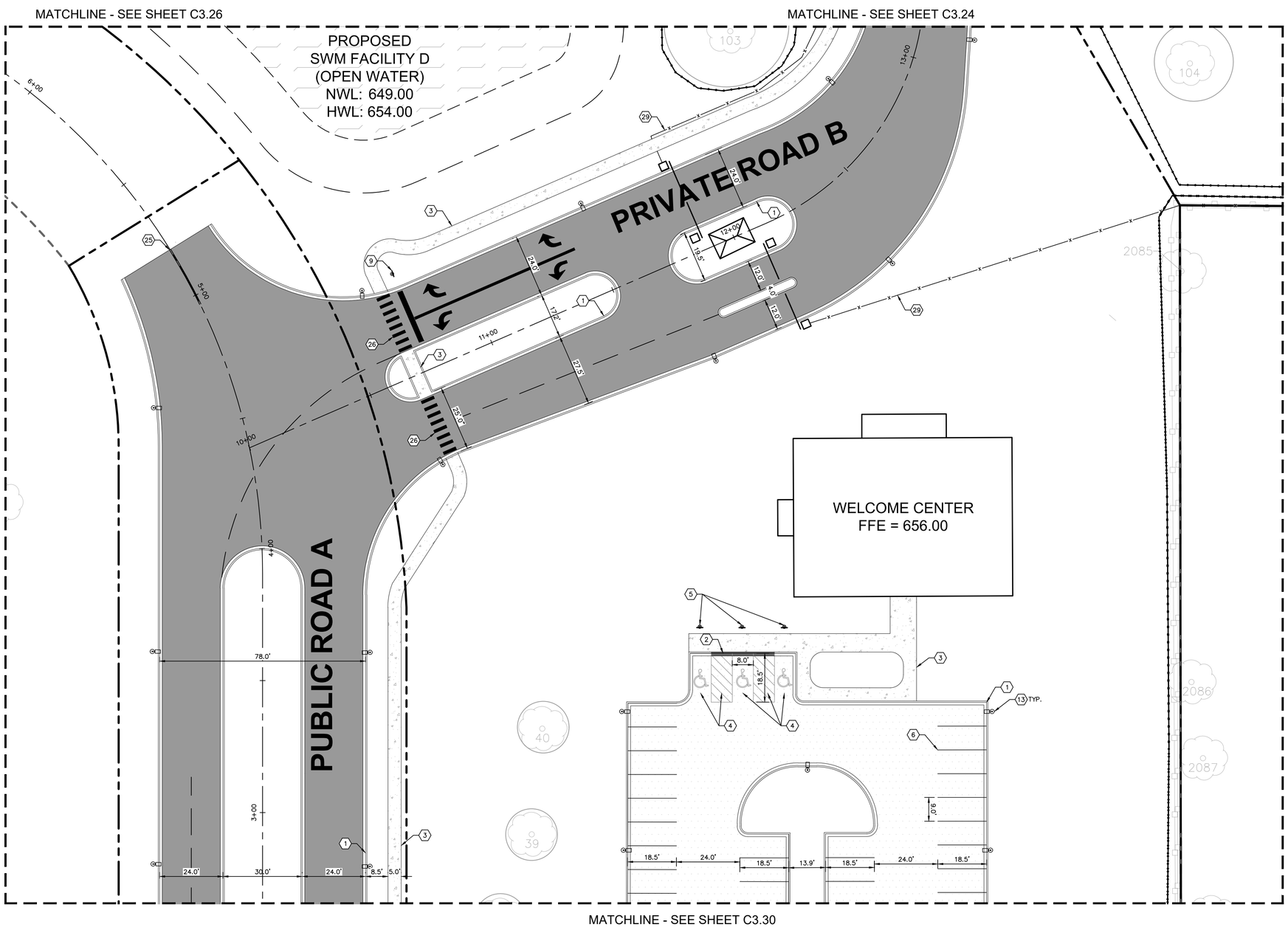

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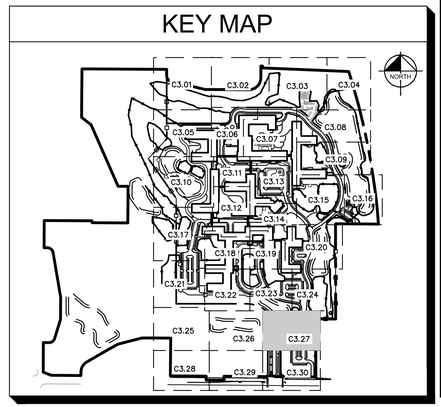

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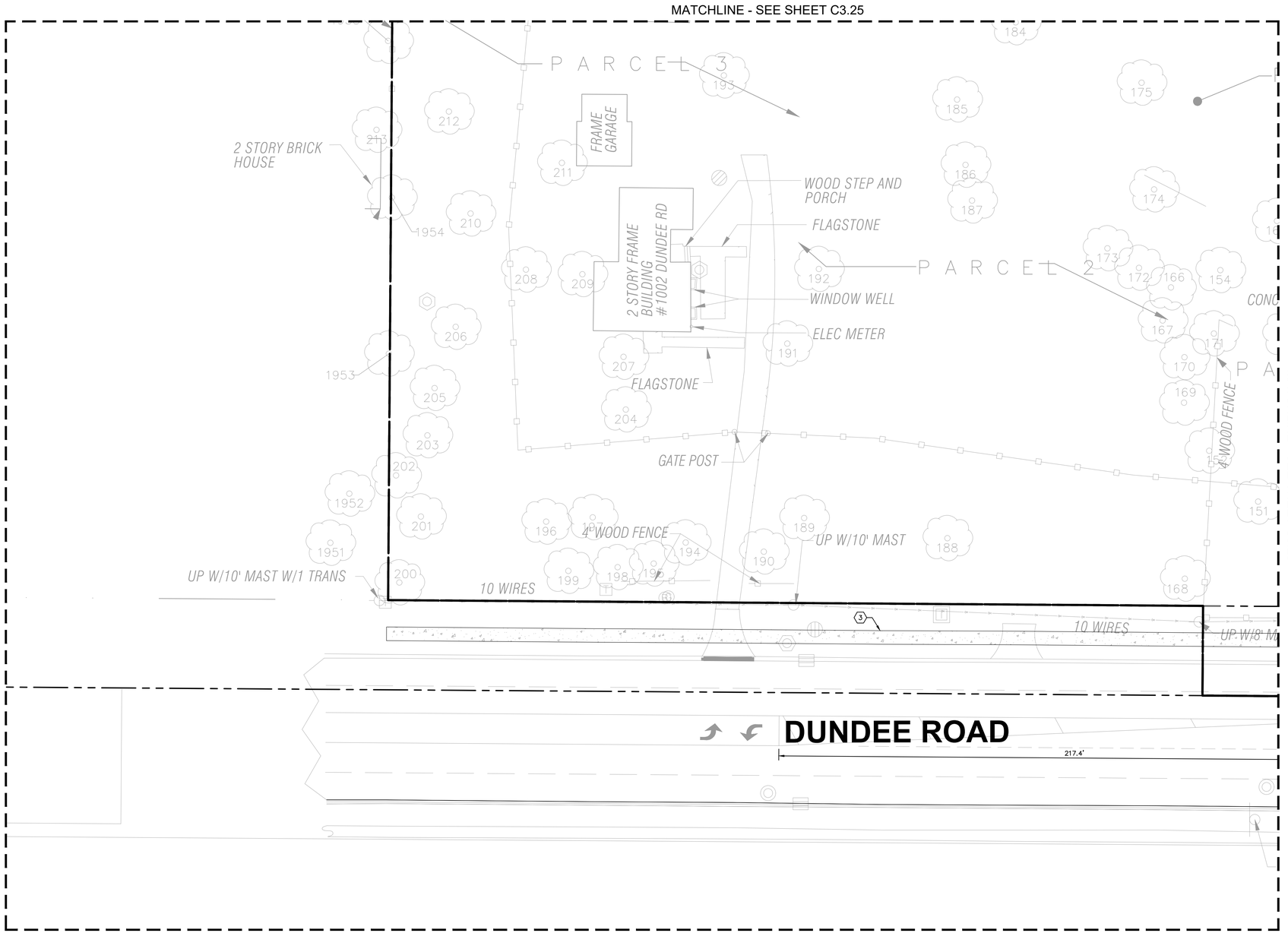

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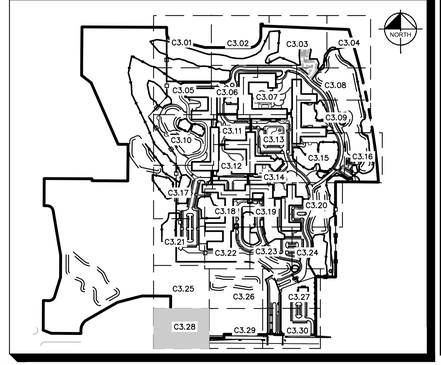
29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP



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3	REVISED SITE PLAN	11/28/2022
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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.28

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.28 - SITE PLAN April 25, 2023 09:25:19am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2_Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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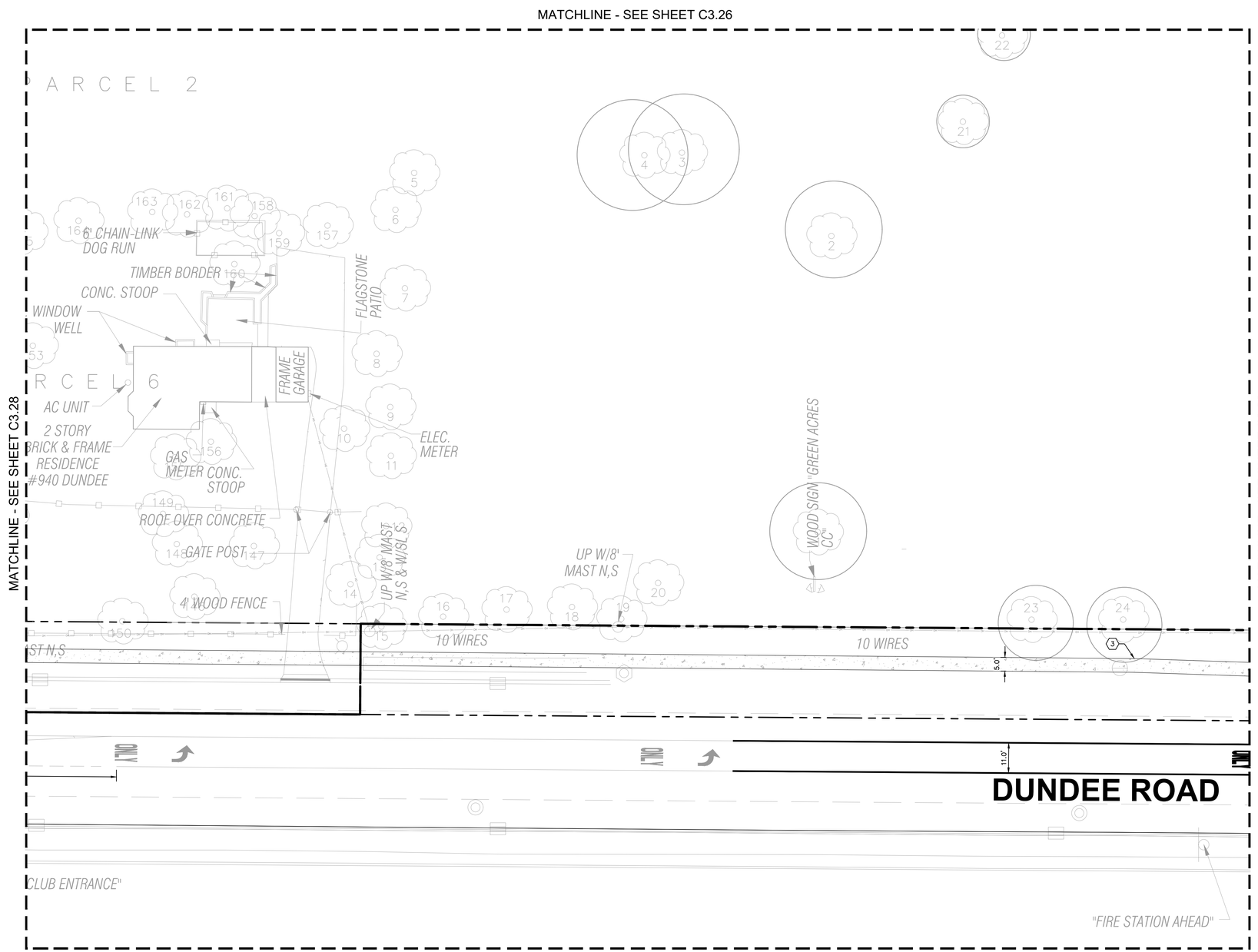

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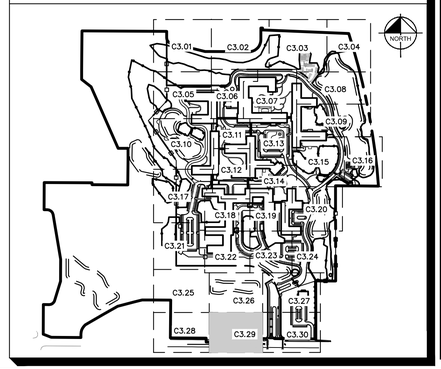
GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE WHITE THERMOPLASTIC SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. TRANSFORMER PAD (FOR REFERENCE ONLY)
12. MONUMENT OR PYLON SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
14. 5-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
15. ACCESSIBLE RAMP (SEE DETAILS)
16. 3-FT TRANSITION CURB
17. CURB CUT WITH RIP-RAP (SEE DETAILS)
18. SITE RETAINING WALL PER MANUFACTURER SPECIFICATIONS (SEE DETAILS)
19. ARCHITECTURAL RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
20. 2' WIDE TACTILE WARNING STRIP
21. BOLLARD, TYP. (SEE DETAILS)
22. FLAG POLE (SEE LANDSCAPE PLAN FOR DETAILS)
23. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
24. 4" WIDE WHITE DOTTED LINE (2' LINE AND 6' GAP), TYP.
25. 6" WIDE YELLOW SOLID LINE, TYP.
26. CROSSWALK (SEE DETAILS)
27. M4.12 MOUNTABLE CURB (SEE DETAILS)
28. FIRE LANE - DO NOT ENTER SIGN
29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.29

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.29 - SITE PLAN April 25, 2023 09:25:29pm K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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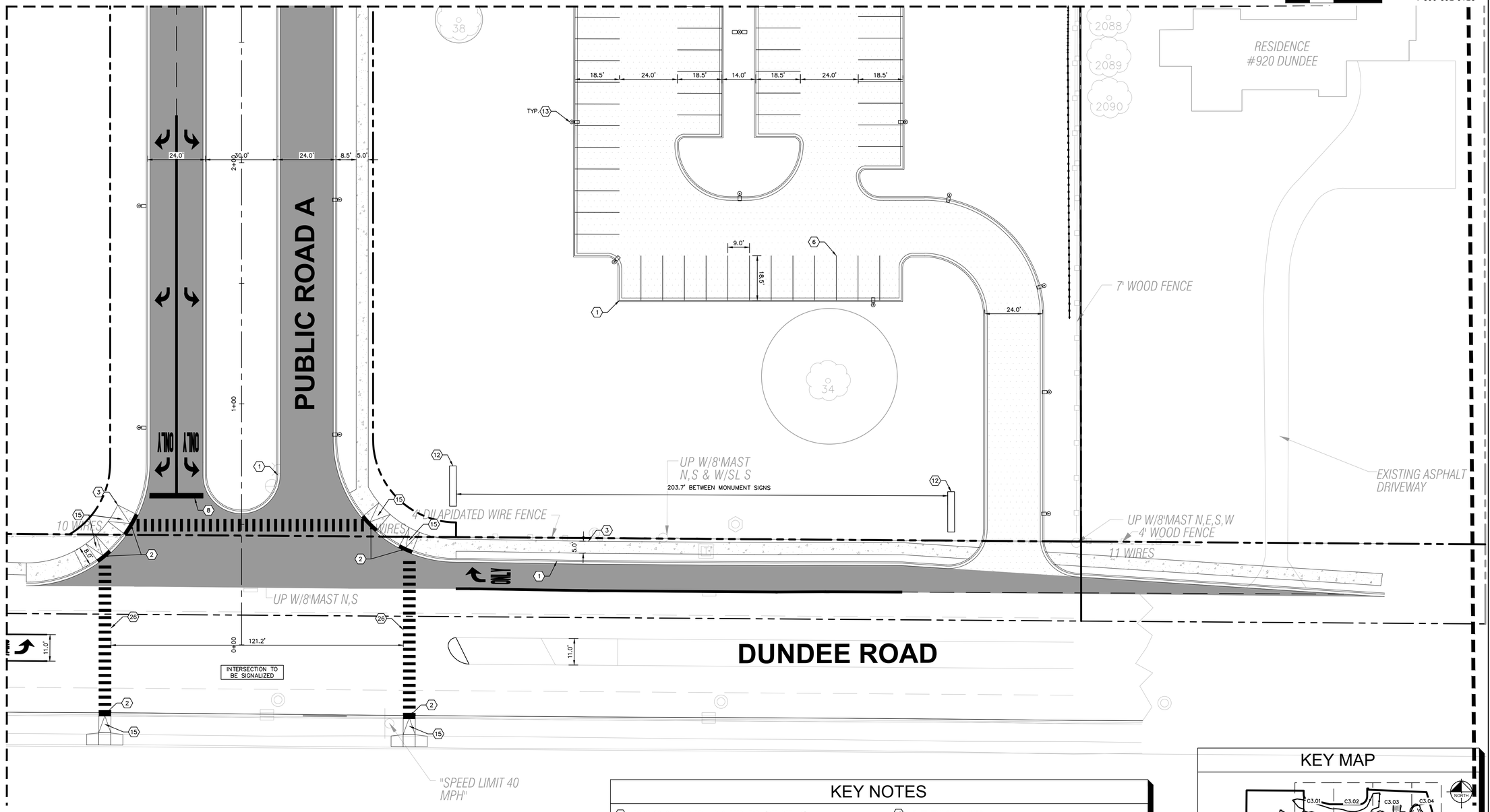
MATCHLINE - SEE SHEET C3.29

MATCHLINE - SEE SHEET C3.30



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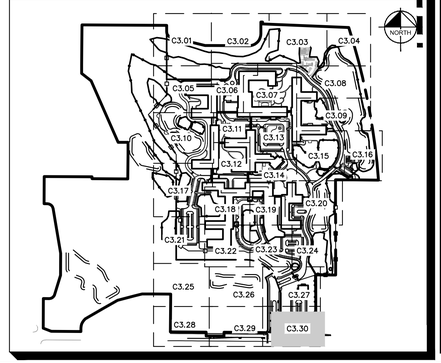
KEY MAP



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Seal:

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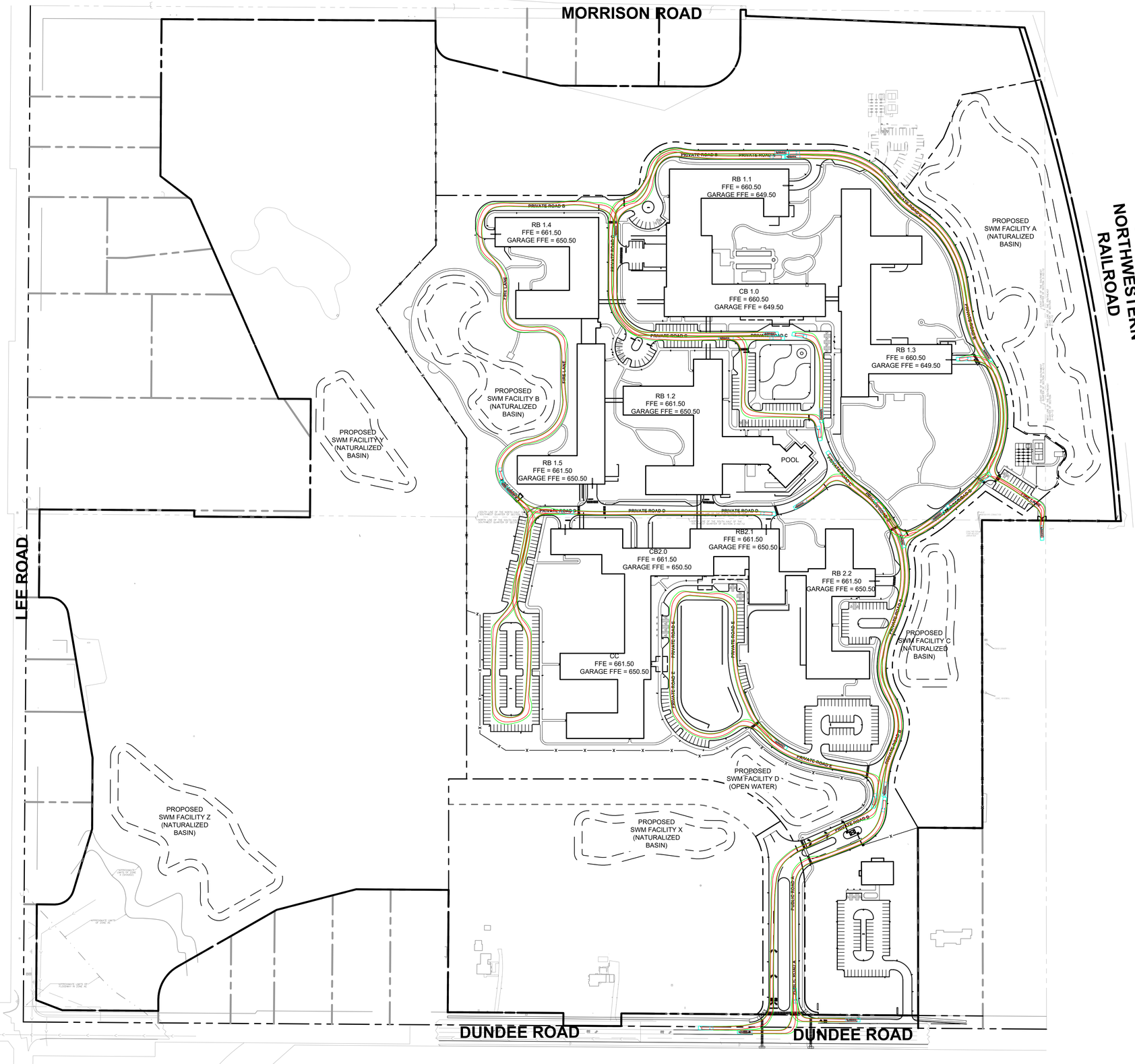
KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.30

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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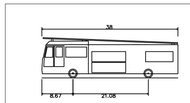

Village of Northbrook Fire Truck	
Overall Length	38.000ft
Overall Width	9.240ft
Overall Body Height	11.250ft
Min Body Ground Clearance	1.144ft
Track Width	6.910ft
Lock-to-lock time	6.00s
Max Wheel Angle	40.00°

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Original Issue	01/14/2022
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FIRE TRUCK TURN PLAN

C3.33

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.33 — FIRE TRUCK TURN PLAN April 24, 2023 03:10:15pm K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C8.0 FIRE TRUCK TURN PLAN.dwg
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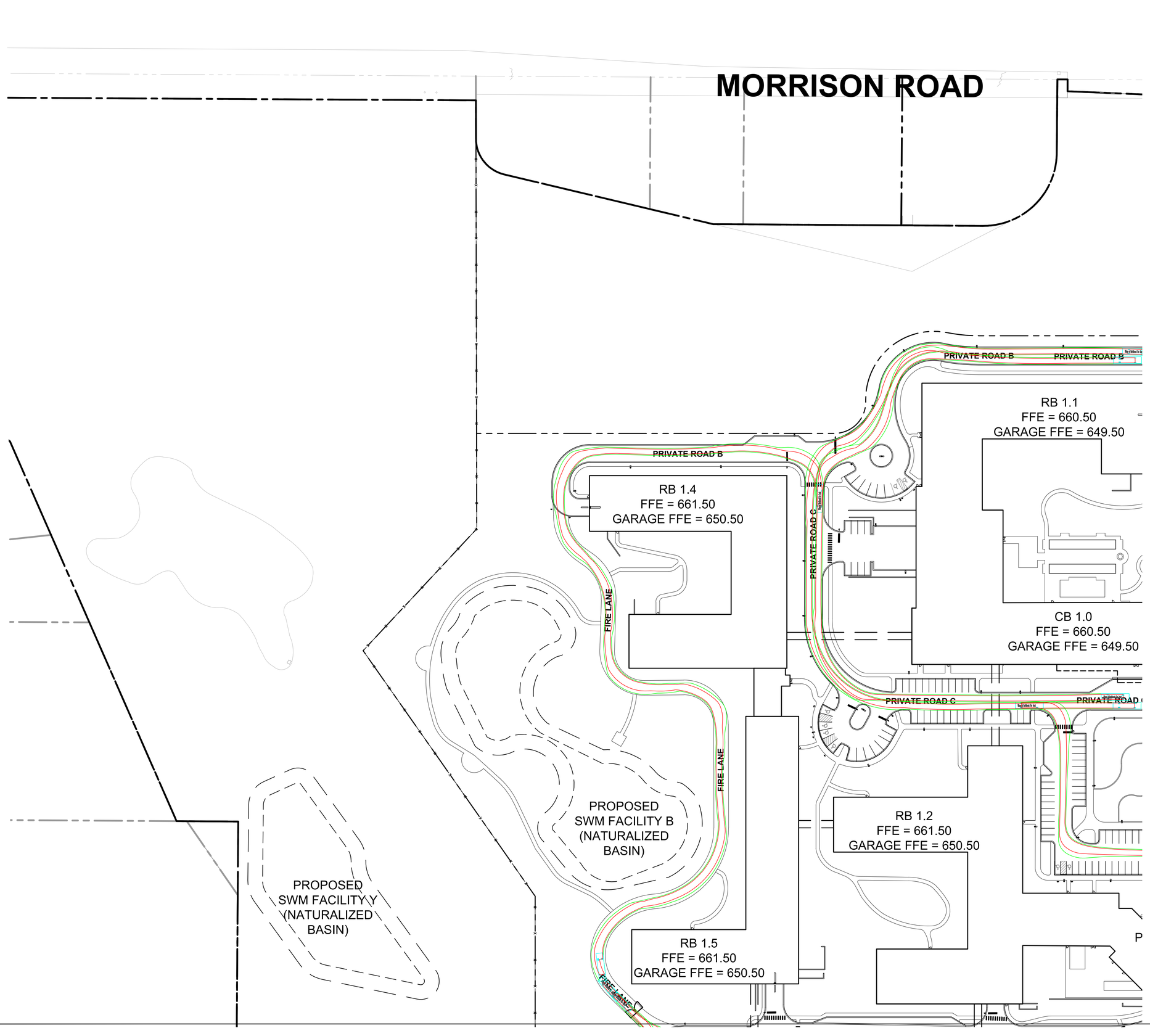

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

FIRE TRUCK TURN PLAN - NW

C3.34

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.34 – FIRE TRUCK TURN PLAN – NW April 24, 2023 03:10:18pm K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C8.0 FIRE TRUCK TURN PLAN.dwg
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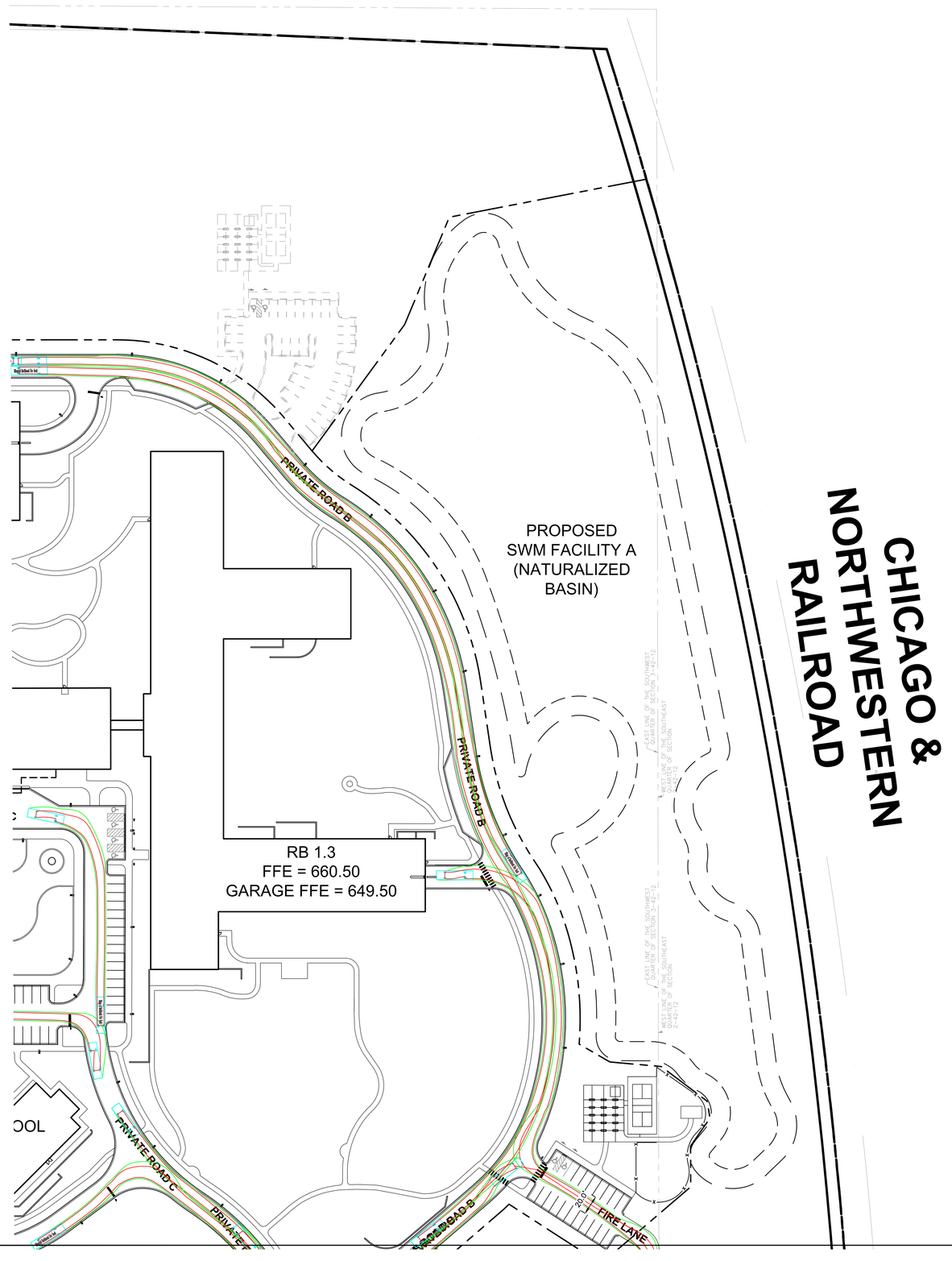

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FIRE TRUCK TURN PLAN - NE

C3.35

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubek, David Sheet Set:Erickson West Creek Master Plan Layout:C3.36 – FIRE TRUCK TURN PLAN – NE April 24, 2023 03:10:23pm K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C8.0 FIRE TRUCK TURN PLAN.dwg
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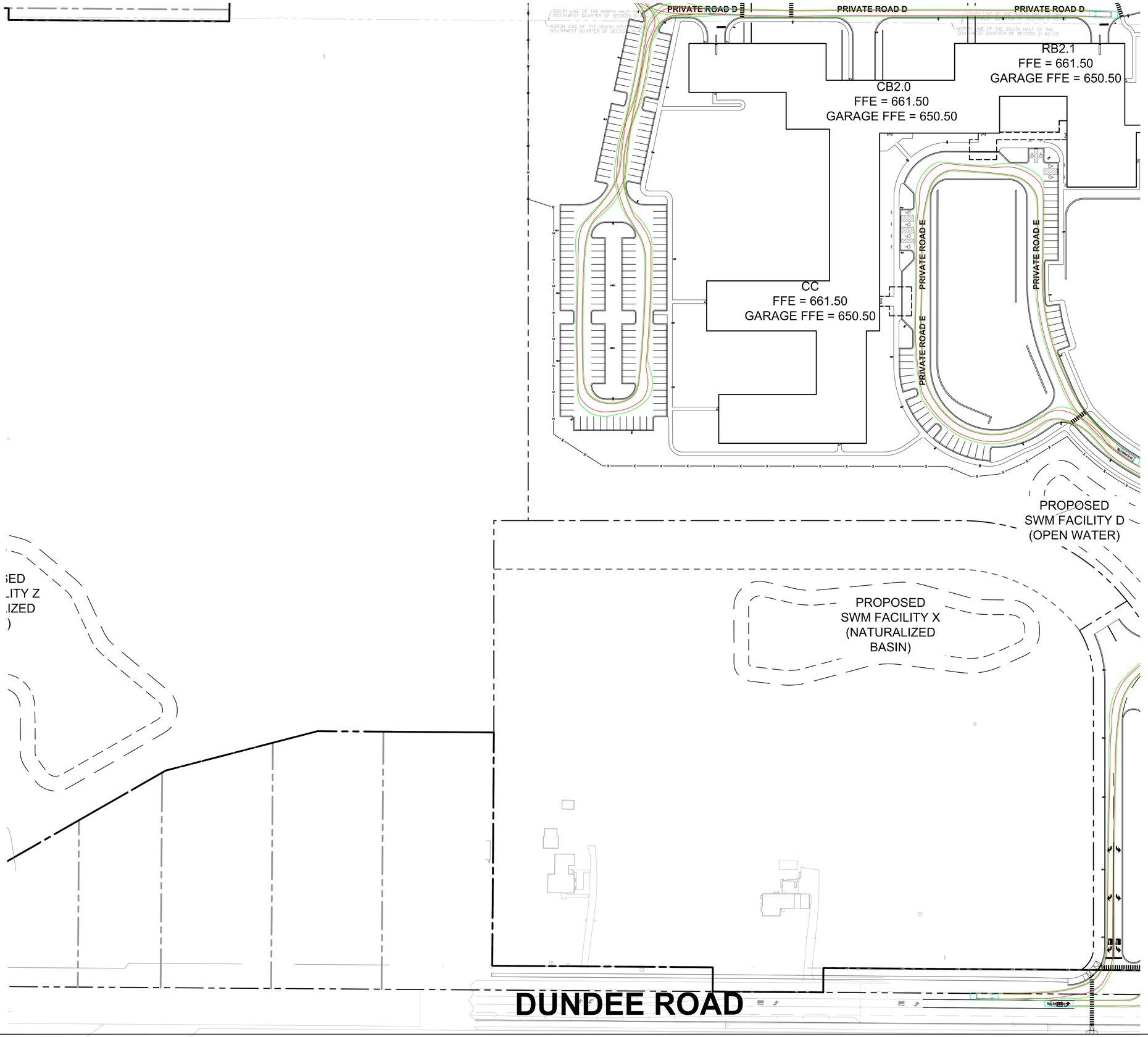

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FIRE TRUCK TURN PLAN - SW

C3.36

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Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.36 – FIRE TRUCK TURN PLAN – SW April 24, 2023 03:10:28pm K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C8.0 FIRE TRUCK TURN PLAN.dwg
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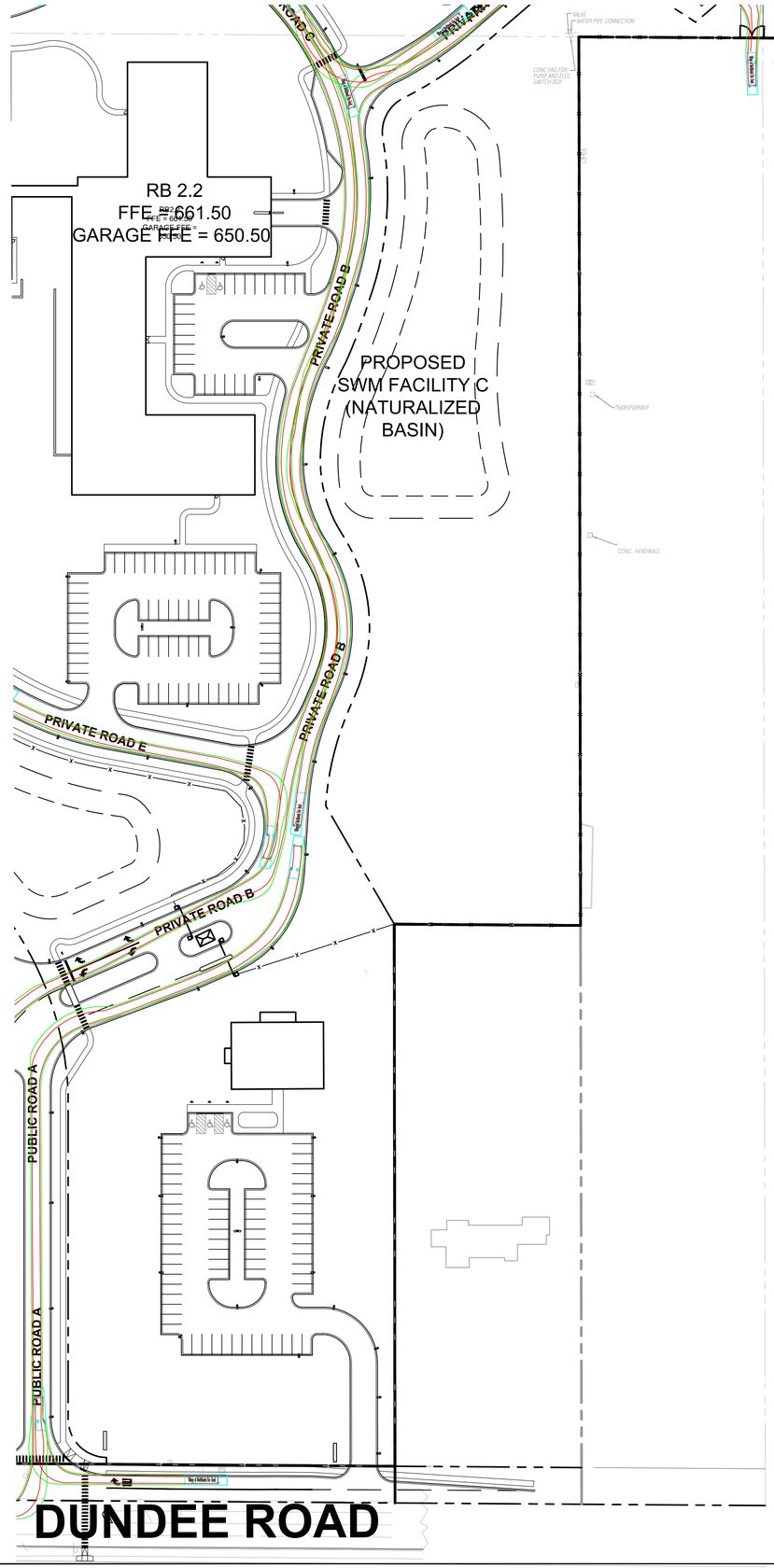

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3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

FIRE TRUCK TURN PLAN - SE

C3.37

Attachment: D - Applicant Comment Response Letter (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.37 - FIRE TRUCK TURN PLAN - SE April 24, 2023 03:10:33pm K:\CHS_LIDE\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C8.0 FIRE TRUCK TURN PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Sustainability Report

Erickson Senior Living at Northbrook

January 14, 2022
Updated March 31, 2023

Erickson Senior Living is committed to the design and operation of an environmentally responsible development for the proposed new Continuing Care Retirement Community to be located on the site of the former Green Acres Country Club. As both the developer and manager of senior communities, sustainability is an important component for every new Erickson campus.

Sustainability benefits our residents, employees, and the greater community. Erickson continues to evaluate and improve existing programs, processes, and services to minimize our environmental impact and create an even better experience for all Erickson Senior Living community residents. Erickson believes the key to a long, productive life is maintaining good physical, mental and emotional health. We acknowledge that a healthy environment plays a key role in the well-being of our residents.

We invite you to refer to the attached Erickson Senior Living 2021 Sustainability Report as evidence of Erickson's commitment towards environmentally sensitive development and operations.

We are very pleased that this development will also help advance the goals of the recently adopted Northbrook Climate Action Plan. The proposed development provides acres of passive and active recreational open space available to all Northbrook residents and will incorporate energy efficient buildings, systems, environmentally sensitive operational elements, and planning and site design features. The following information sets forth the proposed specific and tangible sustainable features of the planned development and is presented in a format to align with the sections of the Village's Climate Action Plan.

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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Appendix: Erickson Senior Living 2021 Sustainability Report

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Transportation and Land Use

The transportation systems we have access to and choose to use can have significant impacts on the environment. This sector impacts climate change through minimizing the use of transportation that utilizes fossil fuels and in the provision of alternate transportation options.

Decrease Vehicle Miles Traveled/ Increase Public Transit Ridership

- Erickson provides a fleet of shuttle buses and a resident sedan service which will transport residents to medical facilities, and on a regular schedule, transport residents to local shopping, restaurants, and businesses. While this does not directly increase public transit ridership, it has the same net effect of decreasing total VMT (vehicle miles travelled) by effectively "carpooling" residents for daily trips.

- Encourage the use of public transportation by staff. Erickson will support and promote the use of the nearby PACE 626 bus route amongst its many employees. Erickson intends to also investigate, and where appropriate, promote other PACE programs such as the PACE Car-Pool, Van Pool. Erickson will explore a potential partnership with TMA Lake-Cook to provide employee commuter services not provided by PACE.

- Encourage the use of public transportation by residents- For the occasional need by residents, Erickson will promote the use of the PACE Paratransit services. If limitations by existing programs surface, Erickson may explore a partnership with CookDuPage Transportation to supplement PACE especially as resident preferences and use become better known.

- Establish parking maximums- Erickson will provide a maximum parking ratio of 1.5 parking spaces per independent living unit. Prior experience with many other campuses has confirmed this set maximum parking count will be sufficient for residents, visitors, staff and vendors for the entire development including the additional levels of care (AL, MC & SNF). The proposed plan indicates this parking maximum.

Increase Walk/Bike Transportation and Infrastructure

- Leisure biking- Erickson is proposing to construct a public walk/bike path along the eastern and northern perimeter of the Continuing Care Retirement Community (CCRC) with a direct connection to Dundee Road and to the parcel being dedicated to the Village.

- As Dundee Road is a State IDOT road, no known current plans exist yet for a “complete street” linkage to the paths identified within the Northbrook Master Bicycle and Pedestrian Plan. The proposed plan does provide an 80-foot right-of-way for the new proposed “Public Road A” in the future event a walk/bike path is desired to link Dundee Road with the open space land to be conveyed.

- The proposed development provides for outdoor bicycle racks and indoor bike storage rooms (within the below grade garage) to accommodate the use of bicycles by residents and staff.

Support and Encourage Alternative Fuel Vehicles

- Erickson typically provides electric vehicle charging stations at all new campuses and proposes to initially provide a minimum 1.5% of the total parking spaces with charging stations for this development. The charging stations shall be located within the underground parking levels as well as in the surface parking areas disbursed throughout the campus. Refer to the proposed development plan for suggested locations.

- Erickson plans include the installation of an “EV Ready” infrastructure to supplement the initial number of parking spaces with charging stations to accommodate up to a total of 10% of parking spaces that can have EV charging stations.

- In support of resident and staff use of E-bikes, Erickson plans to provide charging stations throughout the development, some indoor within the bike rooms and some outdoor charging stations. Further research is required by Erickson and the design team to determine the appropriate number of stations. These details will be determined and provided with final site plan and building permit submission.

- Community owned automobiles utilized for resident sedan service are either electric or hybrid.

Reduce Off-Road and Lawn Equipment Annual Emissions

- Erickson typically contracts with a local landscape company to provide lawn services and landscape maintenance. We understand the Village has entered into a working group made up of nearby towns to develop a regional approach so that landscape companies can plan future non-fuel burning equipment purchases accordingly. Once feasible, Erickson will support and adopt the use of electric powered equipment.

- Erickson’s General Services team is focused on tracking and monitoring fleet idle time in an effort to reduce emissions.

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Buildings and Energy

Building construction and operations can have extensive direct and indirect impacts on the environment, society, and economy. Building energy use is a major contributor to greenhouse gas emissions.

Reducing Our Community Wide Carbon Footprint/ Improving Energy Efficiency

- One of the goals of the Climate Action Plan is to incorporate high-performance energy efficiency measures in the building stock. The proposed buildings will be more energy efficient and contain smaller housing units than existing traditional single-family houses.

- All interior lighting and exterior lighting will utilize LED technology. Most of the interior common area and administrative area lighting will be wired to motion sensors that will automatically turn off lights in unoccupied rooms (not including lights needed for public safety). Even the parking garage lights will be wired to motion sensors.

- All resident apartment units will have appliances that are “Energy Star” certified.

- The buildings will be heated and cooled utilizing a VRF (variable refrigerant flow) fully integrated, electric high performing HVAC system which is known for its superior energy efficiency. From 2016 to 2021 Erickson has constructed more than 3,000 new units utilizing VRF, saving enough kilowatt hours to power 1,391 single-family homes for an entire year. The VRF system will be supplemented with a Dedicated Outdoor Air System specifically designed to condition outdoor air and provide continuous fresh air changes. Resident units will have smart thermostats with resident control capability.

- Buildings will utilize energy efficient thermal vinyl windows with insulating double panes of glass. The insulating glass is filled with argon gas and a low emissivity coating (low-E) is applied to and inner pane of glass which lowers the U-factor and can manage solar heat gain through the glazing system.

- Concurrent with the submission for building permit, Erickson will submit a “COMcheck” Building Envelope and Lighting Compliance Certificate which analyzes technical conformance to the latest edition of ASHRAE 90.1.

Solar and Renewable Energy

- Erickson will provide a solar PV building(s) assessment in conjunction with the building permit drawings for the first phase of development as well as subsequent later phases within the proposed project. The assessment will include estimated current cost of rooftop solar panel installation, and projections for both energy generation and economic payback potential over a 20-year timeframe. Rebate and energy credit programs from ComEd will be investigated as part of this process.

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

- Solar Ready– The buildings will have sloped roofs which shall be structured to accommodate a future installation of PV panels should the assessment prove that it is not economically viable at the onset of construction.

Waste Management

Solid waste and the collection of solid waste impacts climate change through the combustion of fossil fuels in the collection and processing of materials, as well as the generation of methane gas from the anaerobic decomposition of organic materials in landfills.

Increase Landfill Waste Diversion

- Erickson will require General Contractors constructing the buildings to incorporate recycling dumpsters for recyclable construction waste with the goal of reducing the amount of construction debris going into landfills.

- Erickson is supportive of the Village's sustainability goal of achieving 50% waste diversion through recycling. If a private waste hauler is utilized (ie. WM Waste Management) for the campus, Erickson can track and share its progress towards this goal.

- Residential buildings will incorporate recycling collection bins on each floor for resident use. Recycling bins are also provided for administrative office areas
.
- Erickson is currently exploring ways to achieve 100% paper products use in their carry-out/ self serve dining operations. We are currently investigating the use of compostable plant-based packaging and utensils for take-out resident meals.

- Erickson is willing to commit to a pilot program to collect commercial kitchen vegetable organics waste for use in composting https://www.msn.com/en-us/feed

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

- Erickson is committed towards the goal of zero waste office operations through digitization of processes. Erickson employs “Workday” an employee management solution which allows employees to obtain information electronically, making it convenient to opt out of receiving paper notices and paychecks and to view information on their mobile devices. Resident and Care Agreements are completed online. When printing was necessary, Erickson’s decision to move to double-sided printing saved 400 trees in 2020 alone!

- In addition, nearly 50,000 reusable protective gowns were ordered for employees to wear during the pandemic. The sustainability benefits from these efforts reduced their carbon footprint and are the equivalent to over 2 million disposable gowns. Over 84,000 decontaminated N95 masks were also prepared for safe and effective multi-use, rather than single use, as approved by the FDA, CDC and OSHA.

Water and Wastewater

Water is at the core of climate change and sustainable development. Quality of water is vitally important for socio-economic development, maintaining healthy eco-systems, and for human survival.

Increase Stream, River and Wetland Protection/ Storm/ Wastewater Management

- The proposed plan prioritizes managing storm water through a combination of overland flow, detention, and infiltration strategies. This “treatment train” approach begins with the use of smaller, local rain gardens and bio-swales to collect and filter critical storm water runoff areas before draining into proposed detention areas. Diverse native savanna wetland species will be incorporated to maximize absorption and promote distinct habitats for different pollinators.

- Rain gardens will require periodic inspections and maintenance such as pruning, weeding, checking for gullying after a major storm event and sediment removal.

- Permeable gravel pathways are proposed for the Nature Trail along the west savannah basin.

- The proposed plan incorporates changing the existing west pond from an irrigation pond for a golf course to a savannah basinand wetland habitat. Current steep golf course banks will now be shallow emergent areas. The existing golf course irrigation pond on the east side of the property will be expanded and transformed into a natural bottom shallow water quality basin and natural habitat and native edge habitat. Along the western edge of this basin, forebays will be proposed to promote stormwater infiltration, and reduce the amount of sediment and debris allowed in the main basin area. The main basin area will contain deep-rooted native plantings, therefore increasing the amount of infiltration possible within the stormwater management system.

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

- All resident parking will be provided in an enclosed garage under the buildings. This approach will minimize the amount of surface lots required and hence, minimizes the impervious area run-off that needs to be managed and treated.

Water Conservation

- New building construction will include low-flow fixtures, the use of automatic touchless faucets and bottle filling stations at water fountains is now standard practice. The incorporation of one water filling station alone could save approximately 4,000 gallons of water a year!

- Native and low water use landscaping will be planted reducing the need for extensive irrigation systems. Where irrigation is provided, water efficient systems with moisture sensors will be provided. Local weather station data is utilized by an advanced “smart” irrigation controller system onsite to minimize overwatering.

- The proposed landscape design utilizes areas of a natural no-mow and native drought tolerant shrubs, perennials and grasses to minimize the need for artificial irrigation. See Landscape Plan below.

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Local Food and Agriculture

Food and climate change are directly linked. Our choices about what we eat and where our food comes from directly impacts our personal and community greenhouse emissions.

Increase Access to Community Gardening

- A community garden for resident use is provided at all Erickson campuses and will be provided within the proposed development. Resident access to gardens promotes healthy, environmentally friendly, and locally grown produce. Please refer to the illustrated site plan for the location.

- Resident gardens on site will include garden area compost bins for organic garden waste.
- Erickson will promote the growing of edible native vegetables and fruits such as leeks, onions, squash, pumpkins, and native berry shrubs such as raspberries.

Reduce Food Waste and Hunger

- Erickson will support a program that donates excess harvest from its resident gardens to the Northfield Township Food Pantry or similar organization.

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Health and Safety

The health of our environment affects our public health. There is a direct relationship between climate action and community health because the health of our environment affects public health.

Assist the Village's Vulnerable Population in Preparing For and Mitigating Climate Change

- The proposed continuing care retirement community will provide a safe and healthy environment to a potentially vulnerable senior population where future impacts of climate change can be monitored and mitigated.

The campus landscape and access to nature in older adults is important in promoting the health of the residents, as shown in the study below by Texas A&M University (2011). The Erickson campus design's health and wellness landscape integrates a variety of active and passive outdoor amenity spaces, activity areas, natural areas, sidewalk systems, walkways, trails, and destination points to provide a strong connection to the outdoors.

ACCESS TO NATURE FOR OLDER ADULTS: PROMOTING HEALTH THROUGH LANDSCAPE DESIGN
Texas A&M University (2011)

Landscape Features that increased outdoor usage

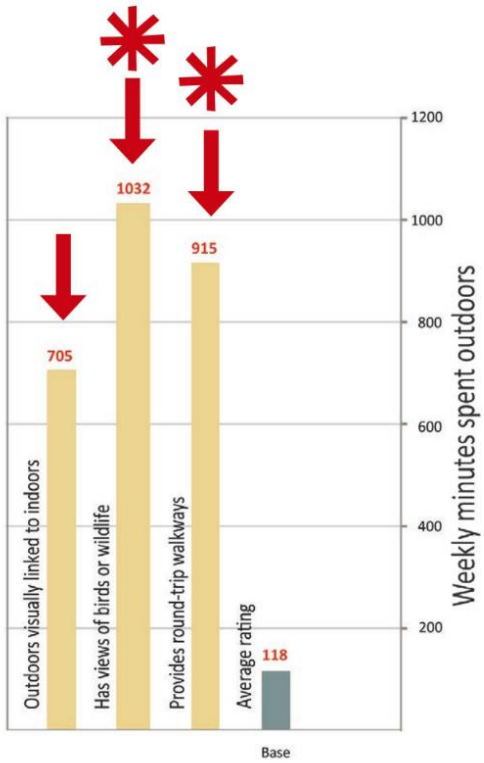
Safe Paving

Good Seating

Strong Indoor-Outdoor connections

Variety of Plant Materials

Views of birds and wildlife = 10 fold increase in time spent outdoors



weekly time spent outdoors at senior facilities

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Strengthen Community Support Networks

o Erickson Senior Living managed communities employ local high school students after school as wait staff in the on-site restaurants. This program promotes intergenerational interaction. Many residents feel seeing young people every day and hearing about their lives is very enriching. The program It is an ideal first job for many students as they also hear the stories of residents, and it can lead to higher education scholarships funded by the residents themselves. To qualify for a scholarship, a student must work 1,000 hours over a two-year period and be in good academic standing.

Greenspace and Ecosystem Health

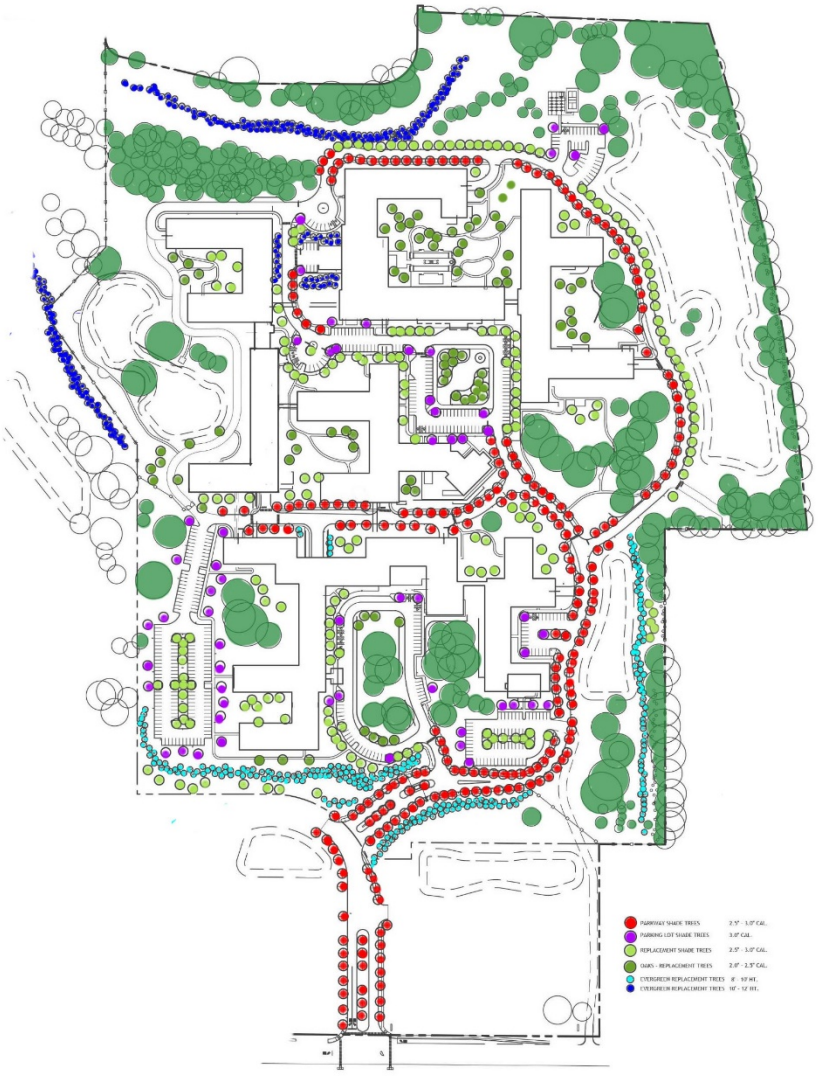
Greenspace plays a central role in supporting community health, improving air, soil, and water quality, reducing energy use in buildings, and supporting climate change mitigation.

- The entire western portion of the site is being conveyed to the Northbrook community to increase available public open space for active and passive recreational opportunities.
- The site is located adjacent to a corridor of Forest Preserves of Cook County, specifically Somme Prairie Nature Preserve, Somme Woods, and Chipilly Woods and Sunset Ridge Woods. Connectivity is important between these larger areas and smaller habitat areas that can be provided on the Erickson site. The overall concept of the proposed campus landscape plan is based on local native plant communities rather than typical non-native ornamental landscapes. The master plan incorporates softened edges and buffers around the central campus plan to sustain local biodiversity within the built landscape supporting the ecological integrity of the locale.

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

- Native Oak Systems. The proposed landscape plan includes areas that preserve existing trees and oaks. Oaks are a foundational species in forested ecosystems and support high biodiversity. In many areas existing oaks on site will be managed and enhanced to foster Oak Savannah (10%-25% canopy cover) and/or Oak Woodland or Forest plant communities, depending on canopy cover. A matrix of tall trees, shrubs, spring ephemerals, and graminoid species will be planted, and invasive species removed where appropriate, to enhance the native oak savannah oak woodland habitat.

- Habitat and support for migrating birds, Rusty Patched bumble bees, pollinators in general, and Monarch butterflies will be integrated into the landscape plan across the site. Native plants will be used abundantly, including tree replacement plantings, native meadows and un-mowed grass areas, bio-swales, and savannah basins/slopes. Attention will be given to providing keystone species of native plant communities, specific plants for rusty patched bumble bees and monarchs, and planting a diversity of species that can provide foraging habitat, shelter, and nesting opportunities through the seasons.



SITE PLAN TREE CANOPY

Tree canopy– Within the proposed master plan the building locations are situated so that many of the existing mature, healthy trees from the former golf course can be preserved. In many instances, the existing tree stands become outdoor focal points and areas of respite for residents.

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

- The existing trees will be supplemented with hundreds of new trees which will not only replace removed trees but add trees to locations where former buildings and parking lots existed, all in furtherance of the tree canopy goals of the Climate Action Plan.

- Important to the safe passage of birds through and about the site is the provision of bird friendly design features; a building strategy and its use of materials and exterior lighting which makes them visible as physical barriers. Proposed building facades incorporate primarily solid, zero threat factor surfaces without large expanses of reflective glass. Residential buildings incorporate window insect screens which minimize glazing reflection. Special attention will be paid to extent and photometric characteristics of proposed exterior lighting to minimize bird disorientation.

Extensive areas of non-irrigated native grasses and native prairie wildflower meadows are proposed to reduce water usage and create foraging habitat areas for pollinators, insects and other wildlife.

- Most of the parking is located below grade, under the buildings. Minimizing the amount of surface parking lots required lessens the impact of the urban heat island effect and reduces light pollution emitted from the parking lot lighting at night.

- To engage community members, residents and staff members in the natural and native landscapes, the program and site framework concepts embrace sustainable values through habitat restoration, environmental sustainability, and a landscape designed for the health and wellness of residents and staff. In addition to environmental sustainability, the master plan's health and wellness landscape integrates a variety of outdoor spaces for active and passive uses in the landscape. A Campus Network of sidewalks and outdoor amenities intersect with a Nature Network of walkways, trails, and destination points to provide opportunities for immersion in the native ecosystems. The concept includes a system of way-finding and interpretive signage that highlights the ecological and health benefits of the native landscape areas.

Design Consultants

Civil Engineer	Kimley-Horn, Warrenville, Illinois
Landscape Architect	Hagerbuch Weikal Landscape Architect Farmington Hills, MI
Master Planning/ Architect	Moseley Architects, Baltimore, Maryland

Attachment: E - Applicant Sustainability Submittal (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

SITE CONTEXT PLAN

MARCH 31, 2023

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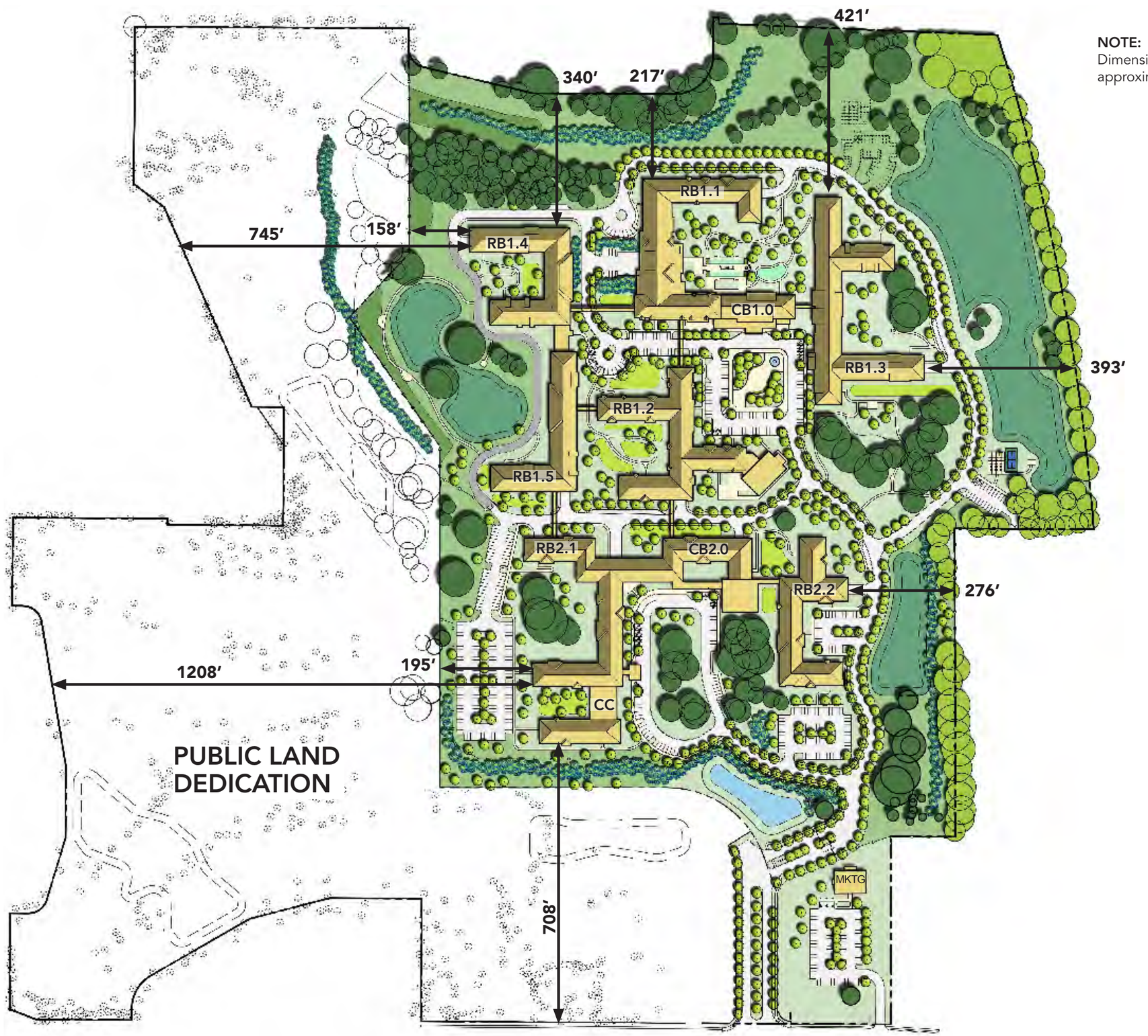
GREENSPACI
PLAN

Attachment: F - Greenspace Plans (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



NOTE:
Dimensions shown are approximate to within +/- 12"

CONCEPTUAL SITE PLAN

MARCH 31, 2023

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GREENSPACI
PLAN

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Attachment: F - Greenspace Plans (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

KEY

EXISTING TREE GROVES
Remove invasives and introduce appropriate native savannah, prairie, shrub and grass understory plantings.

EXISTING HEDGEROW BUFFER
Remove invasives and promote native species to increase biodiversity and enhance wildlife habitat.

FAIRWAYS TO NATIVES
Former Fairway landscapes to be planted with native plant communities: Oak Savannah, prairie, native grasses.

NO-MOW NATURAL AREAS
Extensive areas of non-irrigated meadows of native plants, prairie and grasses to support pollinator foraging, shelter, nesting. Maximize rainwater infiltration, slow runoff.

LOW-WATER IRRIGATED LAWN
Local weather station data with advanced 'smart' irrigation system minimizes overwatering.

BIOSWALES
Distributed network of raingardens and bioswales to effectively Slow, Spread and Soak runoff. Plantings enhance landscape biodiversity.

SAVANNAH BASINS
Shallow water quality basin with deep-rooted native basin bottom plantings and native edge habitat on slopes.

POND
Shallow water detention and wetland habitat.

GREENSPACE KEY

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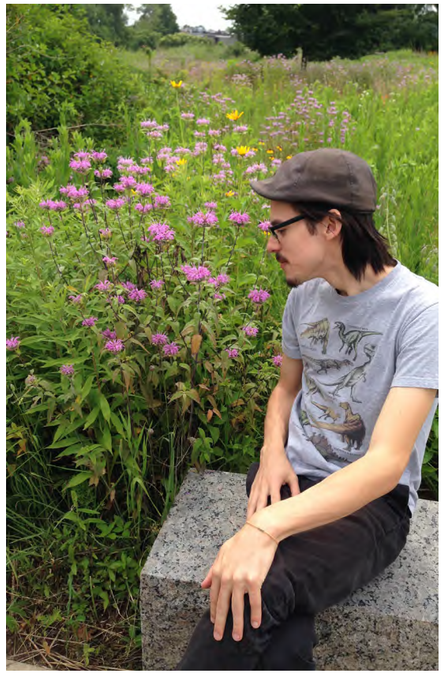
HABITAT CONNECTIVITY WITH PUBLIC LAND DEDICATION AREA

FAIRWAYS TO NATIVES - POLLINATOR MEADOW

TREE GROVES W/ NATIVE UNDERSTORY



NO-MOW AREAS - NATIVE PRAIRIE MEADOW

SPECIFIC NATIVE PLANTINGS FOR MONARCH WAYSTATIONS AND RUSTY PATCHED BUMBLE BEE HABITAT

TREE GROVES W/ ENHANCED NATIVE UNDERSTORY - SPRING EPHEMERALS

NO-MOW NATURAL AREAS - GRASSES

KEY

- EXISTING TREE GROVES
- EXISTING HEDGEROW BUFFER
- FAIRWAYS TO NATIVES
- NO-MOW NATURAL AREAS

GREENSPACE & ECOSYSTEM HEALTH

MARCH 31, 2023

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GREENSPACE PLAN

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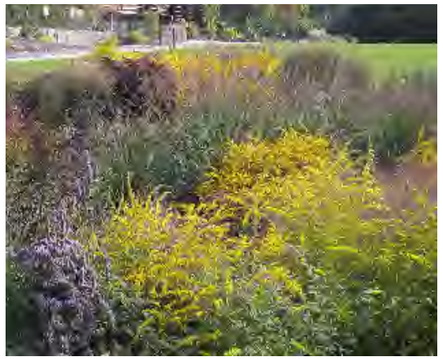
LARGE BIOSWALE PLANTING

POND AND NO-MOW NATURAL AREA



VARIETY OF BIOSWALE PLANTING TYPES
INCREASES BIODIVERSITY, SEASONAL INTEREST

SMALL SCALE RAINGARDEN

GREEN INFRASTRUCTURE

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NORTHBROOK
Dundee Rd
Cook County, Illinois

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ISSUE SCHEDUL

1	Revised per Village comm.	22
2	Revised per Village comm.	22
3	Revised per Village comm.	22

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CONSTRUCTION

KHA Project No.	16
Original Issue	01
Scale	AS

GREENSPACI PLAN

Attachment: F - Greenspace Plans (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

SITE AMENITIES

CHINKAPIN PLAZA ①
Main campus plaza with fountain, outdoor seating, cafe dining patio.

BOCCE BALL CB TERRACE ②
bocce ball courts, fire circle, trellis with seating, dining terrace.

LAWN GAMES ③
Accessible surface for lawn games.

RESIDENT GARDENS ④
Community gardens for resident use.

OAK GROVE TERRACE ⑤
Outdoor seating and nature enjoyment.

PICKLE BALL COURT ⑥
Pickle Ball court with seating, Savannah Basin Overlook.

PRAIRIE GROVE NATURE TRAIL ⑦
Meadering walking trail passing through a variety of natural landscapes: meadows, wildflowers, oak grove. Seating areas and interpretive signage.

EXISTING TREE GROVES ⑧
Mature tree groves preserved.

DOG PARK ⑨

HEALTH & WELL-BEING

MOSELEY ARCHITECTS
DESIGNING SOLUTIONS. BUILDING TRUST. ENRICHING LIVES.
1414 KEY HIGHWAY, 2ND FL(
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KHA Project No.	16	11
Original Issue	01	22
Scale	AS	N

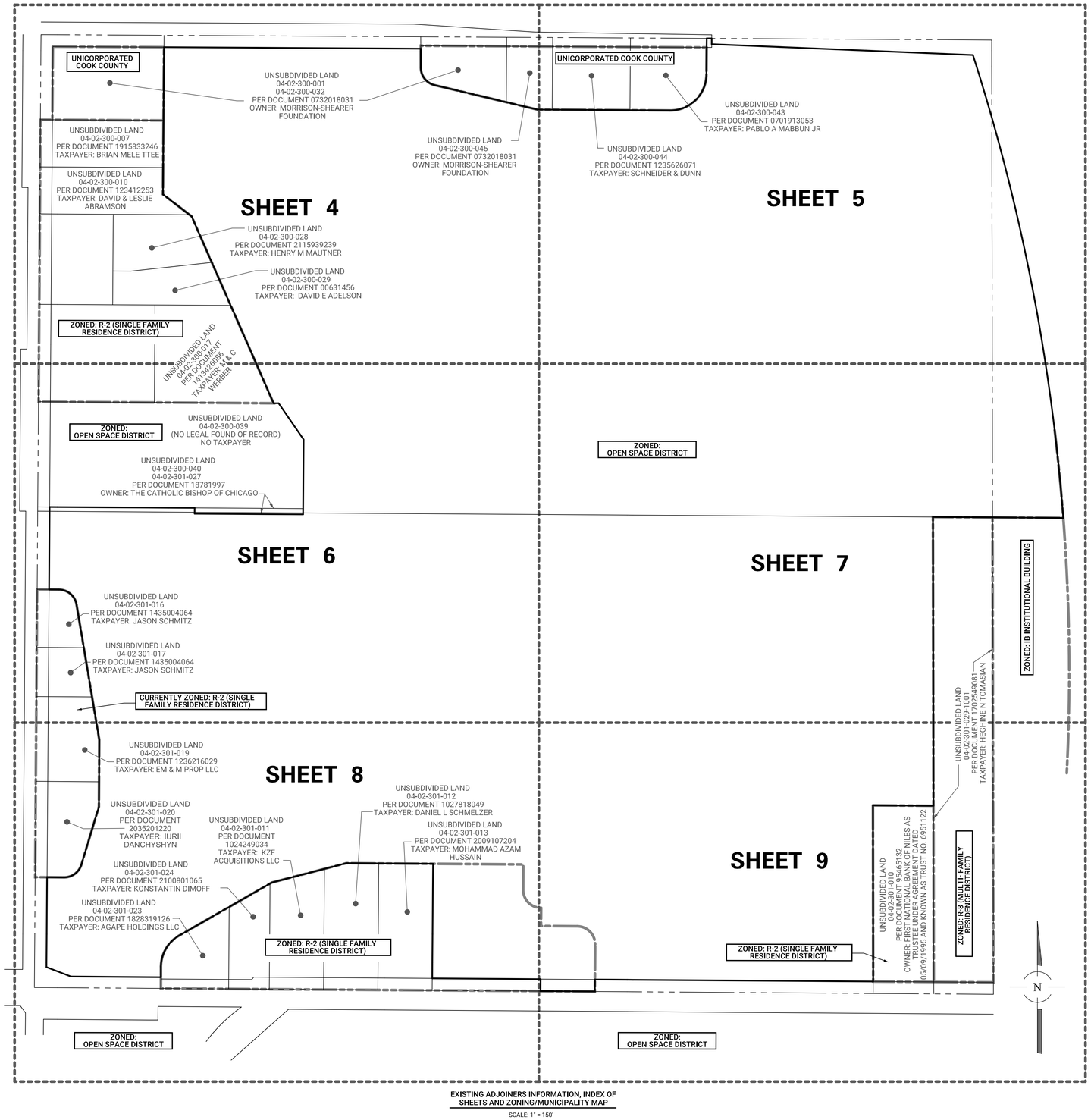
GREENSPACI PLAN

Attachment: F - Greenspace Plans (6649 : A Joint Public He
Public Hearing on Erickson Senior Living at 916 Dundee Road)

P.I.N.:
04-02-300-046-0000
04-02-301-007-0000
04-02-301-014-0000
04-02-301-015-0000
04-02-500-002-0000
04-02-500-006-0000

TENTATIVE PLAT OF
GREEN ACRES COUNTRY CLUB SUBDIVISION

BEING PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



EXISTING ADJOINERS INFORMATION, INDEX OF SHEETS AND ZONING/MUNICIPALITY MAP

SCALE: 1" = 150'

PROPERTY DESCRIPTION

PARCEL 1:
LOT 1 IN THE PLAT OF CONSOLIDATION OF GREEN ACRES COUNTRY CLUB, BEING LOCATED IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0627012090, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 22 MINUTES 42 SECONDS EAST, (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES SYSTEM, NAD83, EAST ZONE), ALONG THE MOST WESTERLY LINE OF SAID LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF LEE ROAD, PER SAID PLAT OF CONSOLIDATION, 30.14 FEET; THENCE SOUTH 68 DEGREES 56 MINUTES 23 SECONDS EAST, 71.26 FEET, TO A POINT ON A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 68 (DUNDEE ROAD), PER SAID PLAT OF CONSOLIDATION, THENCE NORTH 89 DEGREES 35 MINUTES 41 SECONDS EAST, ALONG THE LAST DESCRIBED PARALLEL LINE, 249.07 FEET TO A POINT ON AN EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 24 MINUTES 19 SECONDS WEST, ALONG SAID EAST LINE, 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 68; THENCE NORTH 89 DEGREES 35 MINUTES 41 SECONDS WEST, ALONG THE LAST DESCRIBED LINE 315.73 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE 1249.9 FEET (RECORDED) EAST COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 33 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE (THE 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION WAS TAKEN FOR DUNDEE ROAD BY THE STATE OF ILLINOIS) TO THE POINT OF SAID BEGINNING; THENCE NORTH 00 DEGREES, 01 MINUTES, 40 SECONDS WEST 317.12 FEET TO A MONUMENT, AN IRON PIPE; THENCE 99.89 FEET NORTH 89 DEGREES, 54 MINUTES 08 SECONDS EAST TO A MONUMENT, AN IRON PIPE; THENCE 69.99 FEET SOUTH 00 DEGREES, 03 MINUTES, 17 SECONDS EAST TO THE INTERSECTION WITH A NON-TANGENTIAL CURVE CONVEX TO THE NORTHEAST WITH A RADIUS OF 50.49 FEET, AN ARC OF 78.54 FEET AND A CHORD OF 70.86 FEET WITH A BEARING OF SOUTH 44 DEGREES, 43 MINUTES, 11 SECONDS EAST TO A MONUMENT, AN IRON PIPE; THENCE 50.07 FEET SOUTH 00 DEGREES, 04 MINUTES, 33 SECONDS EAST TO A MONUMENT, AN IRON PIPE; THENCE 146.89 FEET SOUTH 00 DEGREES, 04 MINUTES, 42 SECONDS EAST TO THE INTERSECTION OF A LINE PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION; THENCE WEST 149.93 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT OF LAND.

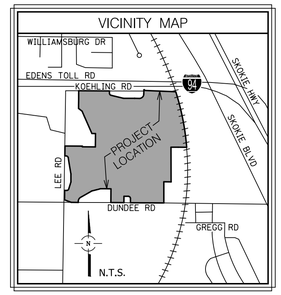
PARCEL 3:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE 1099.9 FEET (RECORDED) EAST COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 33 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE (THE 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION WAS TAKEN FOR DUNDEE ROAD BY THE STATE OF ILLINOIS) TO THE POINT OF SAID BEGINNING; THENCE NORTH 00 DEGREES, 02 MINUTES, 36 SECONDS WEST 317.00 FEET (RECORDED) TO A MONUMENT, AN IRON PIPE; THENCE 150.01 FEET NORTH 89 DEGREES, 57 MINUTES, 08 SECONDS EAST TO A MONUMENT, AN IRON PIPE; THENCE 317.12 FEET SOUTH 00 DEGREES, 01 MINUTES, 40 SECONDS EAST TO THE INTERSECTION OF A LINE PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION; THENCE WEST 149.92 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT OF LAND.

PARCEL 4:
THAT PART OF THE FORMER UNION PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THAT PART THEREOF LYING WESTERLY OF A LINE DRAWN 30.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE WEST MAIN TRACK OF SAID RAILROAD, AND LYING SOUTH OF THE SOUTH LINE OF THE ILLINOIS TOLL HIGHWAY, AND LYING NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 2, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE 734 EAST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID NORTH HALF OF SOUTH WEST QUARTER, SAID POINT BEING 302.4 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID NORTH HALF OF SOUTH WEST QUARTER; THENCE WEST ALONG A LINE PARALLEL WITH AND 302.4 FEET NORTH OF THE SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTH WEST QUARTER, A DISTANCE OF 70 FEET; THENCE SOUTHEASTERLY TO A POINT IN A LINE 734 FEET EAST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID NORTH HALF OF THE SOUTH WEST QUARTER, SAID POINT BEING 100 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH TO THE PLACE OF BEGINNING, SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 6:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, 1399.9 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 180 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES EAST 100 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 50 FEET CONVEX NORTHEASTERLY 78.54 FEET; THENCE SOUTH 00 DEGREES 1 MINUTE WEST 130 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2; THENCE NORTH 89 DEGREES 59 MINUTES WEST ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER 150 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

VICINITY MAP



RESIDENTIAL DENSITY INFORMATION

DWELLING UNITS (DU)	800
GROSS AREA	127.11 ACRES
GROSS RESIDENTIAL DENSITY	6.29 DU/ACRE
ROADWAY DEDICATION	1.39 ACRES
LOT 1	49.60 ACRES
LOT 4	10.92 ACRES
LOT 5	9.82 ACRES
NET AREA	71.73 ACRES
NET RESIDENTIAL DENSITY	11.2 DU/ACRE

COMMON/PUBLIC AREAS

STORMWATER DETENTION AREA	12.4 ACRES
RIGHT OF WAY AREA	1.4 ACRES

BULK, SPACE AND YARD REQUIREMENTS
(RS - PROPOSED ZONING)

	MIN REQUIRED
LOT AREA	100,000 SQ. FT.
LOT WIDTH	17,500 FT.
FRONT & CORNER SIDE SETBACK	25 FEET
INTERIOR SIDE SETBACK	6 FEET
REAR SETBACK	30 FEET

	MAX ALLOWED
FLOOR AREA RATIO	0.40
LOT COVERAGE	70%
HEIGHT (FEET)	35 FEET
HEIGHT (STORIES)	3

TENTATIVE PLAT APPROVAL CERTIFICATE:

APPROVED BY THE VILLAGE OF NORTHBROOK:

BY: _____

ATTEST: _____

RESOLUTION NO. _____ APPROVAL DATE _____

PREPARED FOR:
KIMLEY-HORN ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555

PREPARED BY:

GREEN ACRES COUNTRY CLUB
916 DUNDEE ROAD, NORTHBROOK, IL

REVISIONS:
03/11/22:03/30/22
04/04/22:03/24/23
03/30/23

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 01/13/2022
JOB NO: 9572.08
FILENAME: PREPLAT-01
SHEET 1 OF 9

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Attachment: G - Tentative Plat of Survey (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

TENTATIVE PLAT OF
GREEN ACRES COUNTRY CLUB SUBDIVISION

BEING PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXISTING BOUNDARY INFORMATION

SCALE 1" = 150'
0 150 300

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

N

MORRISON ROAD
(ALSO OR FORMERLY KNOWN AS KOEHLING ROAD)

SOUTH LINE OF THE TOLLWAY PER CASE NO. 56-S-14980

APPARENT RIGHT OF WAY AS OCCUPIED AND MONUMENTED

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2-42-12

HERETOFORE DEDICATED FOR PUBLIC USE PER DOCUMENT 0627012090 (DOTTED AREA)

SOUTHEAST CORNER OF T-11B-22,SOUTHWEST CORNER OF T-11B-23 PER CASE NO. 56-S-14980

SOUTHWEST CORNER OF T-11B-33 PER CASE NO. 57-S-2528,SOUTHEAST CORNER OF T-11B-23 PER CASE NO. 56-S-14980

SOUTH LINE OF THE TOLLWAY PER CASE NO. 57-S-2528

COMED EASEMENT PER DOCUMENT 20925001

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2-42-12

SEE DETAIL 1

CHICAGO, NORTHWESTERN RAILROAD

CENTERLINE OF THE WEST MAIN TRACK OF FORMER UNION PACIFIC RAILROAD COMPANY

FORMERLY KNOWN AS UNION PACIFIC RAILROAD COMPANY

LEE ROAD

APPARENT RIGHT OF WAY AS OCCUPIED AND MONUMENTED

DUNDEE ROAD

SHERMER ROAD

NORTH RIGHT OF WAY OF DUNDEE ROAD PER IDOT PLAT OF HIGHWAYS JOB NO. R-90-007-07 (RECORDING INFORMATION UNKNOWN)

SEE DETAIL 2

PARCEL 1
LOT 1
GREEN ACRES COUNTRY CLUB
RECORDED SEPTEMBER 27, 2006
AS DOCUMENT 0627012090

PARCEL 4
(CROSS HATCHED AREA)

PARCEL 5
SEE DETAIL ABOVE

POB PARCEL 5
POINT 302.4 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2-42-12

LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2-42-12

LINE 734 EAST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2-42-12

PARCEL 5 DETAIL
SCALE: 1" = 50'

POINT OF COMMENCEMENT OF PARCEL 2,3
SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2-42-12

POINT OF BEGINNING OF EXCEPTION TO PARCEL 1
FORMER SOUTHWEST CORNER OF LOT 1

APPROXIMATE LIMITS OF ZONE AE

APPROXIMATE LIMITS OF ZONE X (SHADED)

APPROXIMATE LIMITS OF FLOODWAY IN ZONE AE

LIMITS OF GROUNDWATER USE RESTRICTION PER DOCUMENT 1602134006

LIMITS OF SEALED SUMP AREA PER DOCUMENT 2006522041

HERETOFORE DEDICATED FOR PUBLIC USE PER DOCUMENT 0627012090 (DOTTED AREA)

A LINE 33' NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2-42-12

P.O.B. PARCEL 6

SOUTH LINE OF PERMANENT EASEMENT FOR PUBLIC HIGHWAY PER DOCUMENT 18537880

WEST LINE OF PERMANENT EASEMENT FOR PUBLIC HIGHWAY PER DOCUMENT 18537880

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11-42-12

LINE TABLE

L1 =	316.97'(M) N00°26'40"E(M) 317.12'(R) N00°01'40"W(R)	L3 =	69.99' S00°26'40"E(M) S00°03'17"E(R)	L6 =	150.12'(M) N89°35'41"W(M) 150.01'(R) N89°57'08"E(R)
L2 =	99.63'(M) N89°35'41"W(M) 99.89'(R) N89°54'08"E(R)	L4 =	50.07' S00°24'19"E(M) S00°04'33"E(R)	L7 =	149.91'(M) 149.92'(R)
		L5 =	149.85'(M) 149.93'(R)		

CURVE TABLE

C1 =	L=78.27'(M) R=50.00'(M) CH=70.67'(M) S44°37'45"E(M) L=78.54'(R) R=50.49'(R) CH=70.86'(R) S44°43'11"E(R)		

PREPARED FOR:
KIMLEY-HORN ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555

REVISIONS:

SPACECO INC.
CONSULTING ENGINEERS
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Rosemont, Illinois 60018
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DATE: 01/13/2022
JOB NO: 9572.08
FILENAME: PREPLAT-01
SHEET 2 OF 9

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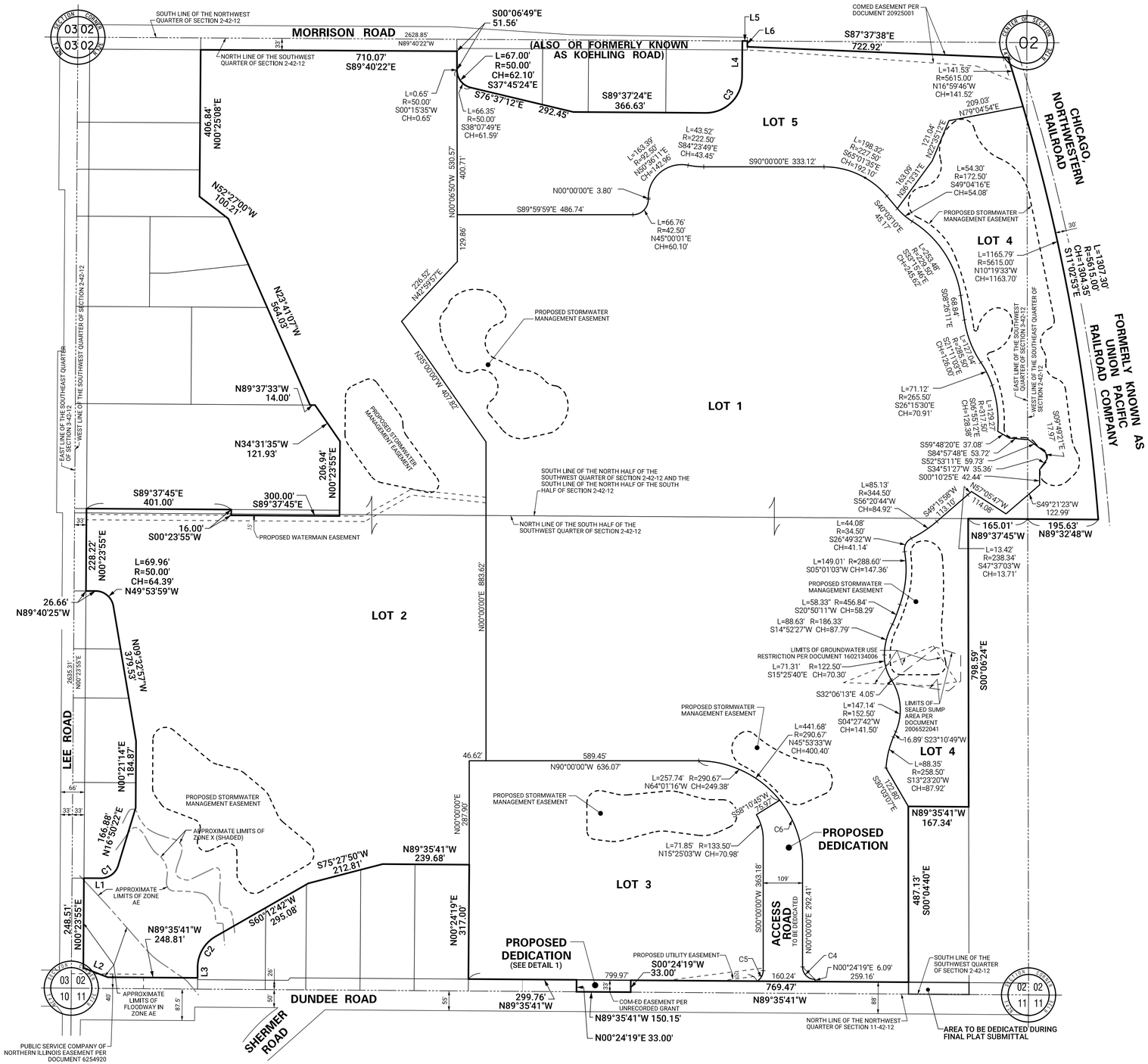
Attachment: G - Tentative Plat of Survey (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

TENTATIVE PLAT OF
GREEN ACRES COUNTRY CLUB SUBDIVISION

BEING PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OVERALL PROPOSED LOT CONFIGURATION AND EASEMENTS

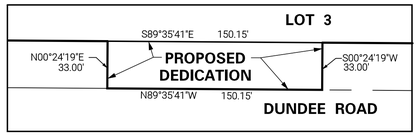


BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

**NOT A PLAT OF SUBDIVISION
NO LOTS, EASEMENTS OR SETBACKS
CREATED BY THIS DOCUMENT**

LOTS	SQ. FT.	ACREAGE
LOT 1	2,274,118	52.206
LOT 2	1,815,213	41.672
LOT 3	492,879	11.315
LOT 4	470,727	10.806
LOT 5	427,570	9.816
ACCESS ROAD DED	51,570	1.184
DUNDEE ROAD DED	4,955	0.114
TOTAL	5,537,032	127.113

DETAIL 1
SCALE: 1" = 50'



	BEARING	DISTANCE
L1	S89°37'18"E	46.71'
L2	N68°53'51"W	72.60'
L3	S00°04'03"W	99.78'
L4	N00°28'11"E	99.78'
L5	S89°40'22"E	13.92'
L6	S00°12'36"W	16.03'

	ARC LENGTH	RADIUS	BEARING	CHORD DIST.
C1	64.27'	50.00'	N53°33'16"E	59.94'
C2	104.72'	100.00'	S30°28'01"W	100.00'
C3	157.22'	100.00'	N45°21'02"E	141.52'
C4	54.11'	34.50'	N44°55'42"W	48.73'
C5	35.68'	34.50'	S29°37'48"W	34.11'
C6	183.94'	290.67'	S20°29'26"W	180.89'

PREPARED FOR:
KIMLEY-HORN ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555

REVISIONS:
03/11/22:03/30/22
03/24/23:03/30/23
03/31/23

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Attachment: G - Tentative Plat of Survey (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

TENTATIVE PLAT OF
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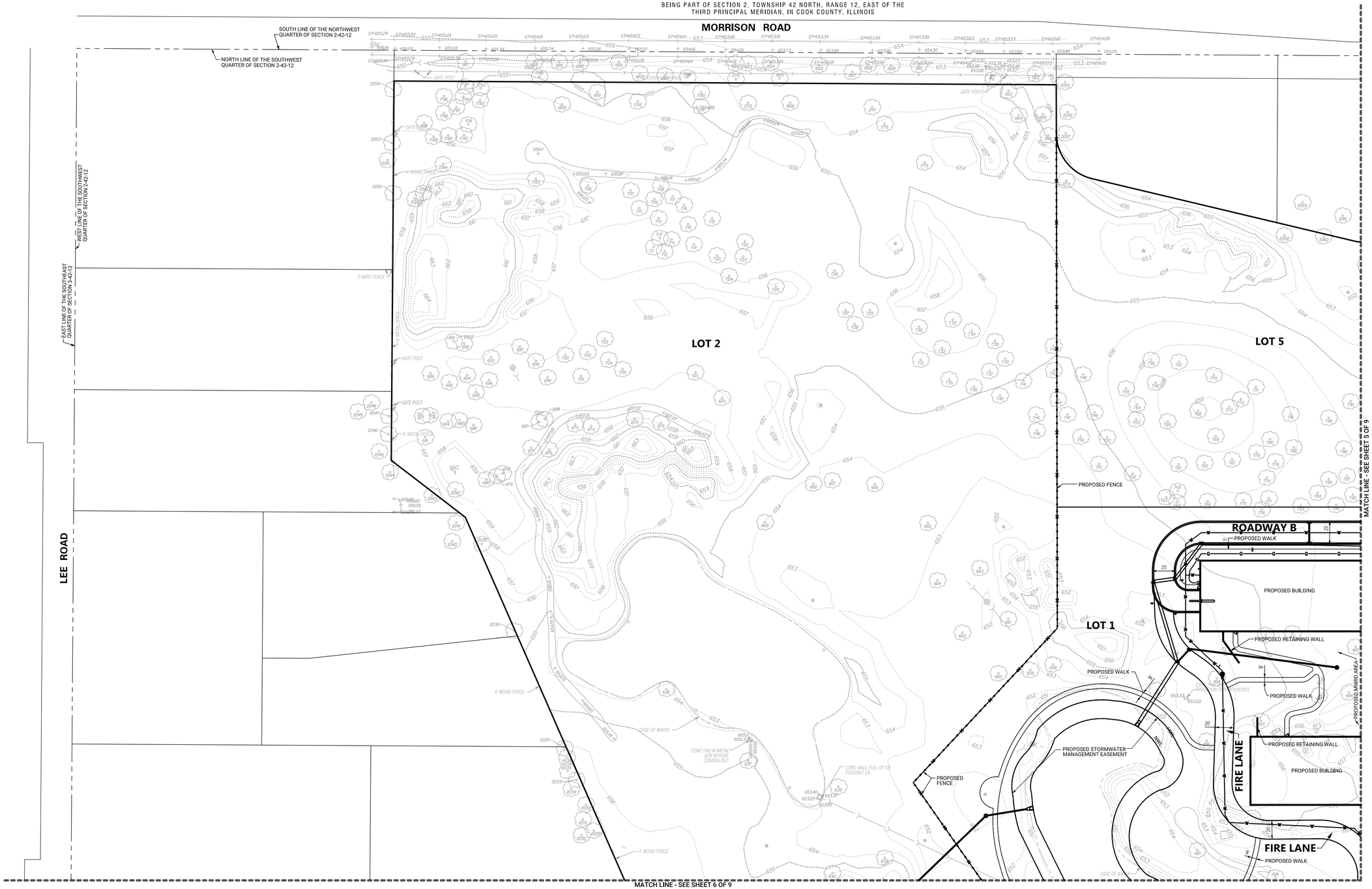
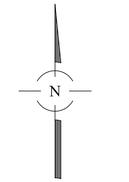
BEING PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS





NOTES:

1. PROPOSED WATERMAIN HYDRANTS, VALVES, METER AND PIPES SHOWN HEREON WILL BE OWNED BY THE VILLAGE OF NORTHBROOK, BUT MAINTAINED BY THE OWNER OF LOT 1.

2. PROPOSED SANITARY SEWER STRUCTURES AND PIPES SHOWN HEREON WILL BE OWNED BY THE VILLAGE OF NORTHBROOK, BUT MAINTAINED BY THE OWNER OF LOT 1.

3. PROPOSED STORMWATER MANAGEMENT EASEMENT WILL BE TO THE BENEFIT OF THE VILLAGE OF NORTHBROOK FOR EMERGENCY PURPOSES. THE OWNERSHIP AND MAINTENANCE OF THE PONDS WILL REMAIN WITH THE OWNER OF LOT 1.

4. THE LOCATION OF THE WATERMAIN AND SANITARY SEWER EASEMENTS OVER LOT 1 WILL BE ESTABLISHED AS PART OF THE FINAL PLAT.

LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRE(S) ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
B BOX
AUXILIARY VALVE
WELL
GAS VALVE
HAND HOLE
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SPRINKLER HEAD
BOLLARD
MAILBOX
SIGN
UNIDENTIFIED MANHOLE
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CUT CROSS
PK / MAG NAIL
RAILROAD SPIKE
SOIL BORING
TREE WITH SIZE
FIR TREE WITH SIZE
BUSH

TENTATIVE PLAT DETAIL SHEETS

PREPARED FOR:
KIMLEY-HORN ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555

REVISIONS:
03/11/22:03/30/22
03/24/23:03/30/23

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

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FILENAME: PREPLAT-01
SHEET 4 OF 9

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Attachment: G - Tentative Plat of Survey (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

TENTATIVE PLAT OF
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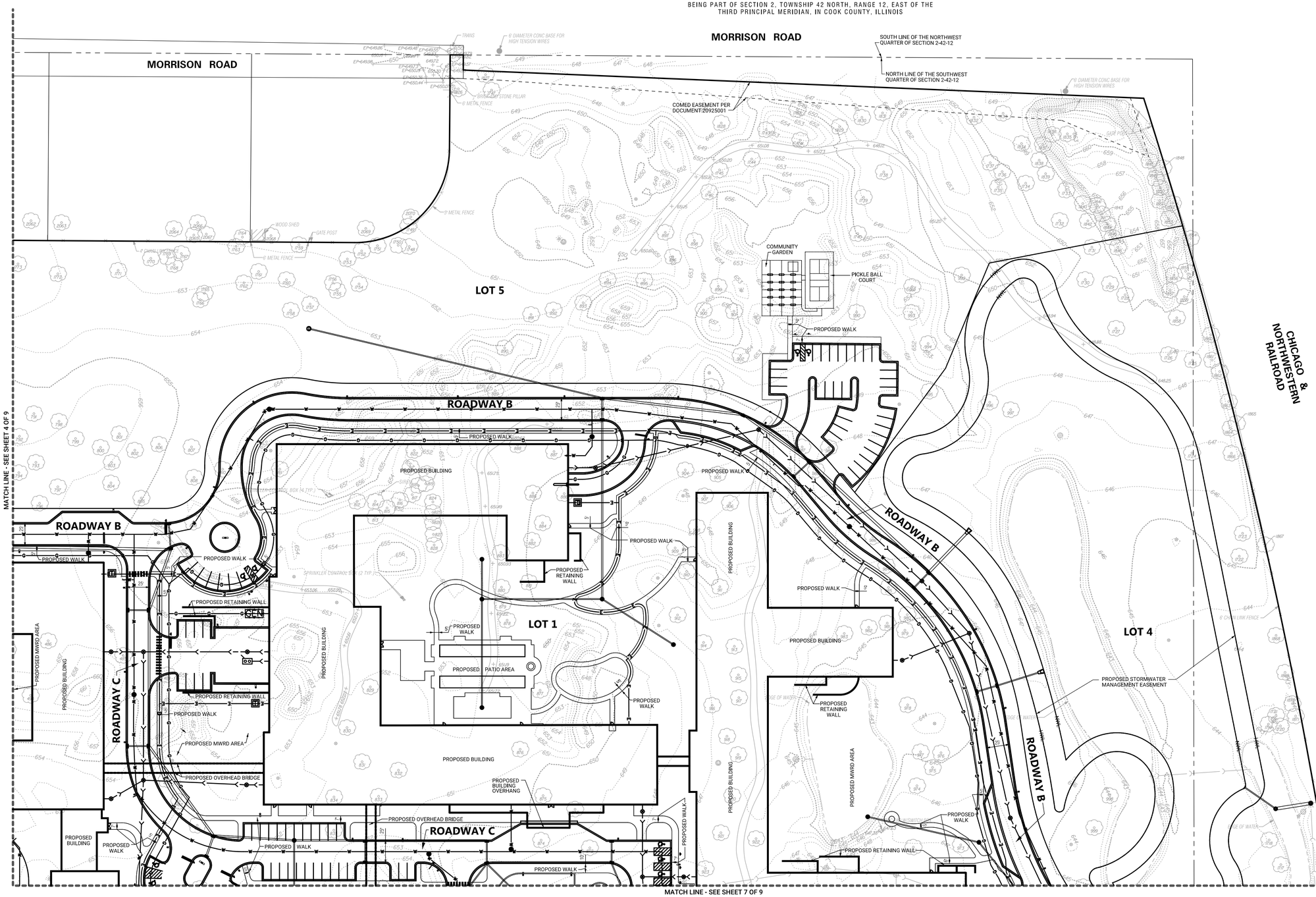
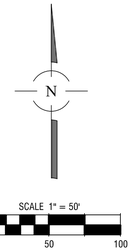
BEING PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS





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- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- W — WATER MAIN
- G — GAS MAIN
- T — UNDERGROUND TELEPHONE LINE
- E — UNDERGROUND ELECTRIC LINE
- CATV — UNDERGROUND CATV LINE
- OH — OVERHEAD WIRE(S) ON UTILITY POLES
- FO — FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UPRIGHT
- ELECTRIC UPRIGHT
- CABLE TV UPRIGHT
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILIARY VALVE
- WELL
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SPRINKLER HEAD
- BOLLARD
- MAILBOX
- SIGN
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- 660 — CONTOUR
- × 999.99 — SPOT ELEVATION
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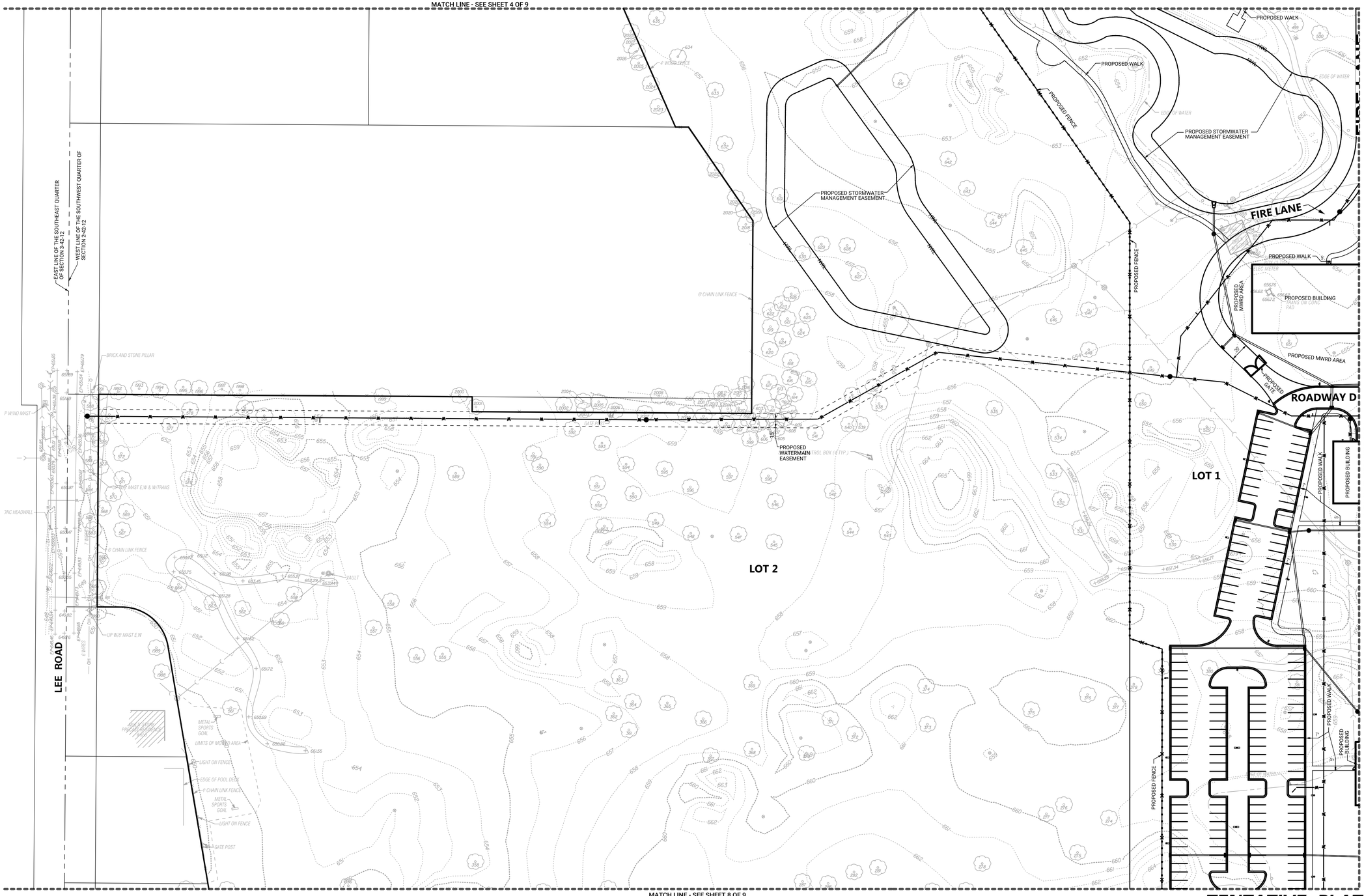

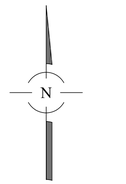

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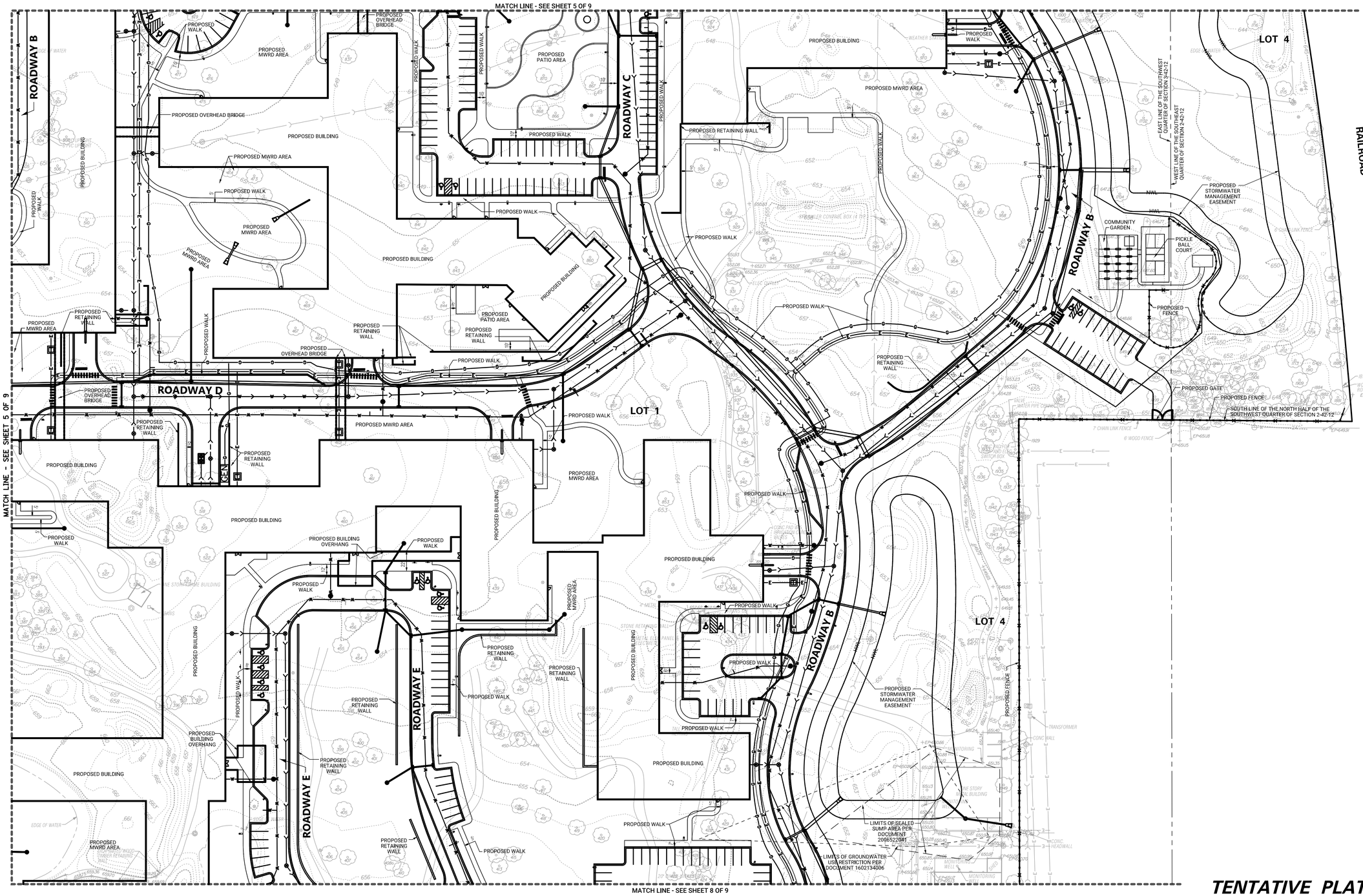

SCALE 1" = 50'
0 50 100

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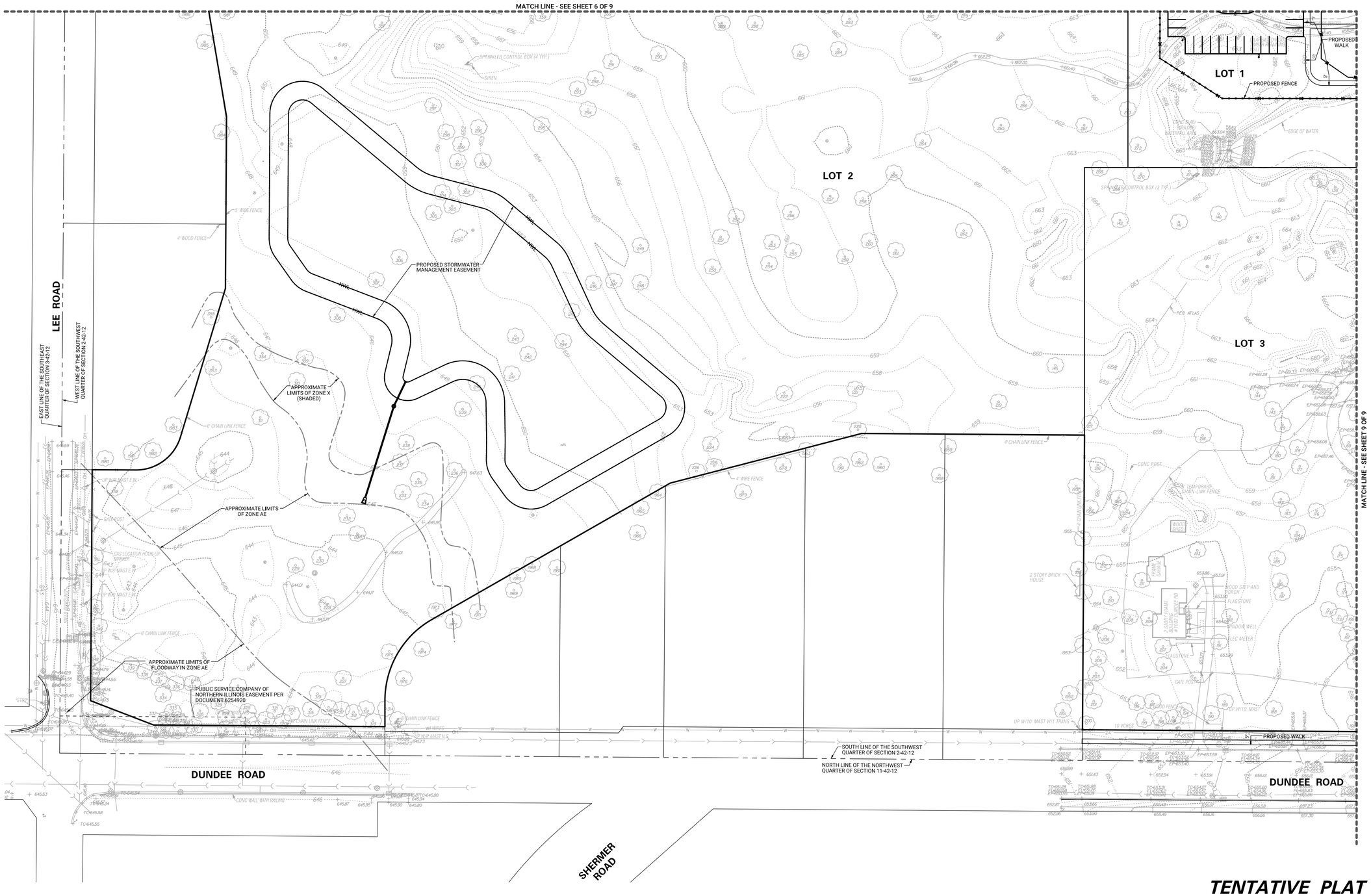

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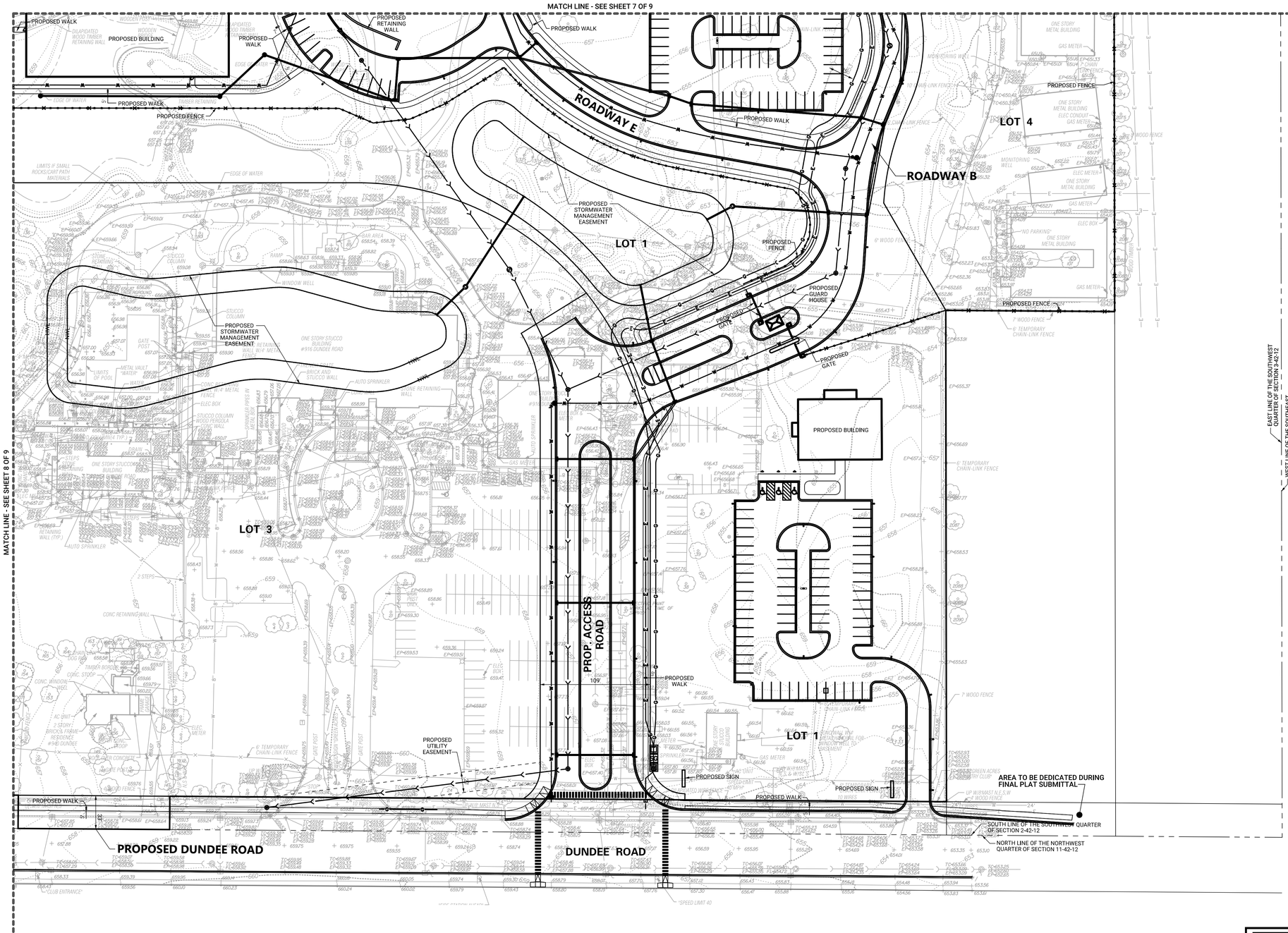

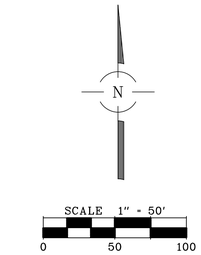

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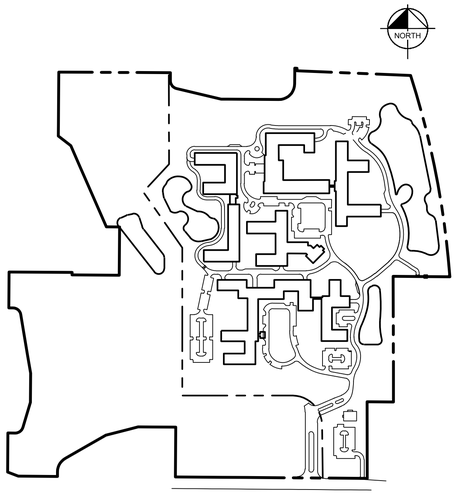
ERICKSON SENIOR LIVING COMMUNITY
NORTHBROOK, ILLINOIS
TREE REPLACEMENT & LANDSCAPE

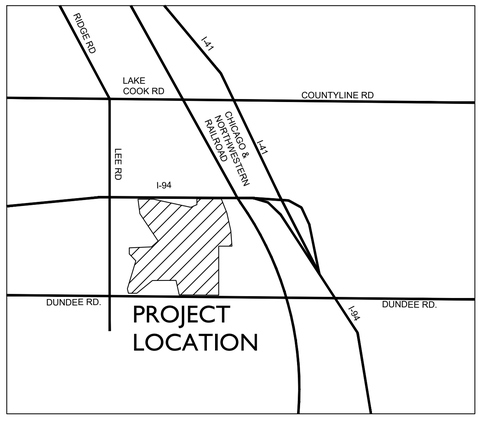
OWNER
ERICKSON LIVING
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 242-2880

LANDSCAPE ARCHITECT:
HAGENBUCH WEIKAL LANDSCAPE ARCHITECTURE
33203 BIDDESTONE LANE
FARMINGTON HILLS, MI 48334
248.477.3600 OFFICE

SITE MASTER PLAN



SITE LOCATION MAP



GENERAL CONTACTS

PLANNING/ZONING

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CIVIL & ENVIRONMENTAL ENGINEER
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CONTACT: MATT FARMER
EMAIL: MATT.FARMER@NORTHBROOK.IL.US

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MOSELEY ARCHITECTS
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CONTACT: MIKE STUMPFOLL, AIA

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CONTACT: KEN WEIKAL, L.A.

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CONTACT: ANDY HEINEN, P.E.

SHEET INDEX

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L0.00 COVER	COVER SHEET
L2.01	CONSTRUCTION ACTIVITY PROTECTION PLAN
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L2.03	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.04	CONSTRUCTION ACTIVITY PROTECTION PLAN
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L2.16	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.17	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.18	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.19	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.20	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.21	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.22	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.03	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.24	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.25	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.26	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.27	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.28	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.29	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.30	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.31	CONSTRUCTION ACTIVITY PROTECTION PLAN
L2.32	CONSTRUCTION ACTIVITY PROTECTION PLAN
L1.00	TREE REPLACEMENT CONCEPT PLAN
L3.01	SITE LANDSCAPE PLAN
L3.02	SITE LANDSCAPE PLAN
L3.03	SITE LANDSCAPE PLAN
L3.04	SITE LANDSCAPE PLAN
L3.05	SITE LANDSCAPE PLAN
L3.06	SITE LANDSCAPE PLAN
L3.07	SITE LANDSCAPE PLAN
L3.08	SITE LANDSCAPE PLAN
L3.09	SITE LANDSCAPE PLAN
L3.10	SITE LANDSCAPE PLAN
L3.11	SITE LANDSCAPE PLAN
L3.12	SITE LANDSCAPE PLAN
L3.13	SITE LANDSCAPE PLAN
L3.14	SITE LANDSCAPE PLAN
L3.15	SITE LANDSCAPE PLAN

L3.16	SITE LANDSCAPE PLAN
L3.17	SITE LANDSCAPE PLAN
L3.18	SITE LANDSCAPE PLAN
L3.19	SITE LANDSCAPE PLAN
L3.20	SITE LANDSCAPE PLAN
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L3.25	SITE LANDSCAPE PLAN
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L3.27	SITE LANDSCAPE PLAN
L3.28	SITE LANDSCAPE PLAN
L3.29	SITE LANDSCAPE PLAN
L3.30	SITE LANDSCAPE PLAN
L3.31	SITE LANDSCAPE PLAN
L3.32	SITE LANDSCAPE PLAN
L3.33	TREE PROTECTION AND LANDSCAPE DATA
L3.34	STORM WATER FACILITIES
L3.35	STORM WATER FACILITIES
L3.36	STORM WATER FACILITIES
L3.37	GREENSPACE MAINTENANCE GUIDELINES
L4.01	SITE DETAILS - SIGNS
L4.02	SITE DETAILS - AMENITIES
L4.03	SITE DETAILS - IRRIGATION MAINLINE
L4.04	SITE DETAILS - PLAZA
L4.05	SITE DETAILS
L4.06	SITE DETAILS - BOCCE COURT
L4.07	SITE DETAILS - FIRE CIRCLE
L4.08	STRUCTURAL SOILS
L4.09	MOVING VAN LOCATIONS/ SERVICE AREAS
L4.10	SITE FENCING

1.7.B.m

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4	REVISED PROJECT ENTRANCE	03.31.2023

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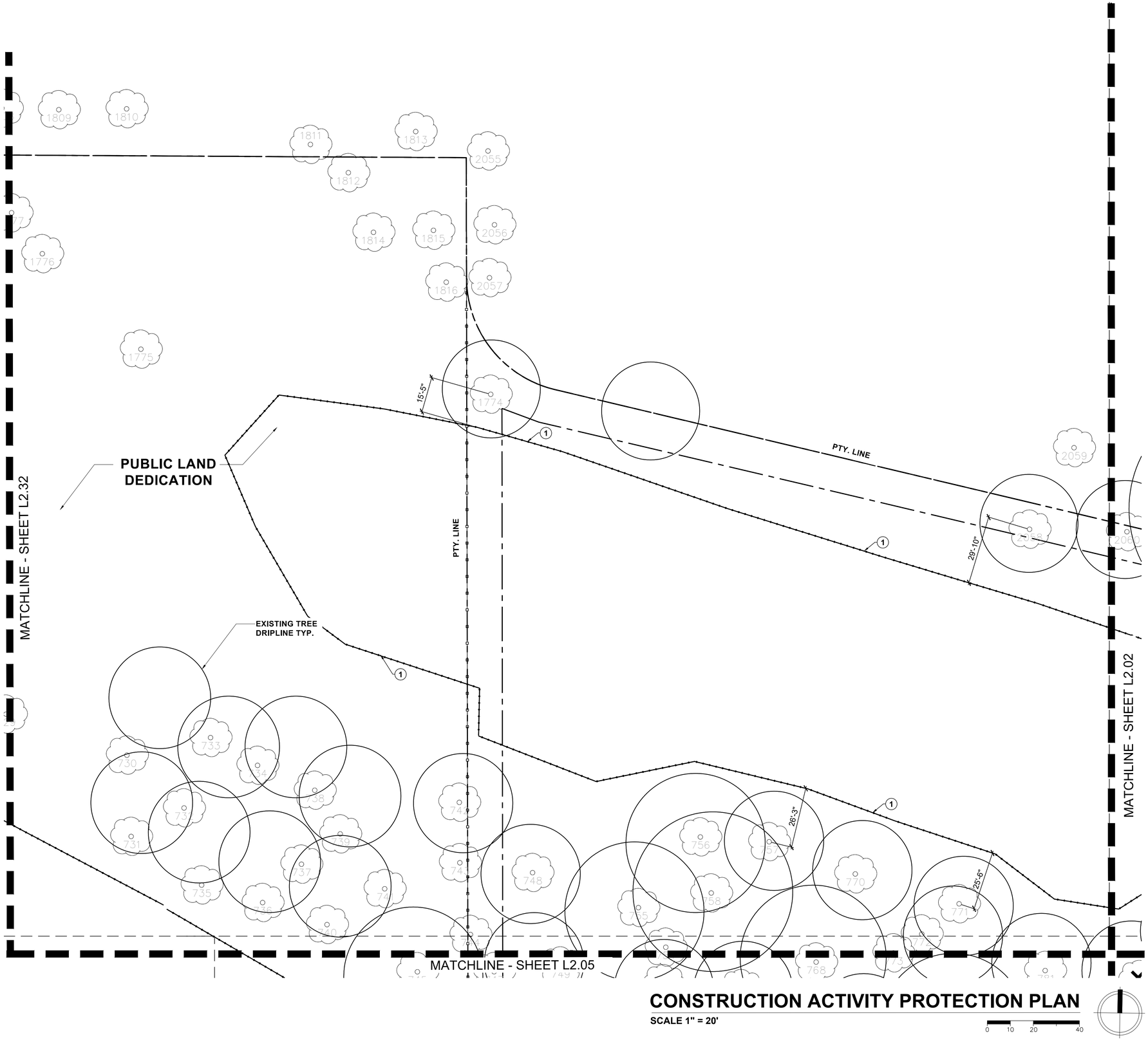
TREE REPLACEMENT & LANDSCAPE

L0.00

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

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2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

NOTE:
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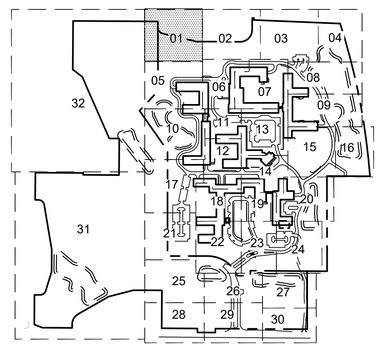
KEY PLAN



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L2.01

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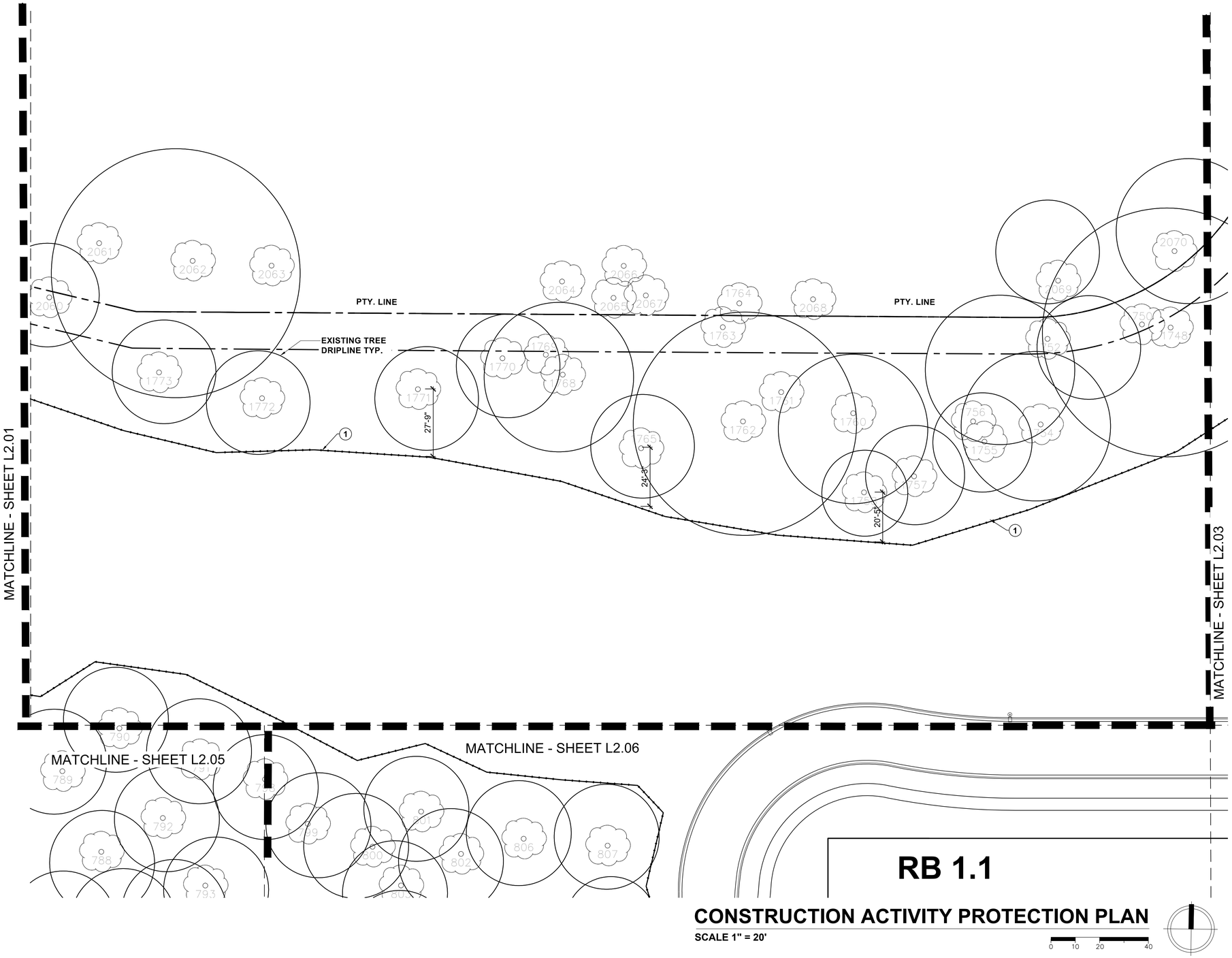

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EXISTING TREE KEY

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- EXISTING TREE - CANOPY SIZE

NOTE:
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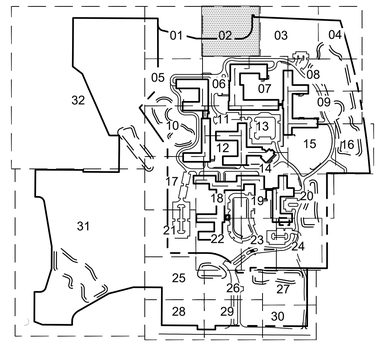
RB 1.1

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.02

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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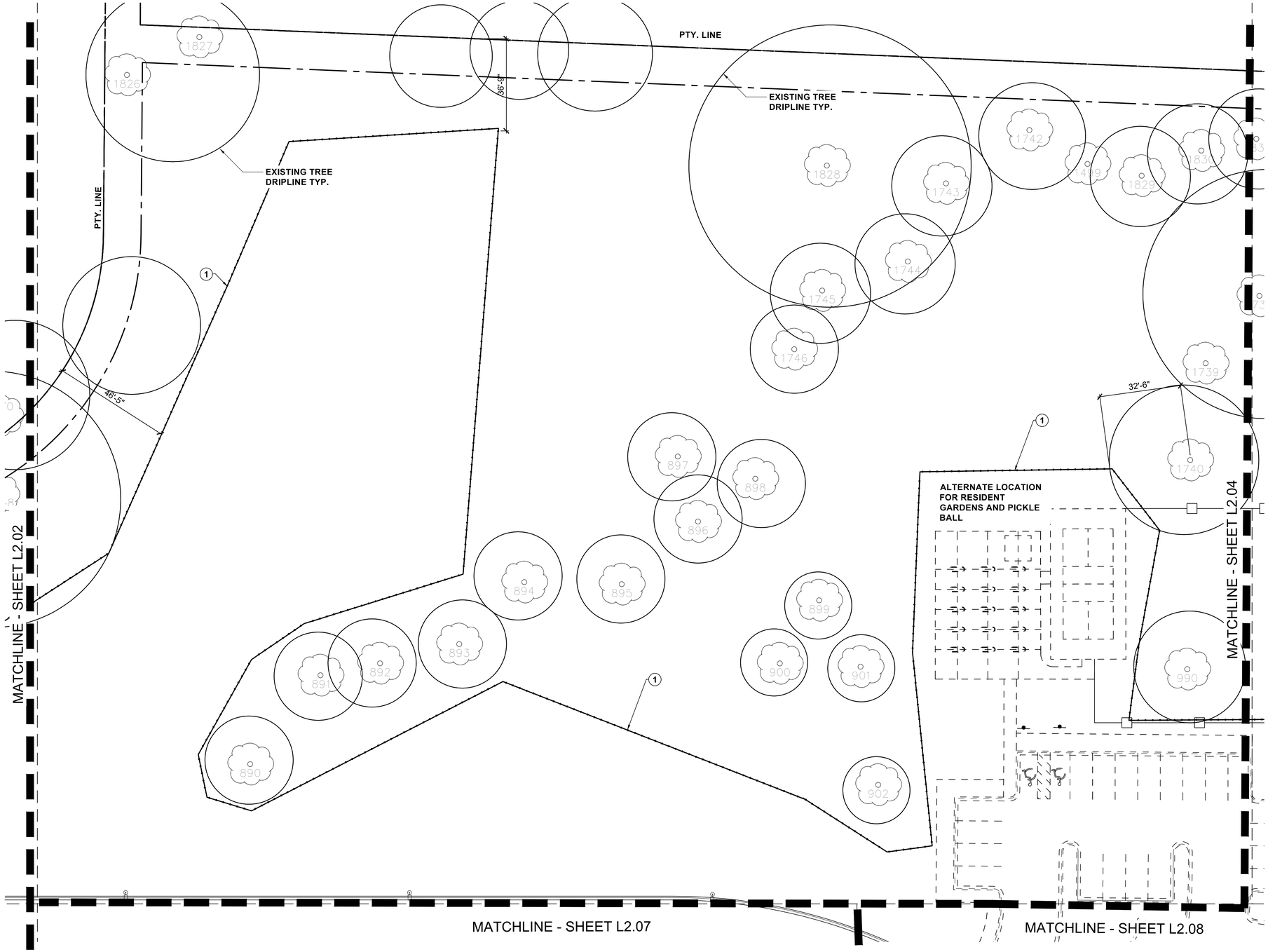

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
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4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
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NOTE:
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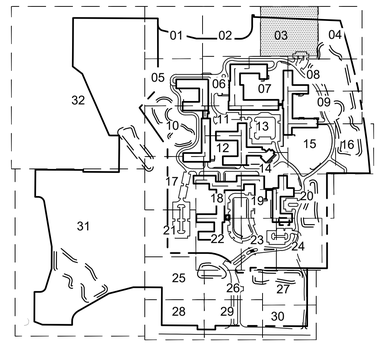
KEY PLAN



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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.03

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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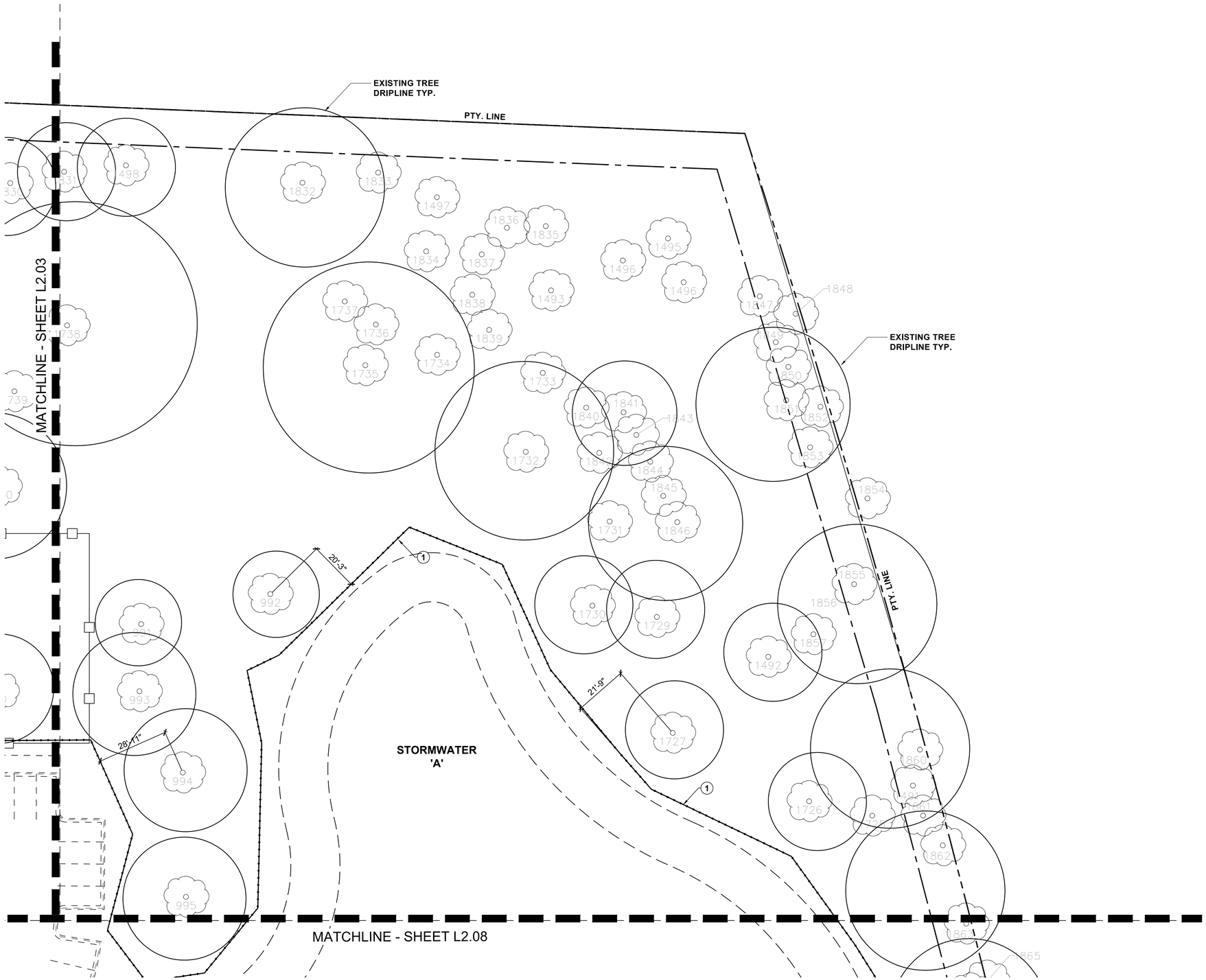

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
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4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

NOTE:
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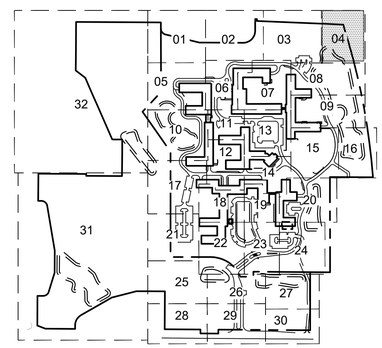
KEY PLAN



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L2.04

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MATCHLINE - SHEET L2.01

PUBLIC LAND DEDICATION

PTY. LINE

EXISTING TREE DRIPLINE TYP.

20'-3"

22'-3"

15'-8"

32'-7"

22'-10"

MATCHLINE - SHEET L2.32

MATCHLINE - SHEET L2.06

FIRE LANE

RB 1.4

BIO RETENTION

CRUSHED GRAVEL "NATURE PATH". FINAL LOCATION TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT TO MINIMIZE TREE ROOT DISRUPTION

ORIGINAL POND WATER LINE

STORMWATER 'B'

PTY. LINE

MATCHLINE - SHEET L2.10

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

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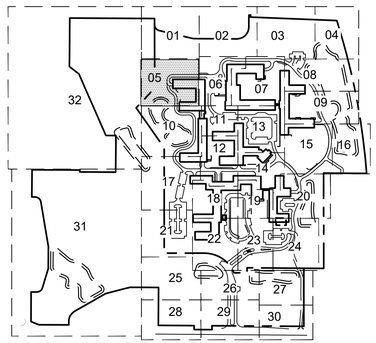
KEY PLAN



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L2.05

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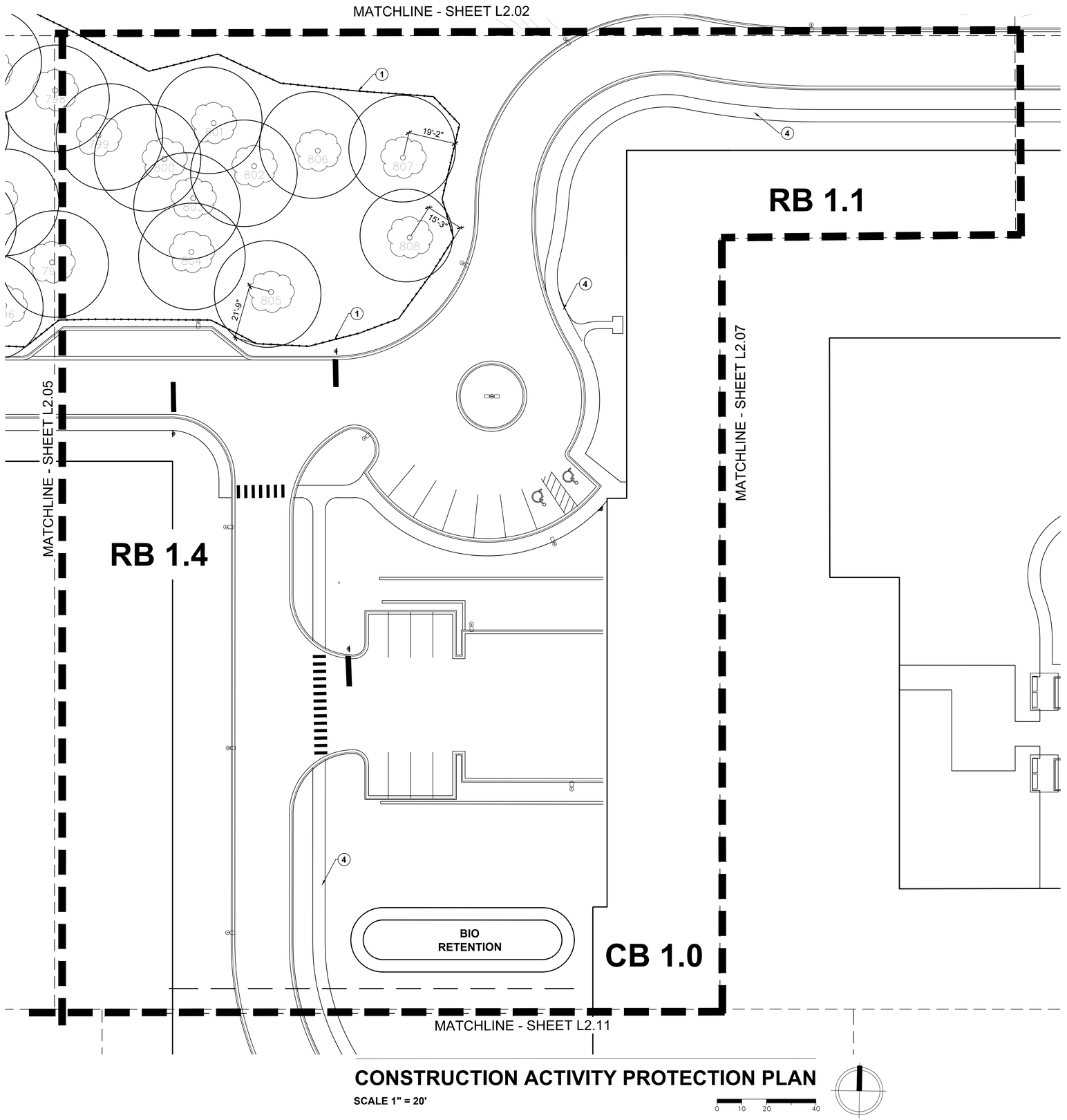

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

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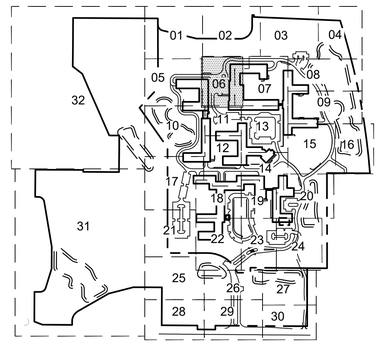

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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.06

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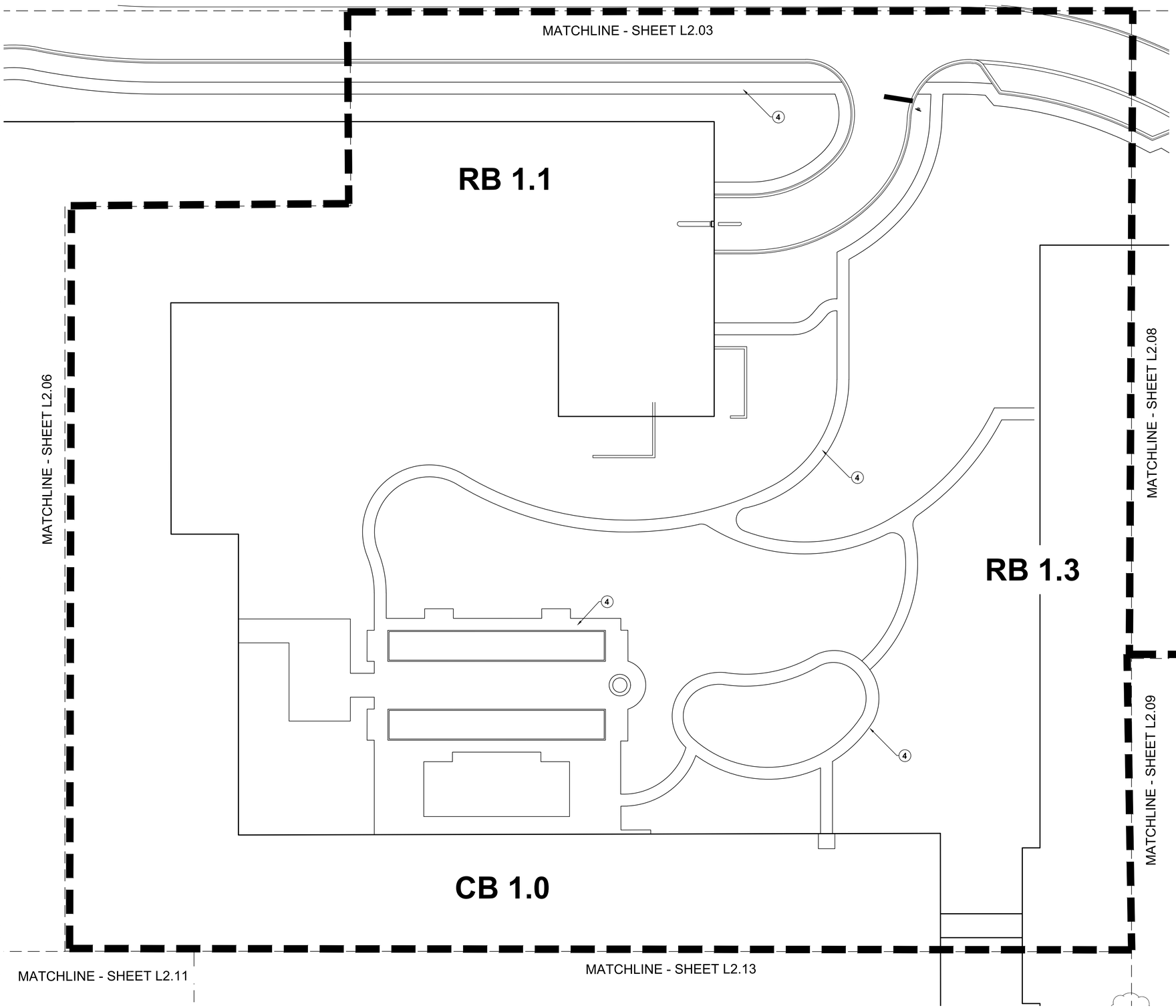


CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

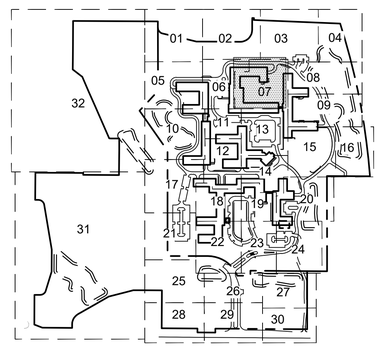
EXISTING TREE KEY

EXISTING TREE TO REMAIN

EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.07

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.07 March 23, 2023 11:57:10am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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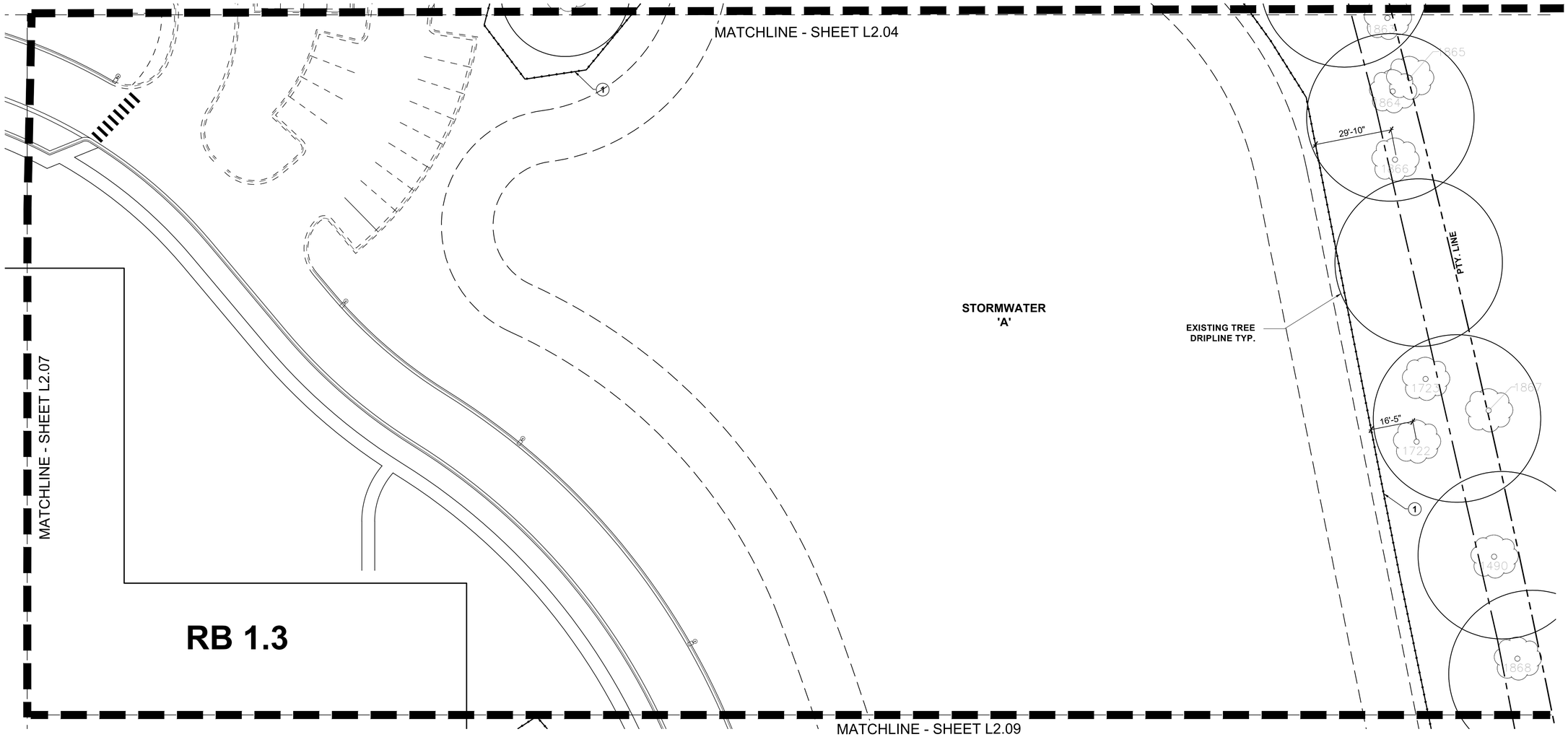


CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

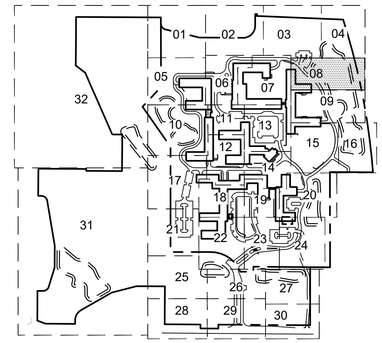
NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- 82 — **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.08

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.08 March 23, 2023 11:57:30am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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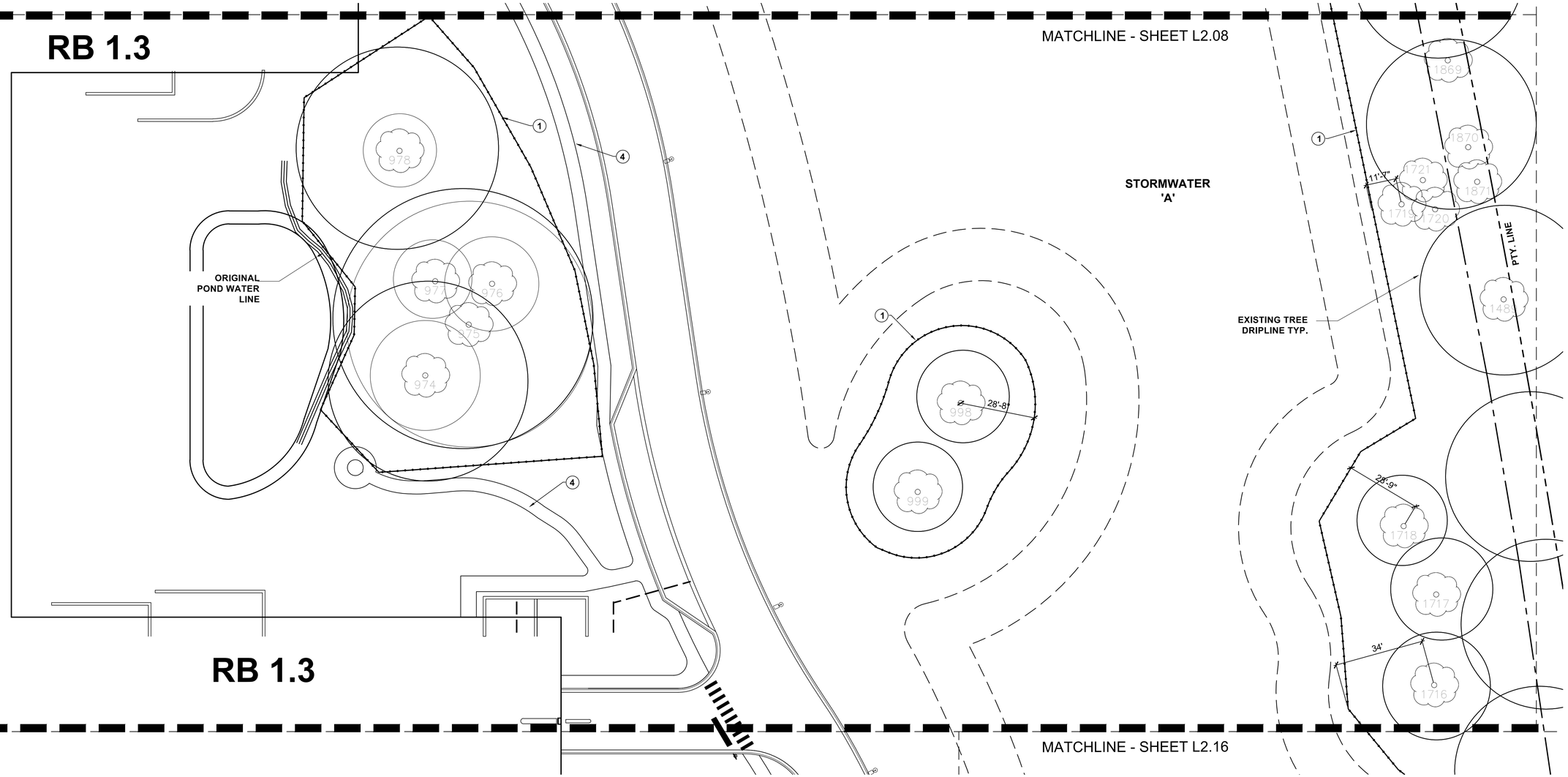
MATCHLINE - SHEET L2.07

MATCHLINE - SHEET L2.13

RB 1.3

MATCHLINE - SHEET L2.08



RB 1.3

MATCHLINE - SHEET L2.16

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE:
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NOTE KEY (2)

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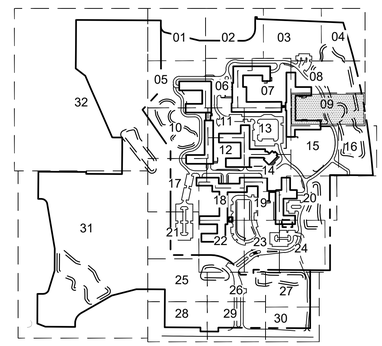
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- 82 — **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

KEY PLAN



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.09

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.09 March 23, 2023 11:57:51am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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MATCHLINE - SHEET L2.05

RB 1.4

STORMWATER 'B'

CRUSHED GRAVEL "NATURE PATH". FINAL LOCATION TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT TO MINIMIZE TREE ROOT DISRUPTION

EXISTING TREE DRIPLINE TYP.

44'-5"

FIRE LANE

ORIGINAL POND WATERLINE

HWL: 649.00

NWL: 644.00

EXISTING TREE DRIPLINE TYP.

46'-6"

29'-6"

27'-11"

MATCHLINE - SHEET L2.32

PTY. LINE

MATCHLINE - SHEET L2.11

STORMWATER 'B'

PUBLIC LAND DEDICATION

44'-1"

PTY. LINE

FIRE LANE

BIO RETENTION

RB 1.5

MATCHLINE - SHEET L2.17

MATCHLINE - SHEET L2.12

NOTE KEY

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5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

NOTE:
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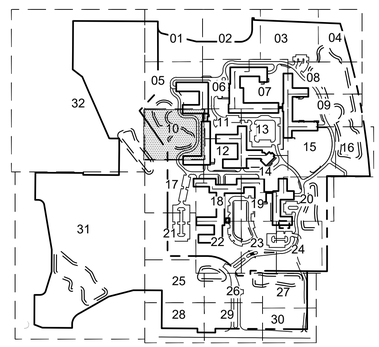
CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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KHA Project No.	16814101
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.10

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.10 March 23, 2023 11:58:08am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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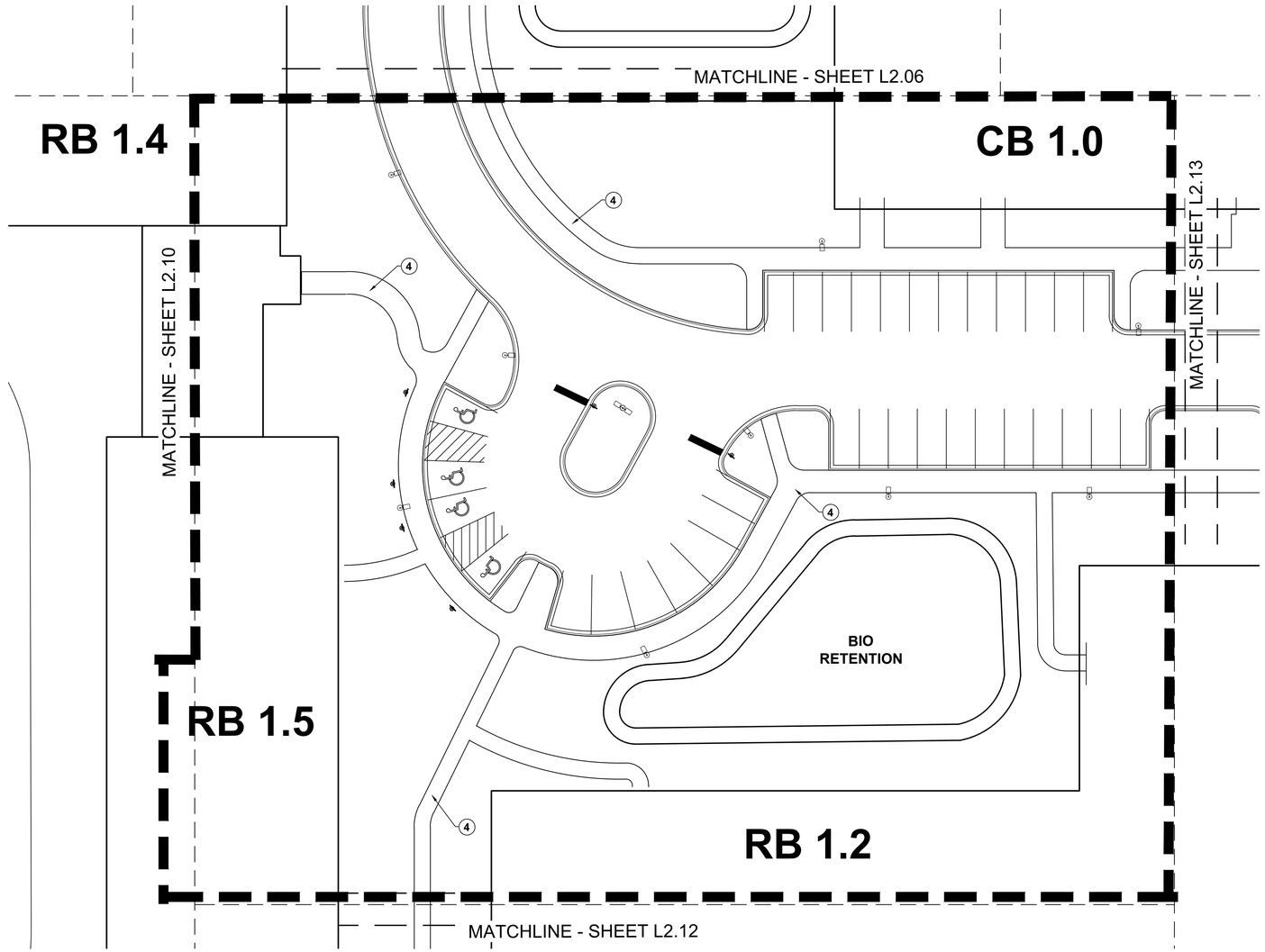

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
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4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

82 **EXISTING TREE TO REMAIN**

EXISTING TREE - CANOPY SIZE

NOTE:
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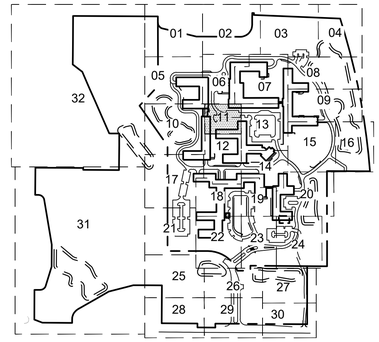
KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.11

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.11 March 23, 2023 11:58:26am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\23033\NB-SITE-LS-TREES.dwg
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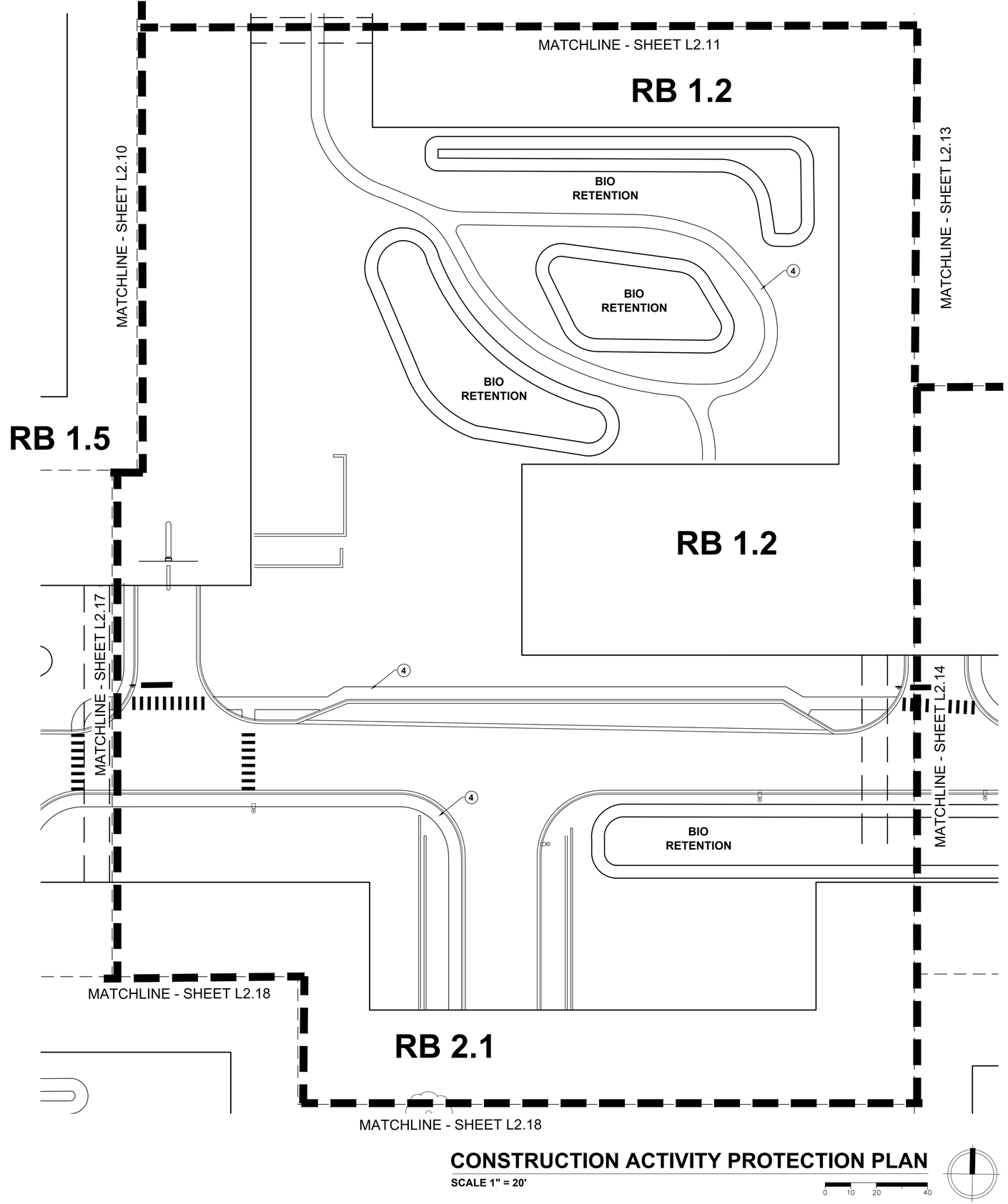

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

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4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

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- **EXISTING TREE - CANOPY SIZE**

NOTE:
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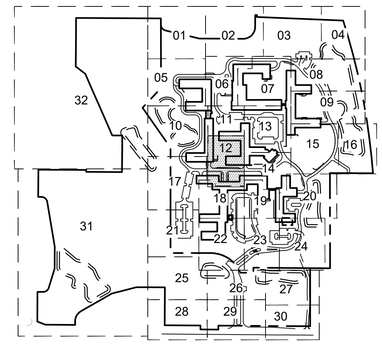
KEY PLAN



1.7.B.m

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KHA Project No.	16814101
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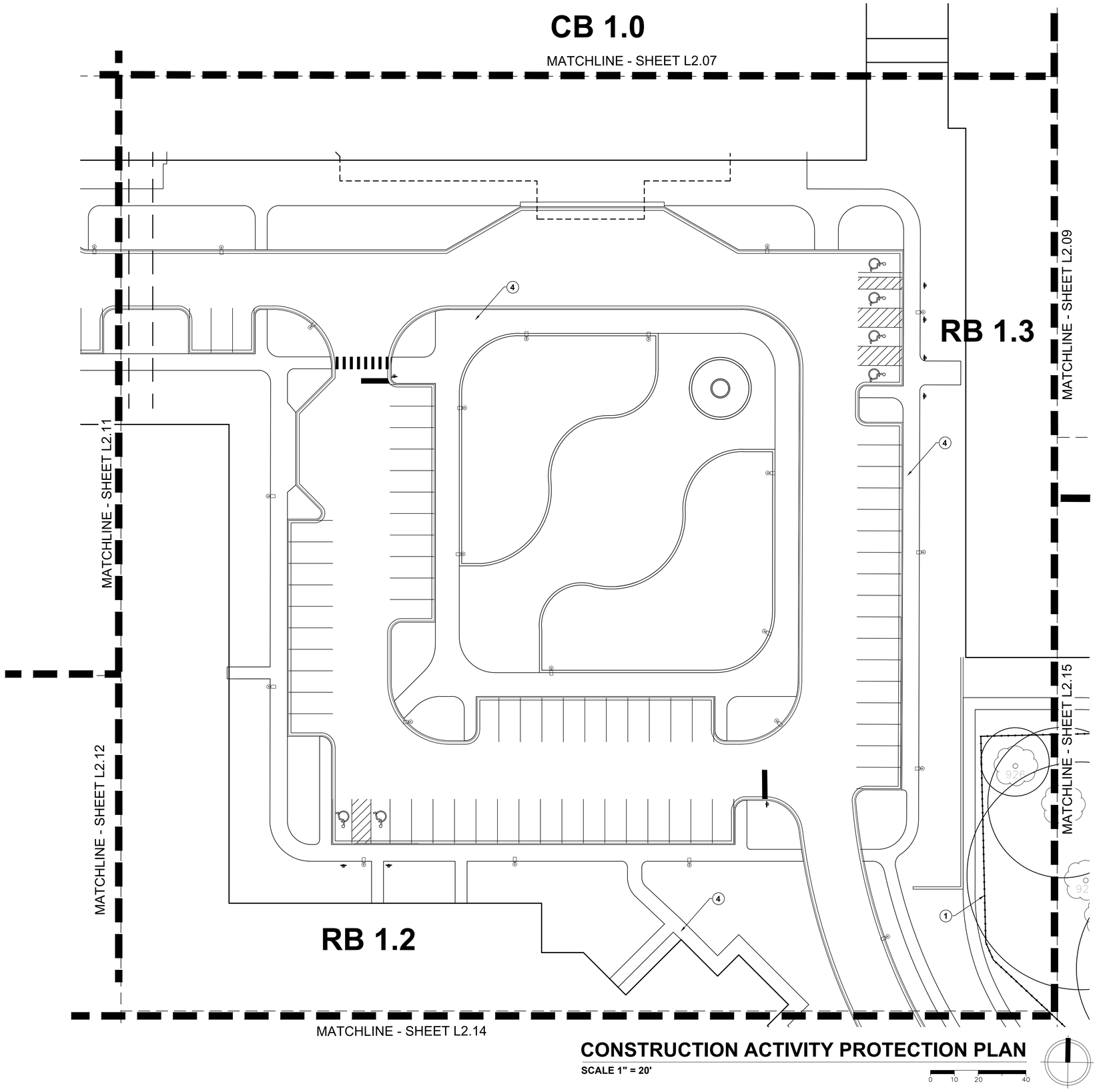
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.12

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Packet Pg. 502



CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

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5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

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- **EXISTING TREE - CANOPY SIZE**

NOTE:
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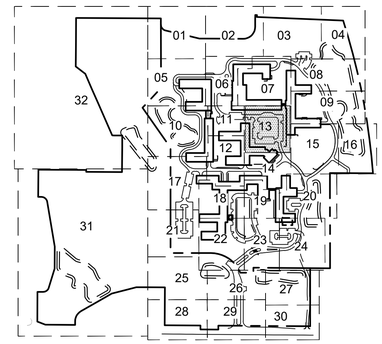

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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.13

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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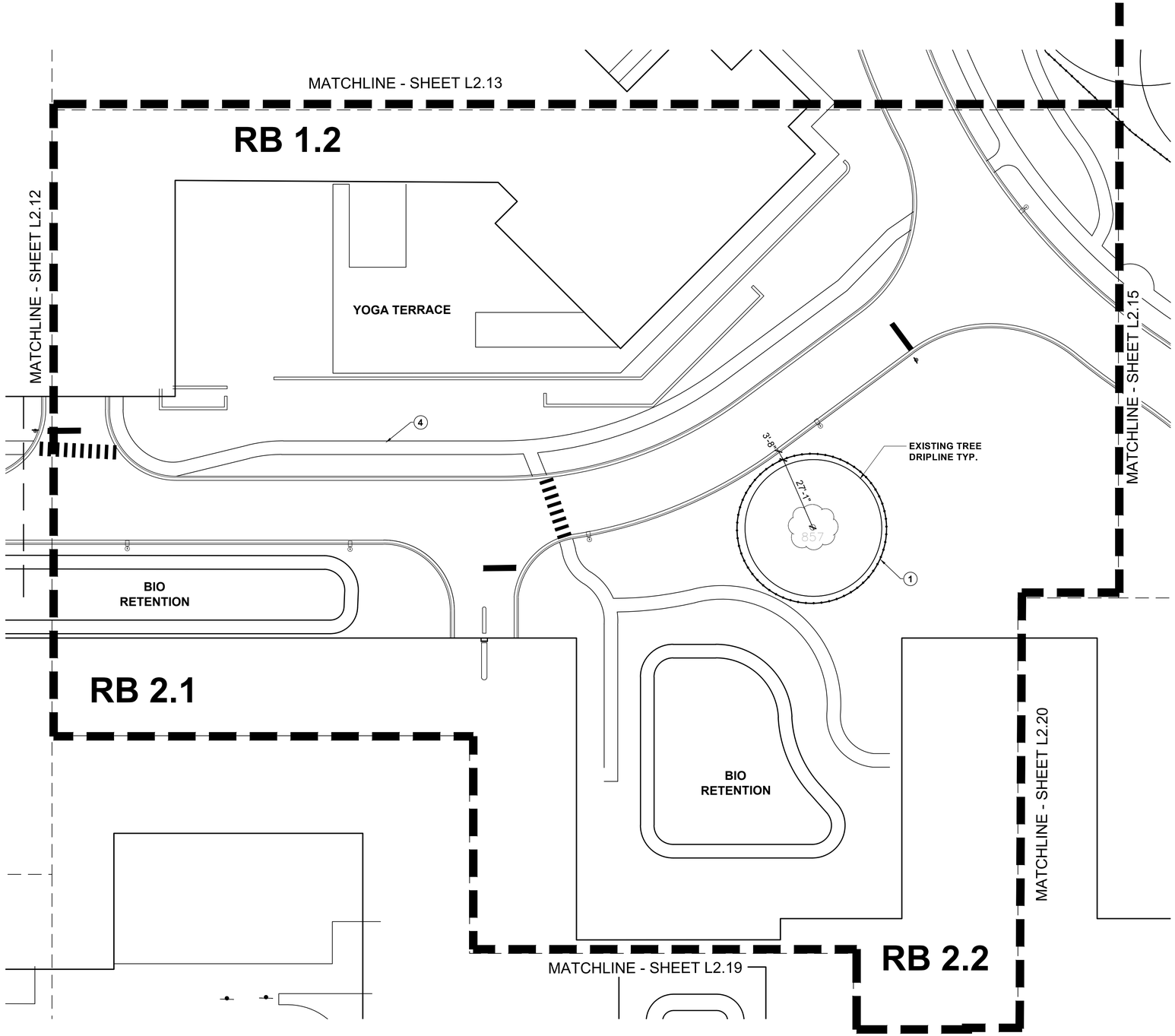


CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

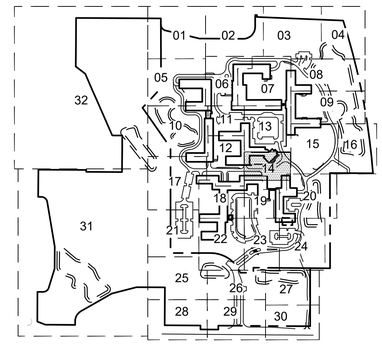
EXISTING TREE KEY

857 **EXISTING TREE TO REMAIN**

EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.14

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.14 March 23, 2023 11:59:27am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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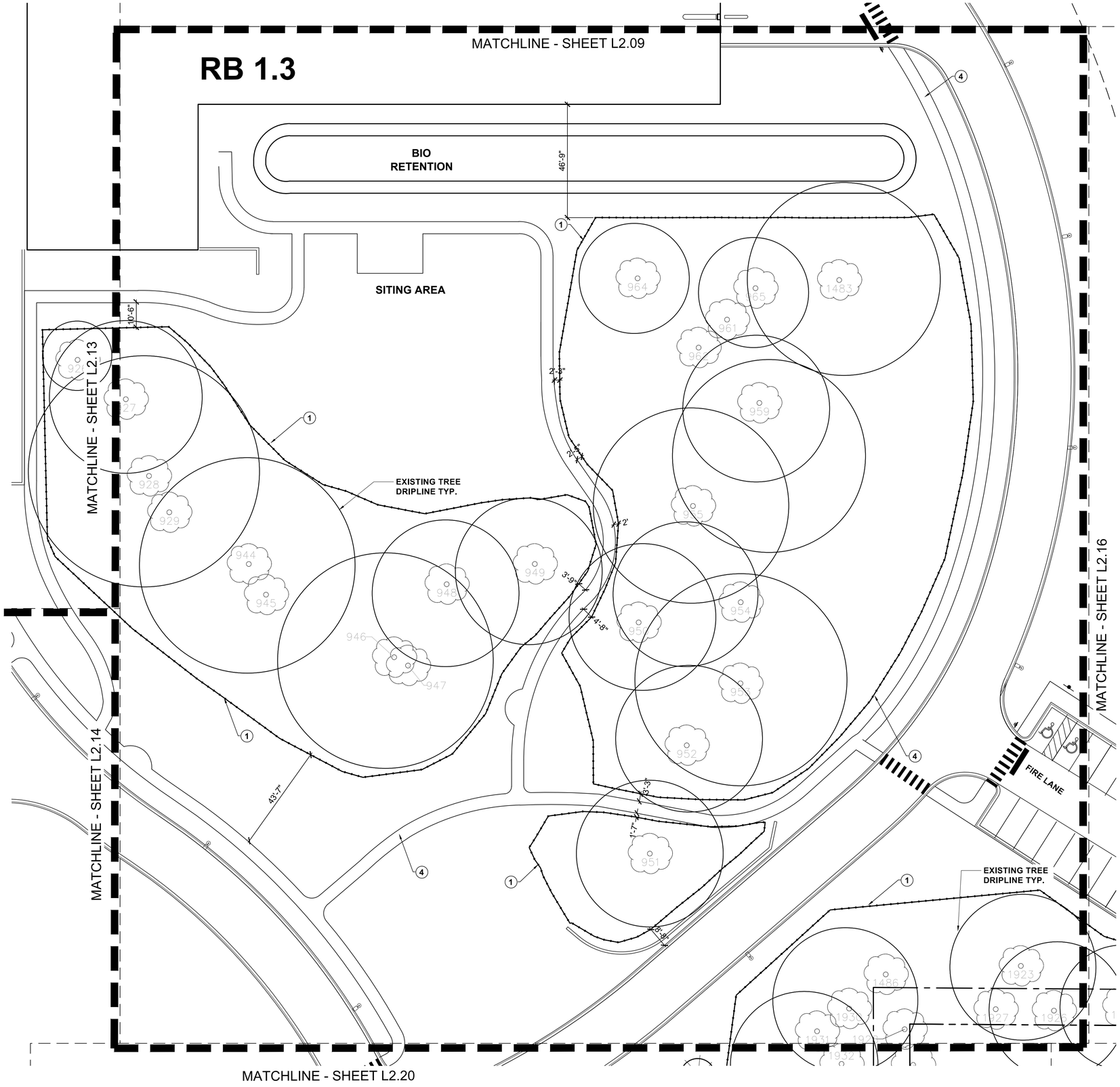

NOTE KEY

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2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- 82 — EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

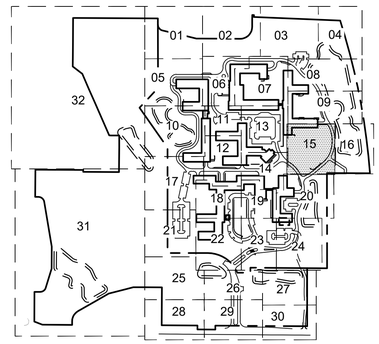
NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.15

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.15 March 23, 2023 11:59:44am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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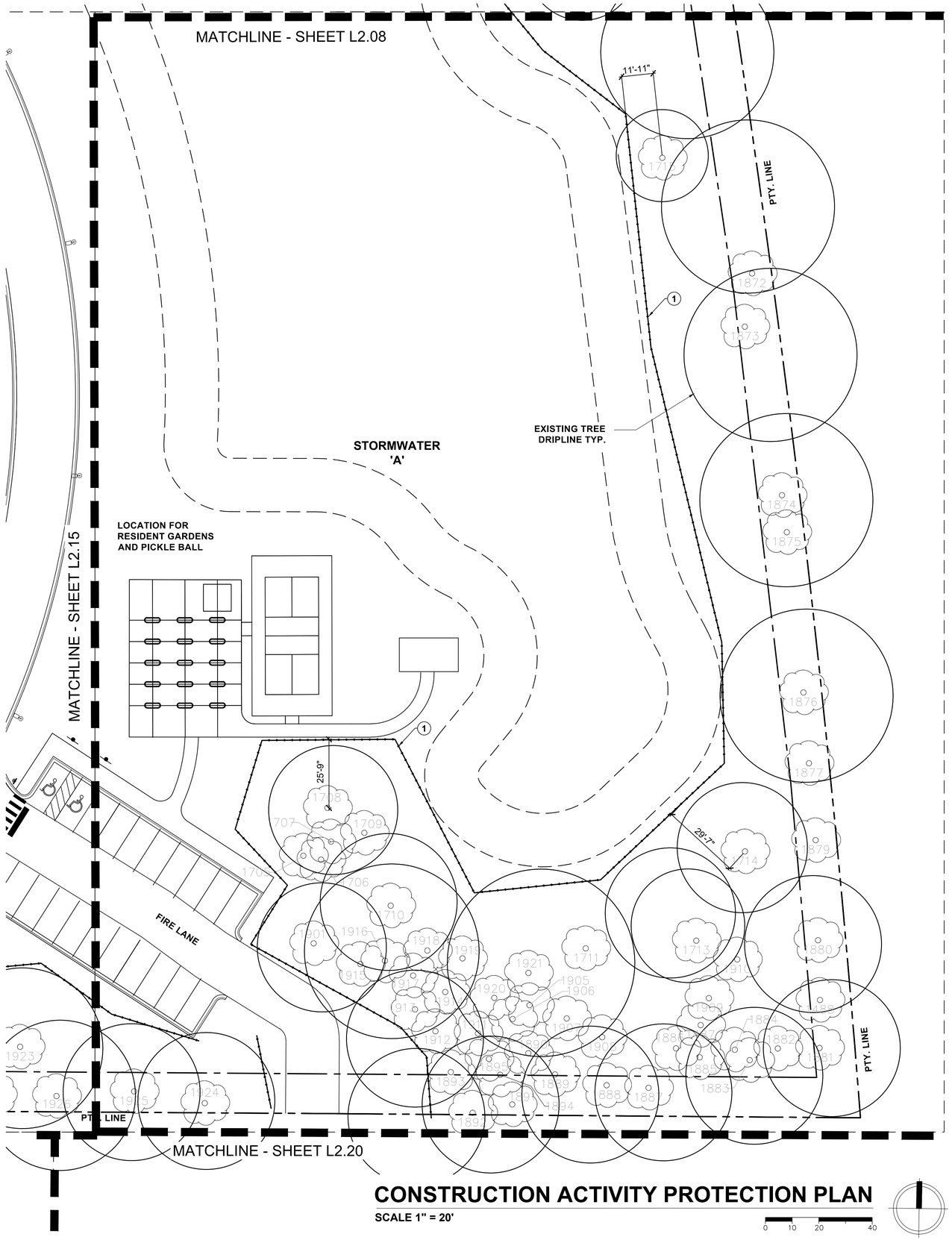


CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

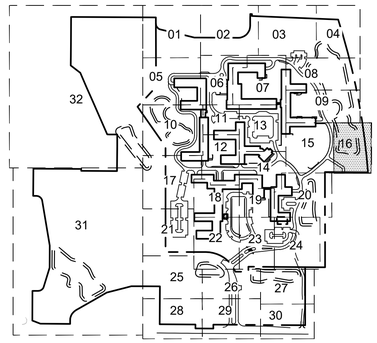
1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.16

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.16 March 23, 2023 12:00:04pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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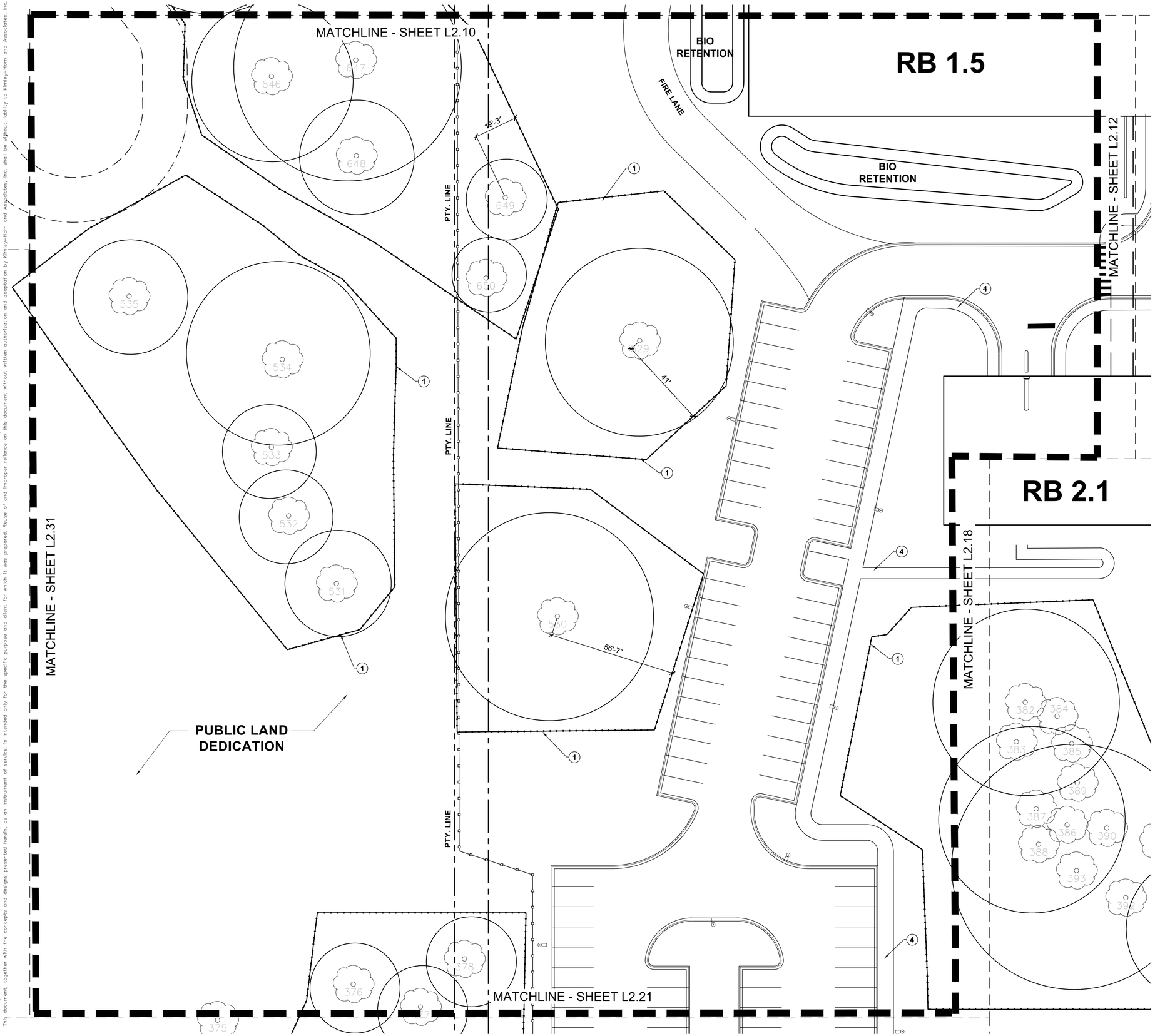

NOTE KEY

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3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

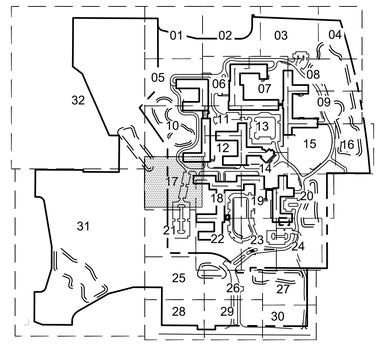
NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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Original Issue	01/14/2022
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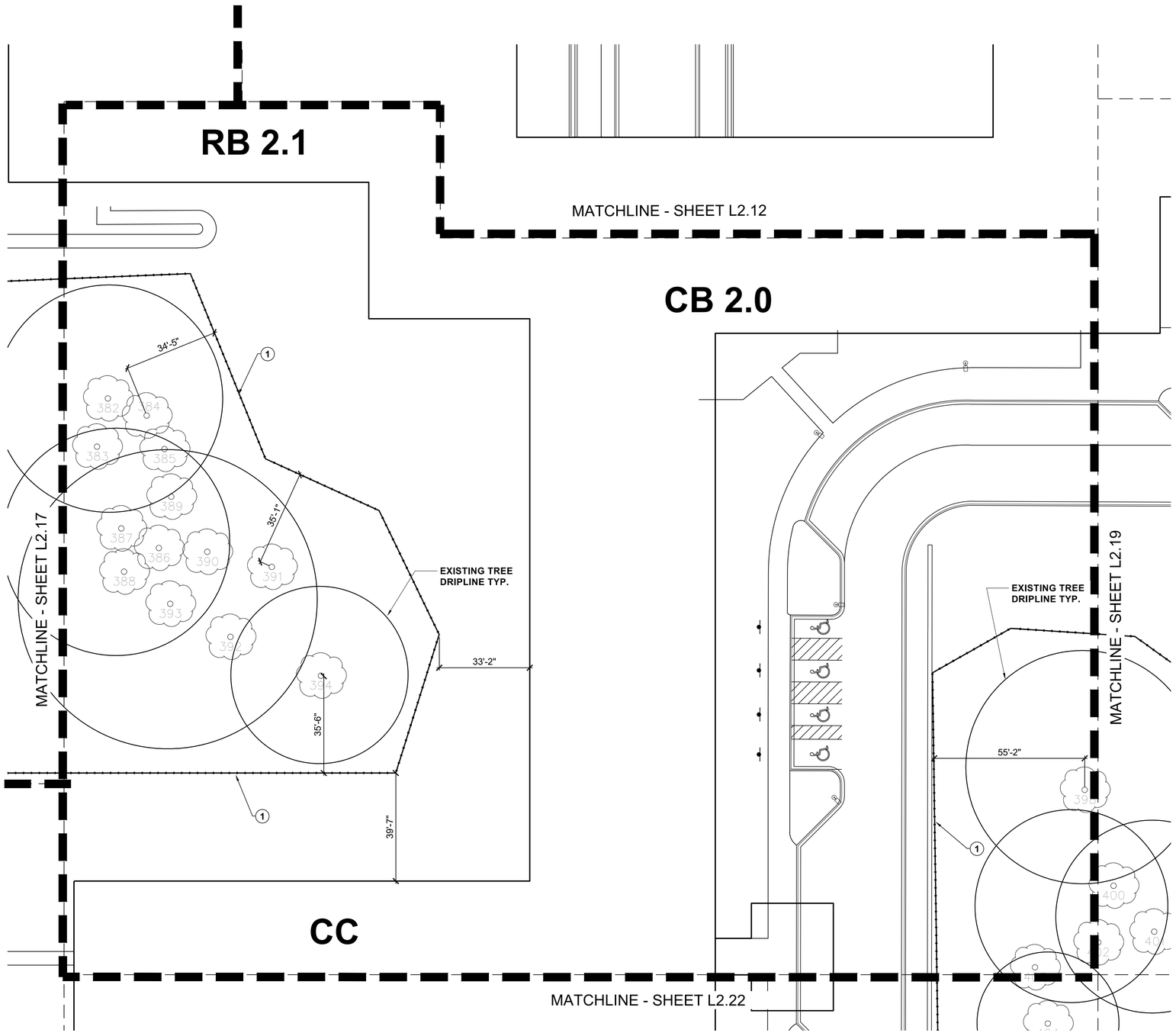
CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.17

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

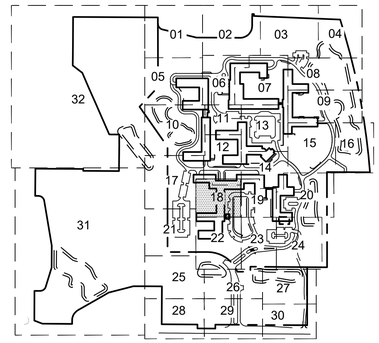
1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

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Original Issue	01/14/2022
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.18

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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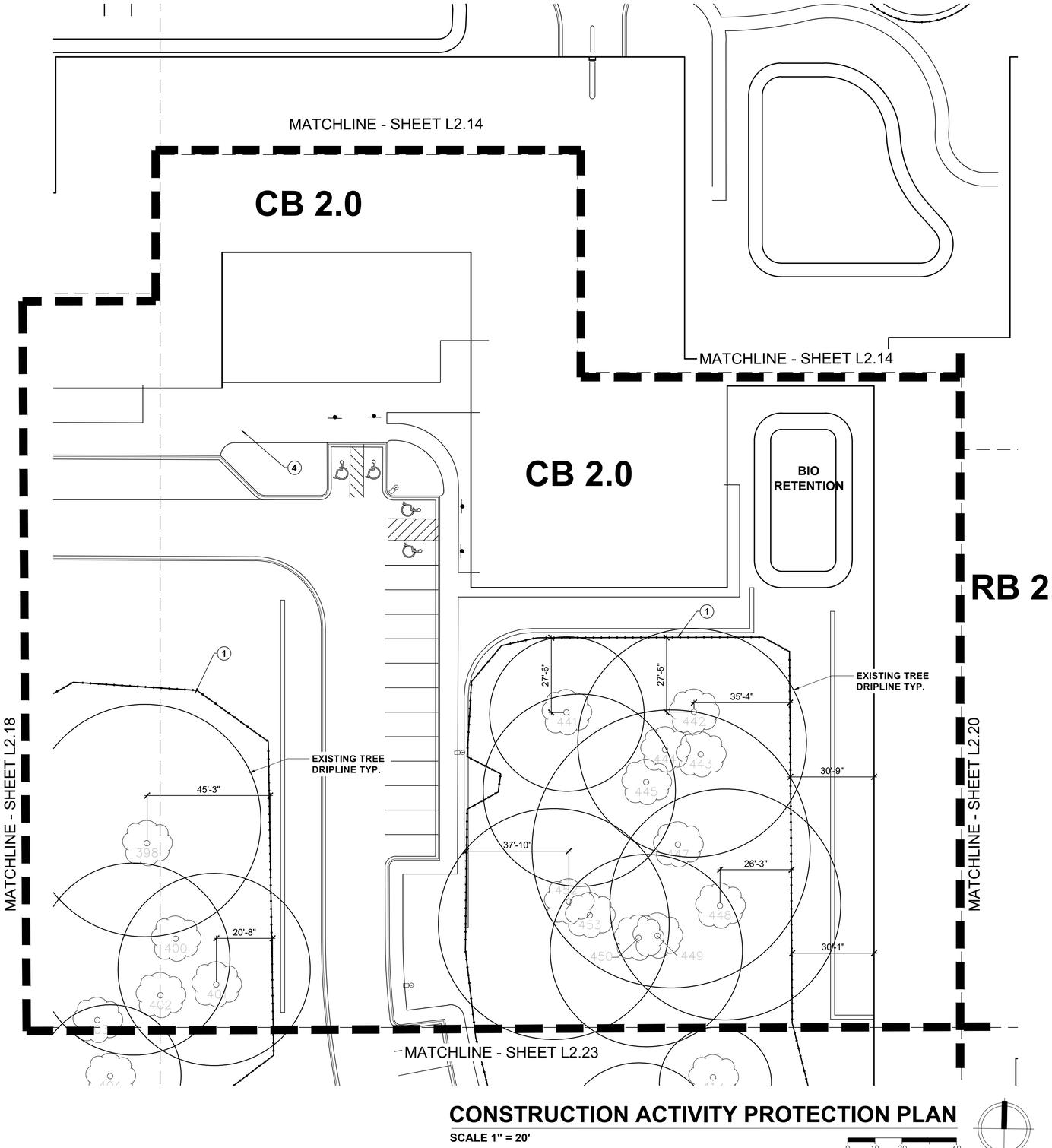

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

NOTE:
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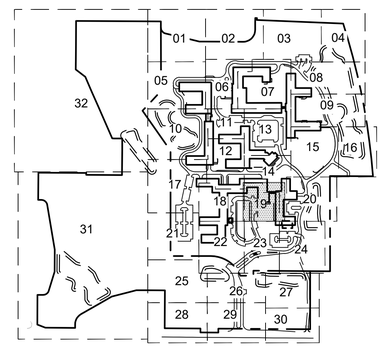
KEY PLAN



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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.19

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.19 March 23, 2023 12:01:45pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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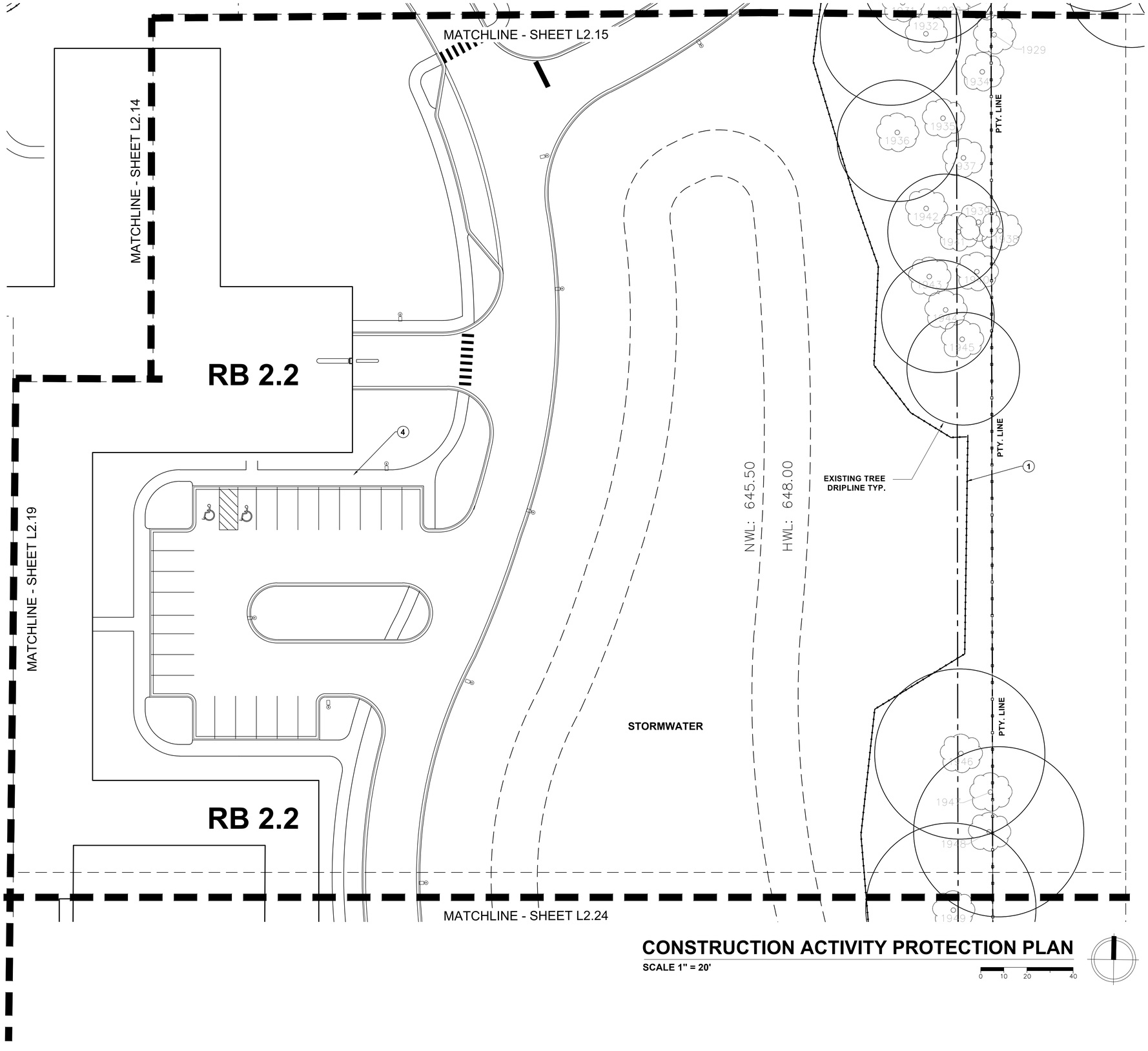

NOTE KEY

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5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- 82 — **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

NOTE:
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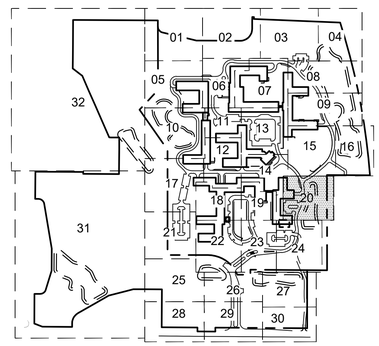
CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.20

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MATCHLINE - SHEET L2.17

MATCHLINE - SHEET L2.31

MATCHLINE - SHEET L2.22

MATCHLINE - SHEET L2.28

PUBLIC LAND DEDICATION

PTY. LINE

PTY. LINE

EXISTING TREE DRIPLINE TYP.

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
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EXISTING TREE KEY

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- EXISTING TREE - CANOPY SIZE

NOTE:
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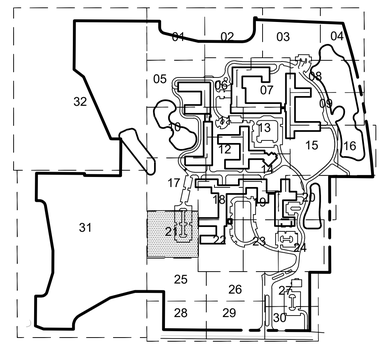
CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.21

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.21 March 28, 2023 06:08:54pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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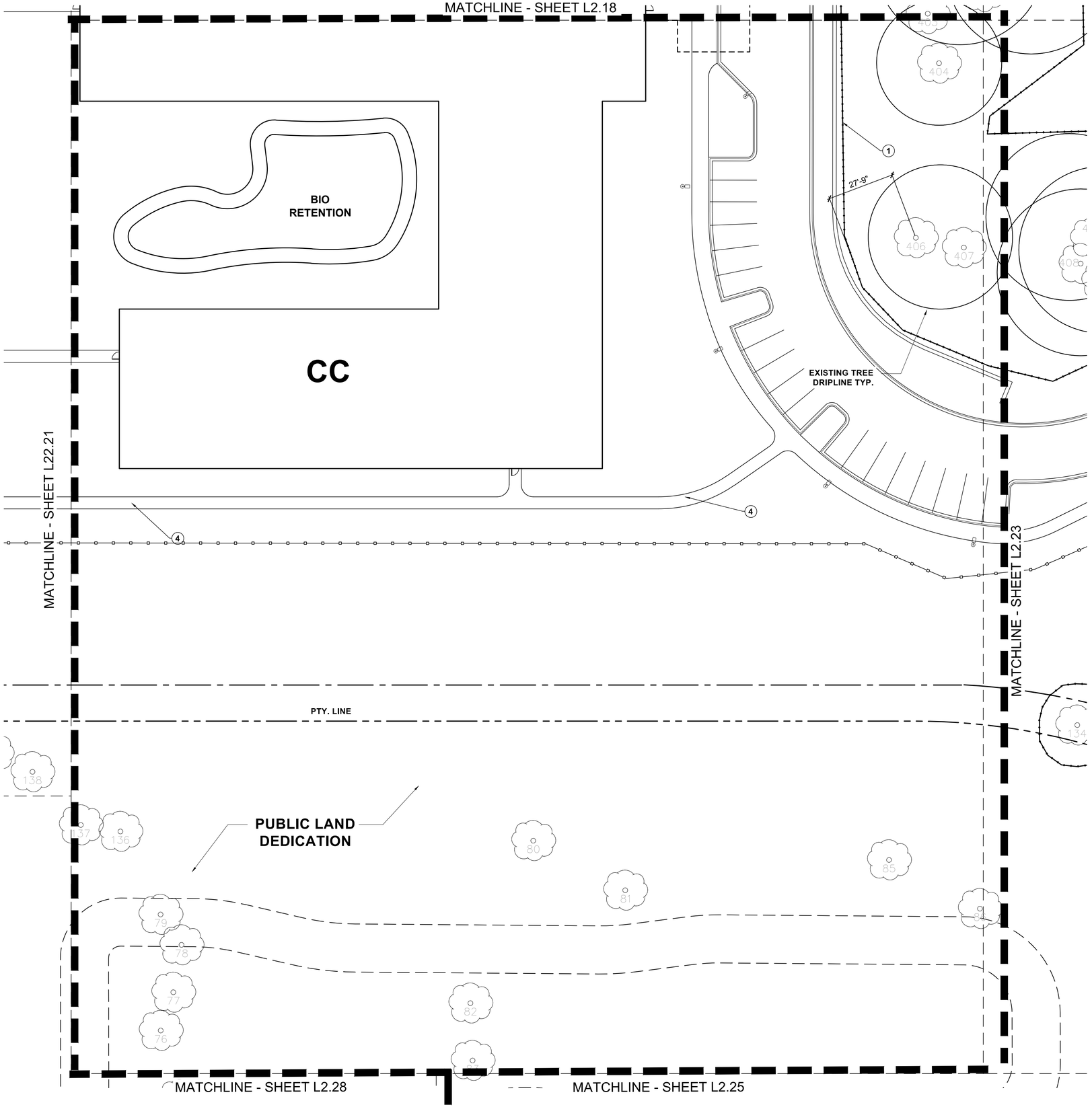


NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

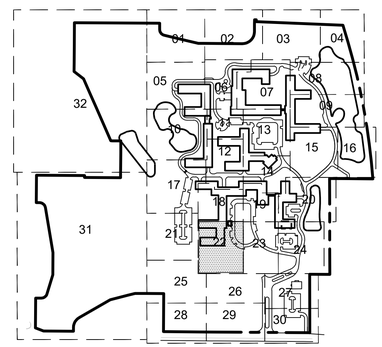
- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20' 0 10 20 40

KEY PLAN



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3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.22

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.22 March 28, 2023 06:07:13pm T:\Data Files\Client Files\ERC\OWC\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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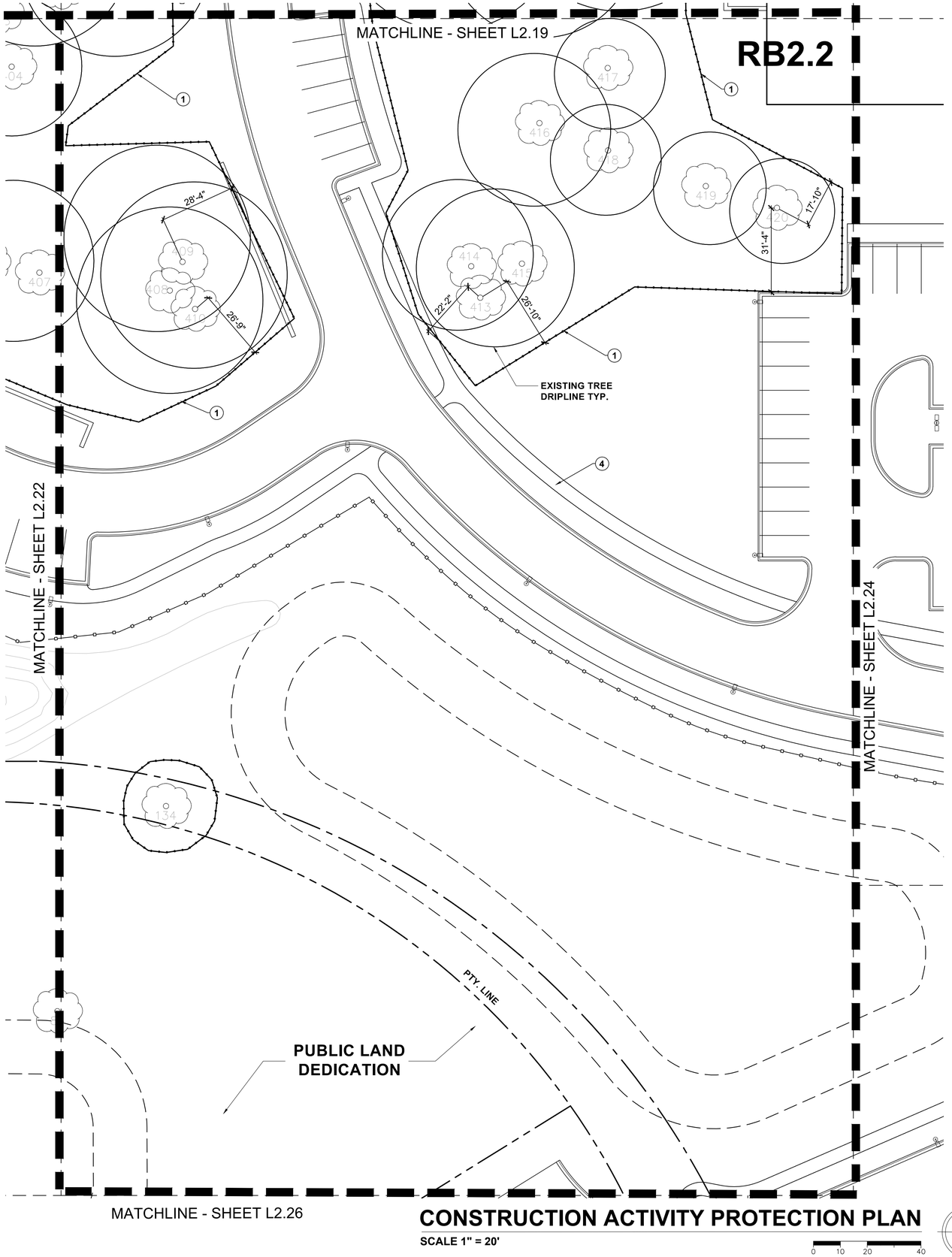


CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

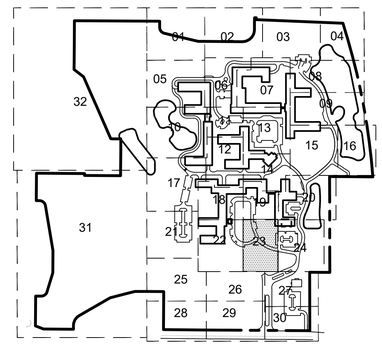
1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.23

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.23 March 28, 2023 06:06:46pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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MATCHLINE - SHEET L2.20

MATCHLINE - SHEET L2.23

MATCHLINE - SHEET L2.27

STORM WATER BASIN

EXISTING TREE DRIPLINE TYP.

EXISTING TREE DRIPLINE TYP.

PTY. LINE

PTY. LINE

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

82 **EXISTING TREE TO REMAIN**

EXISTING TREE - CANOPY SIZE

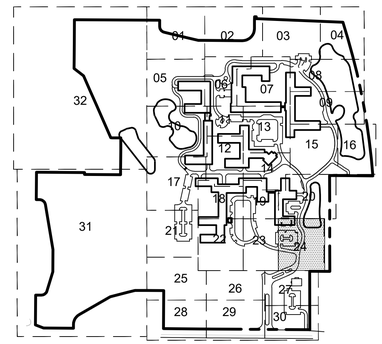
NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.24

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.24 March 28, 2023 06:05:14pm T:\Data Files\Client Files\VERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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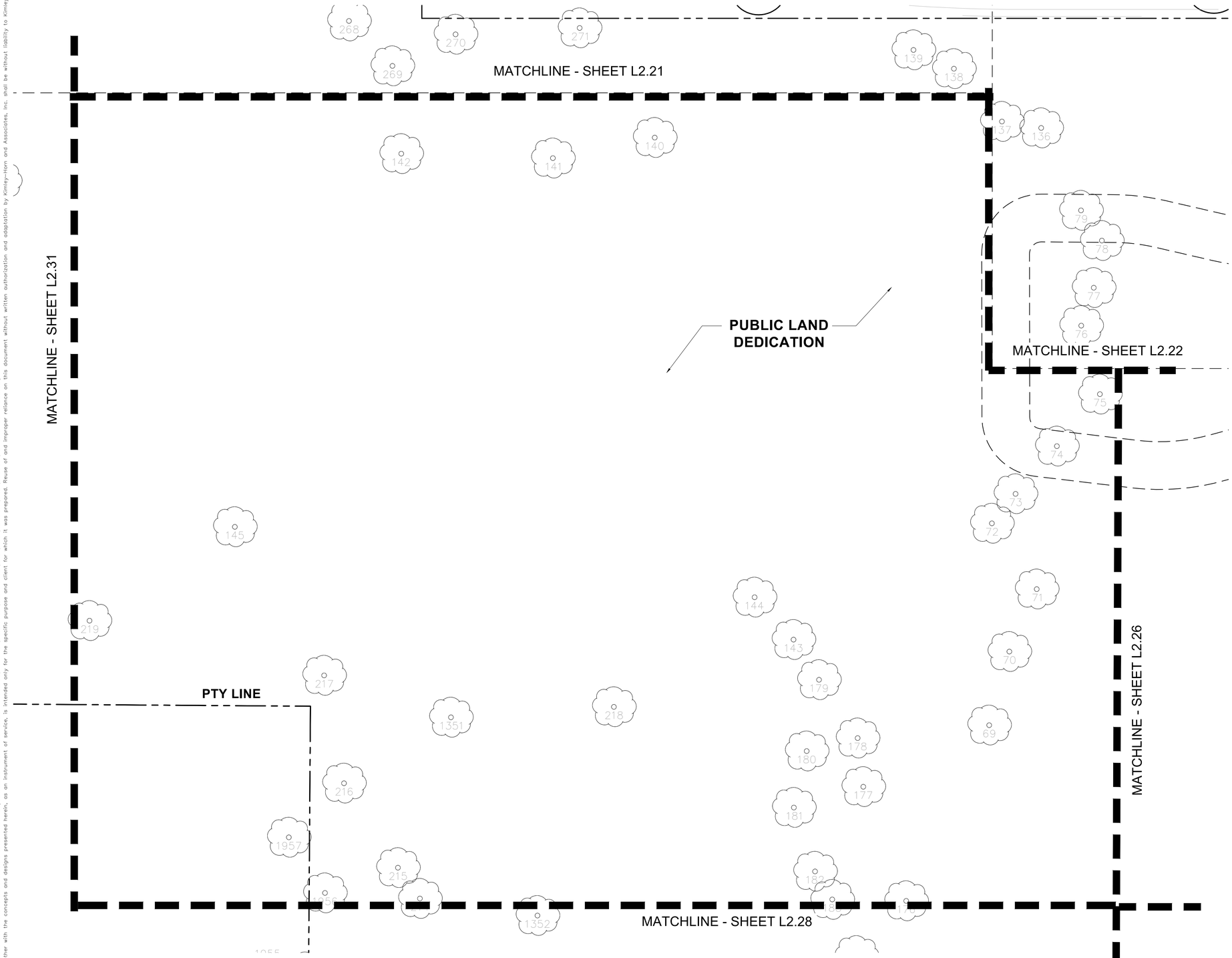


NOTE KEY

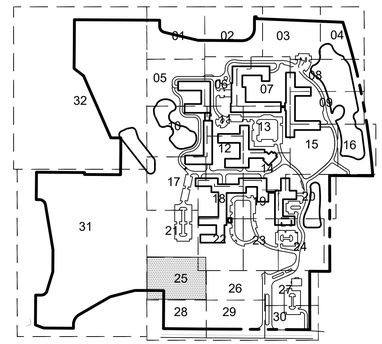
1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" =20'

0 20 40

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5	REVISED PROJECT ENTRANCE	03.31.2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.25

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.25 March 28, 2023 06:02:58pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\2303311\NB-SITE-LS-TREES.dwg
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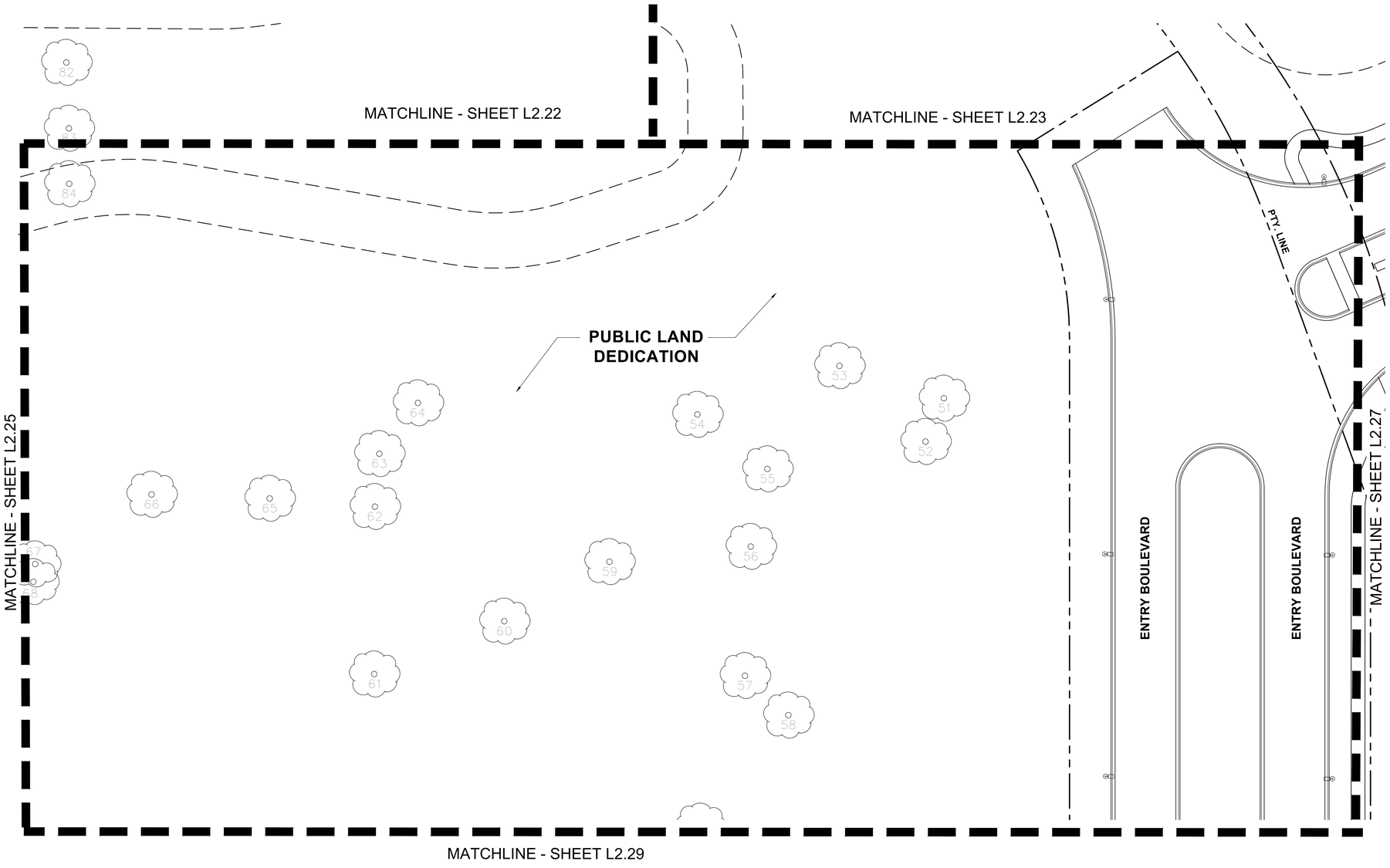
Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

82 **EXISTING TREE TO REMAIN**

EXISTING TREE - CANOPY SIZE

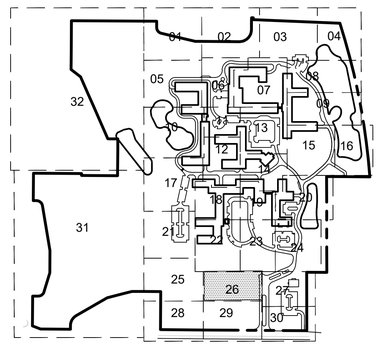
NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

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KHA Project No.	16814101
Original Issue	01/14/2022
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.26

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.26 March 29, 2023 04:29:32pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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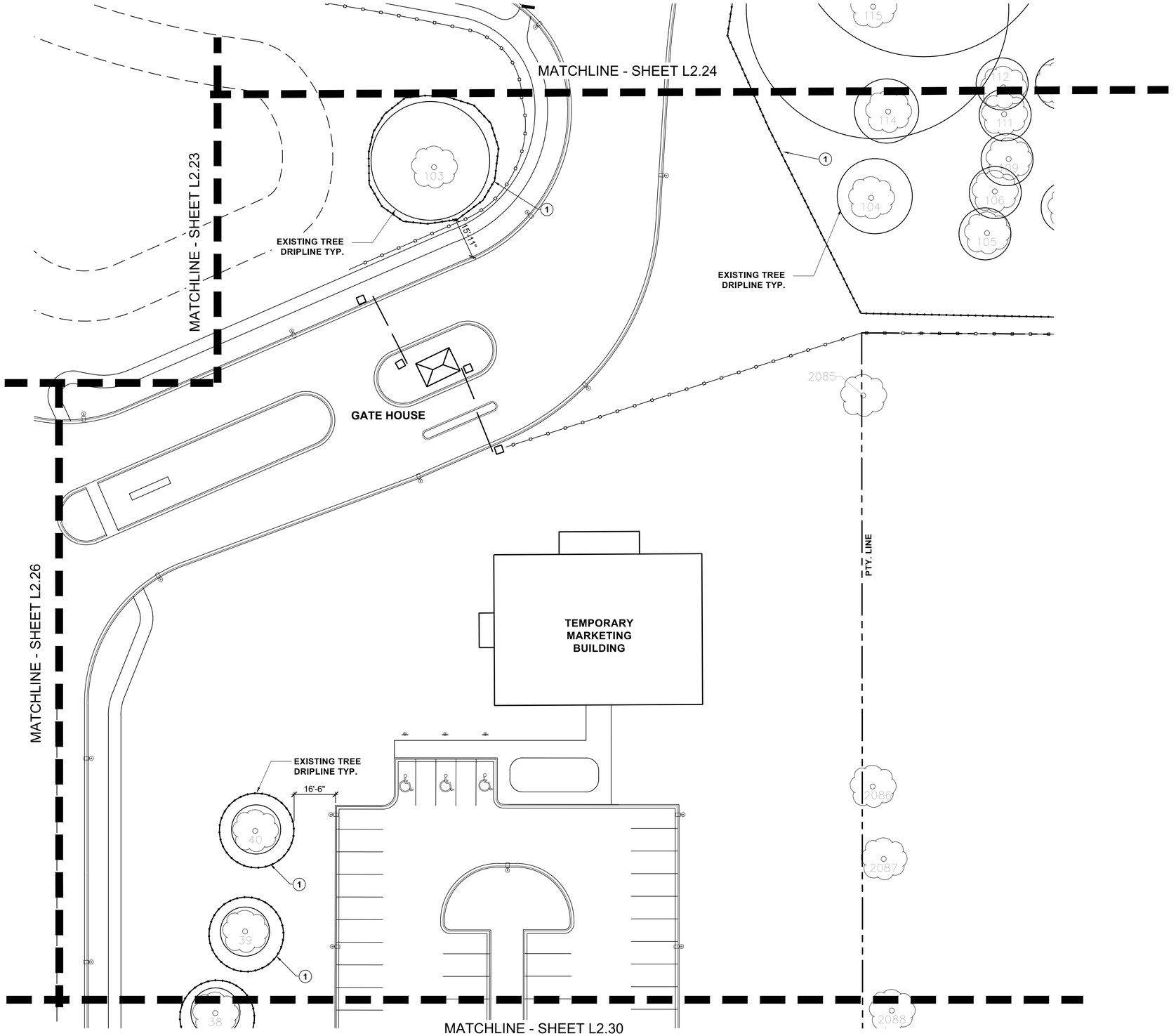


NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

EXISTING TREE TO REMAIN

EXISTING TREE - CANOPY SIZE

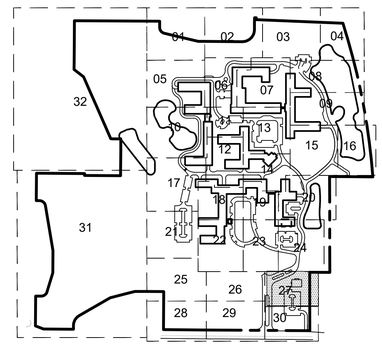
NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" =20'

0 20 40

KEY PLAN



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KHA Project No.	16814101
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.27

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.27 March 29, 2023 04:30:43pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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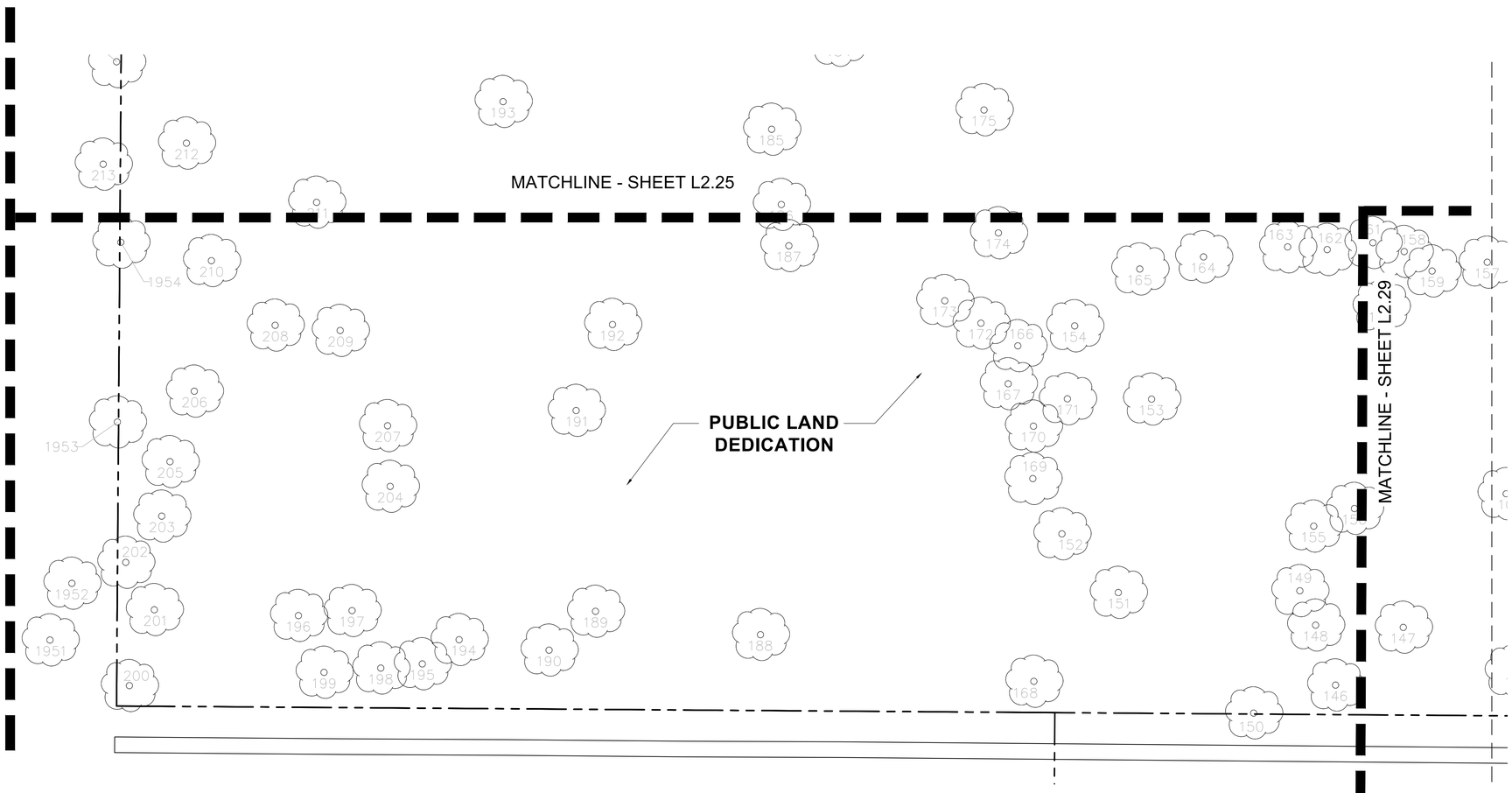
Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

82 **EXISTING TREE TO REMAIN**

EXISTING TREE - CANOPY SIZE

NOTE:
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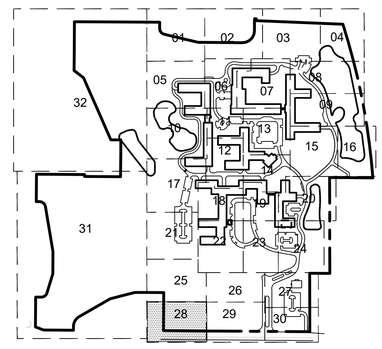
KEY PLAN



CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" =30'

0 20 40

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KHA Project No.	16814101
Original Issue	01/14/2022
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.28

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.28 March 28, 2023 06:01:23pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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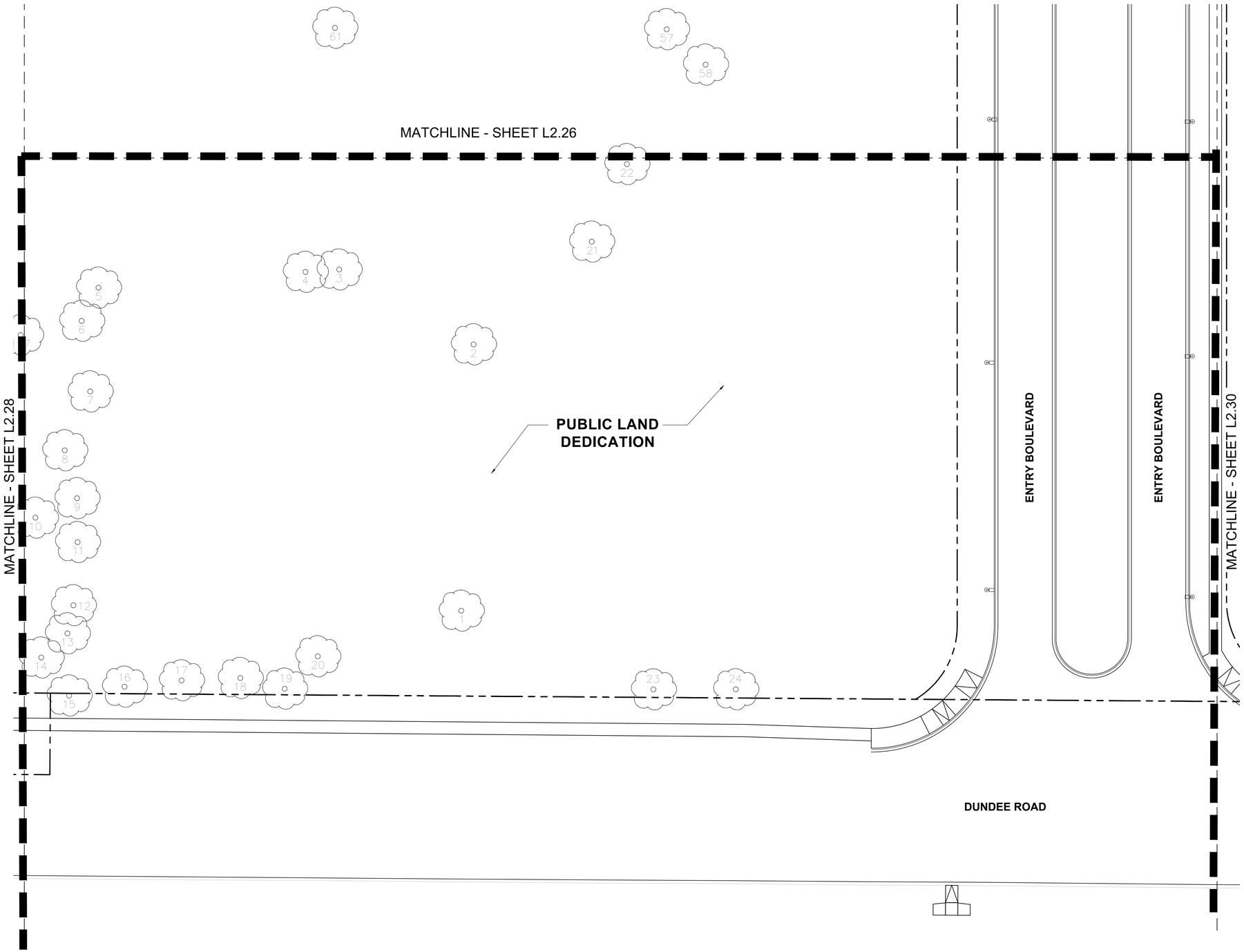

CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
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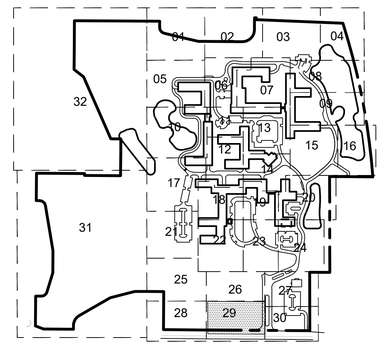
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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1	REVISED PER VILLAGE COMMENTS	03.30.2022
2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.29

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken . Sheet Set:Erickson West Creek Master Plan Layout:L2.29 March 28, 2023 06:01:06pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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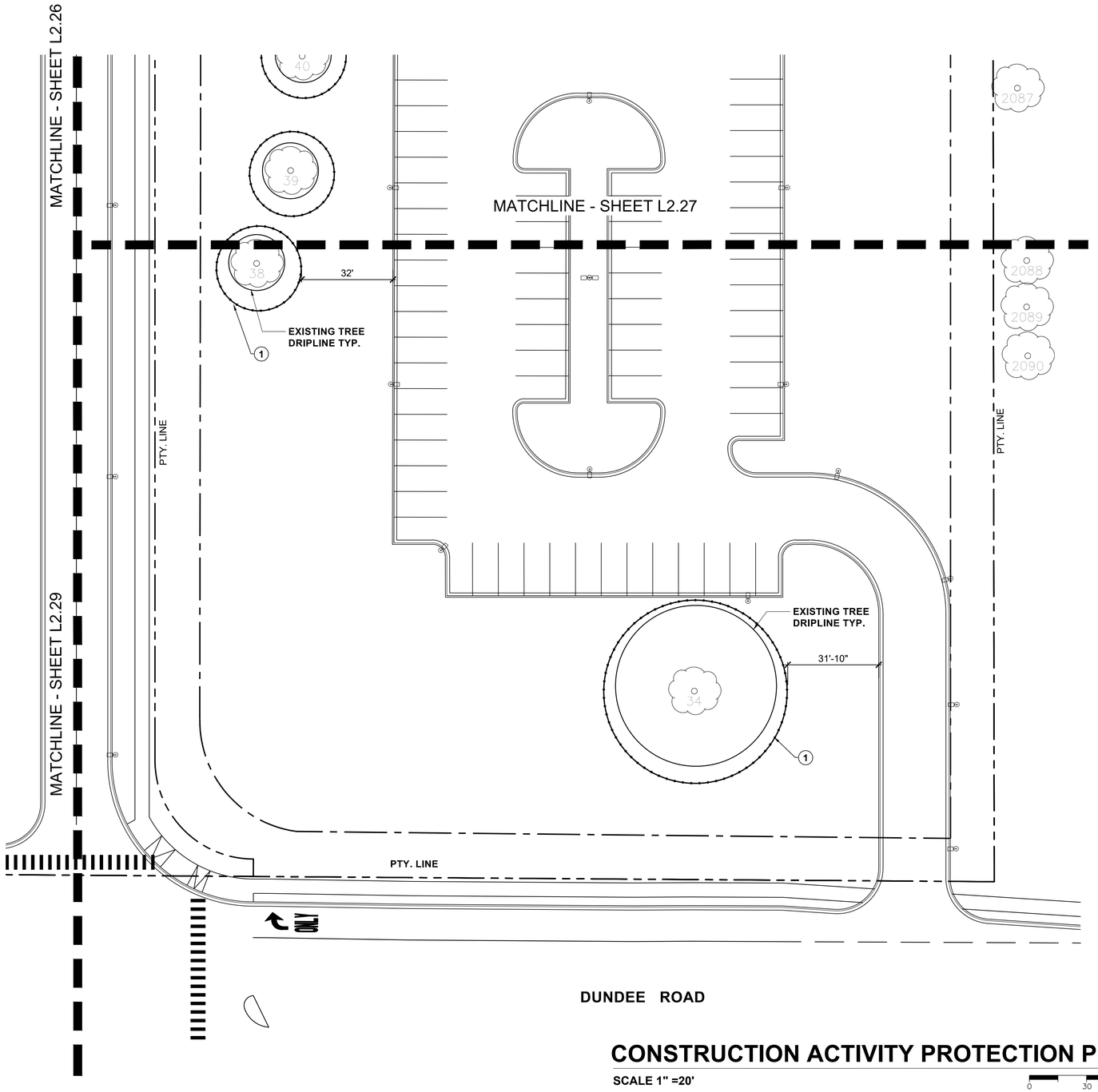


CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" =20'

0 30 60

NOTE KEY

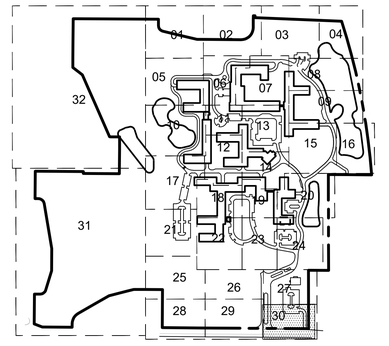
1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.30

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.30 March 29, 2023 04:33:59pm T:\Data Files\Client Files\ERC\LOWC\NBROOK\SITE\23033\NB-SITE-LS-TREES.dwg
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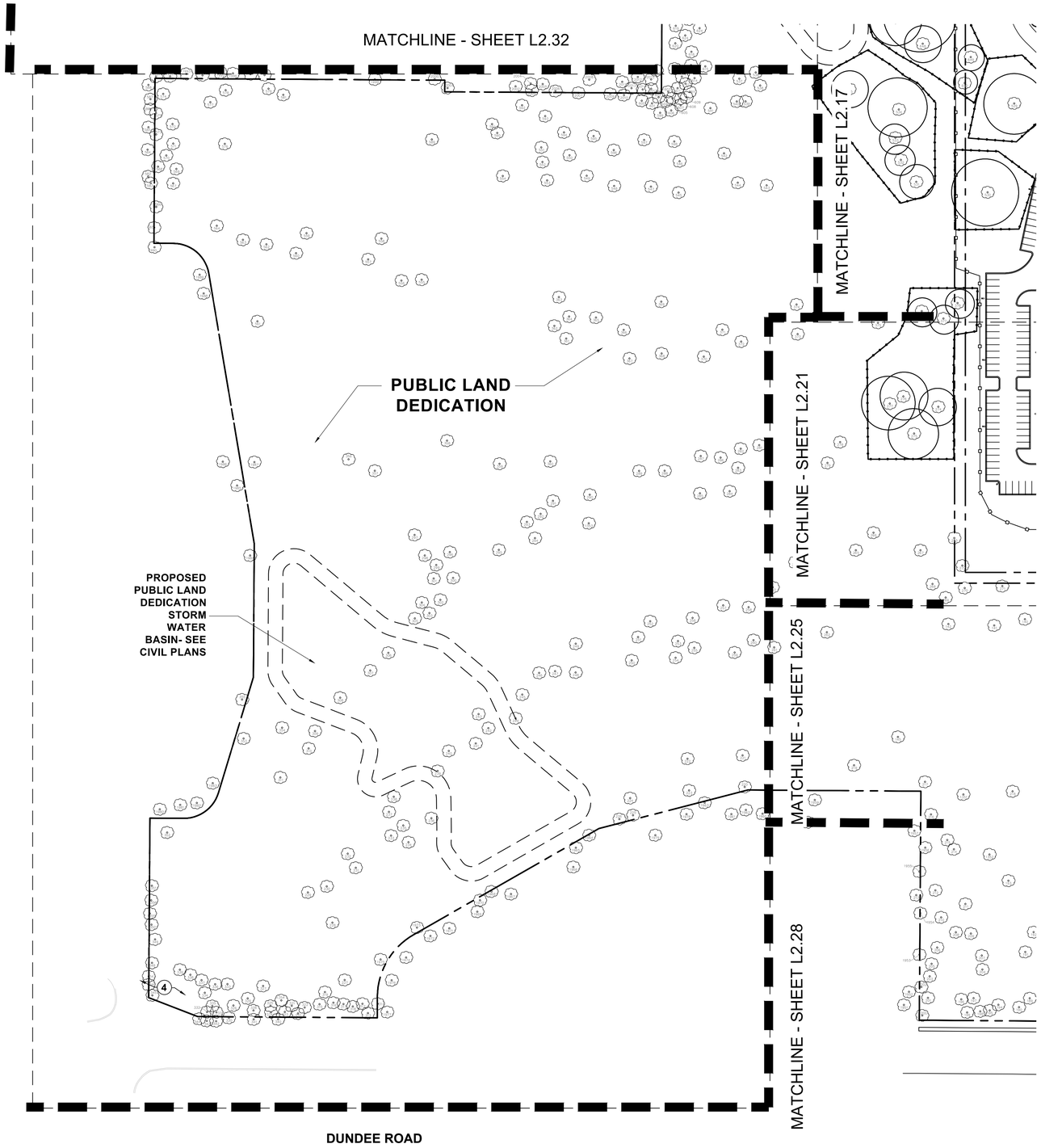


CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" =80'

0 40 80 160

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

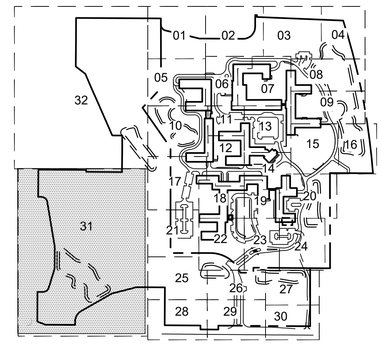
EXISTING TREE KEY

EXISTING TREE TO REMAIN

EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

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KHA Project No.	16814101
Original Issue	01/14/2022
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.31

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.31 March 23, 2023 12:05:30pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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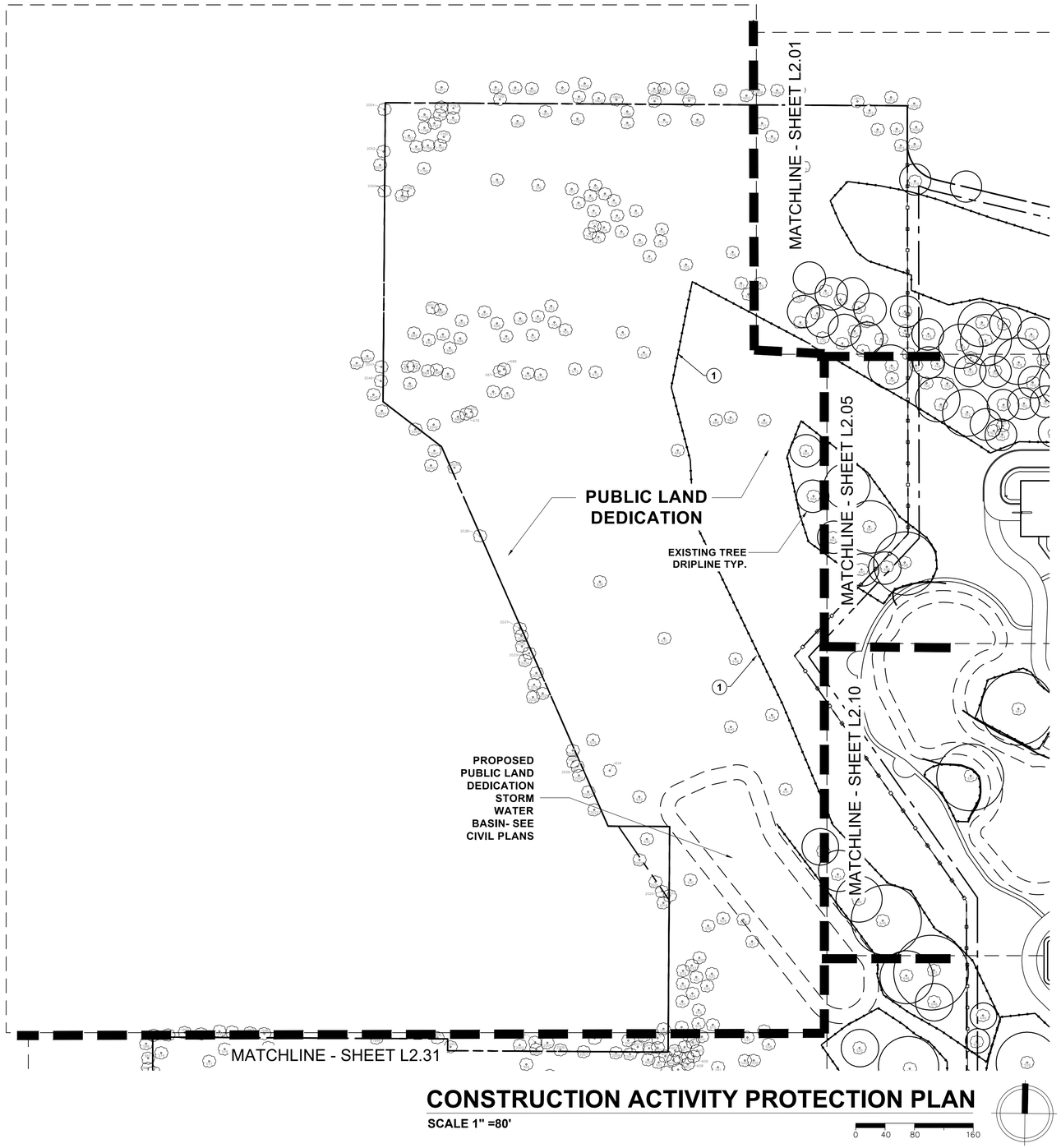


CONSTRUCTION ACTIVITY PROTECTION PLAN

SCALE 1" =80'

0 40 80 160

NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-10 (FENCING TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. NO ITEM
3. PROPOSED 5' WD. NATURE PATH
4. PROPOSED SIDEWALK
5. PROPOSED RAIN GARDEN

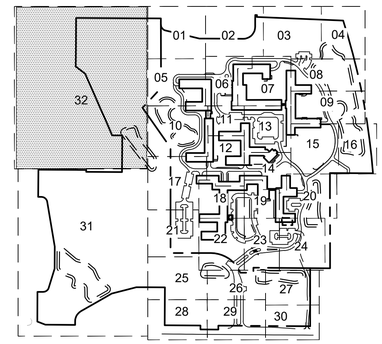
EXISTING TREE KEY

EXISTING TREE TO REMAIN

EXISTING TREE - CANOPY SIZE

NOTE:
EXISTING TREE DRIP LINES SHOWN ARE FROM AIR PHOTO INFORMATION AND EXCEED THE STANDARD CALCULATED 1' OF DISTANCE FROM TRUNK FOR 1" OF TRUNK CALIPER

KEY PLAN



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KHA Project No.	16814101
Original Issue	01/14/2022
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CONSTRUCTION ACTIVITY PROTECTION PLAN

L2.32

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L2.32 March 23, 2023 12:03:37pm T:\Data Files\Client Files\ERICSON\NBROOK\SITE\230331\NB-SITE-LS-TREES.dwg
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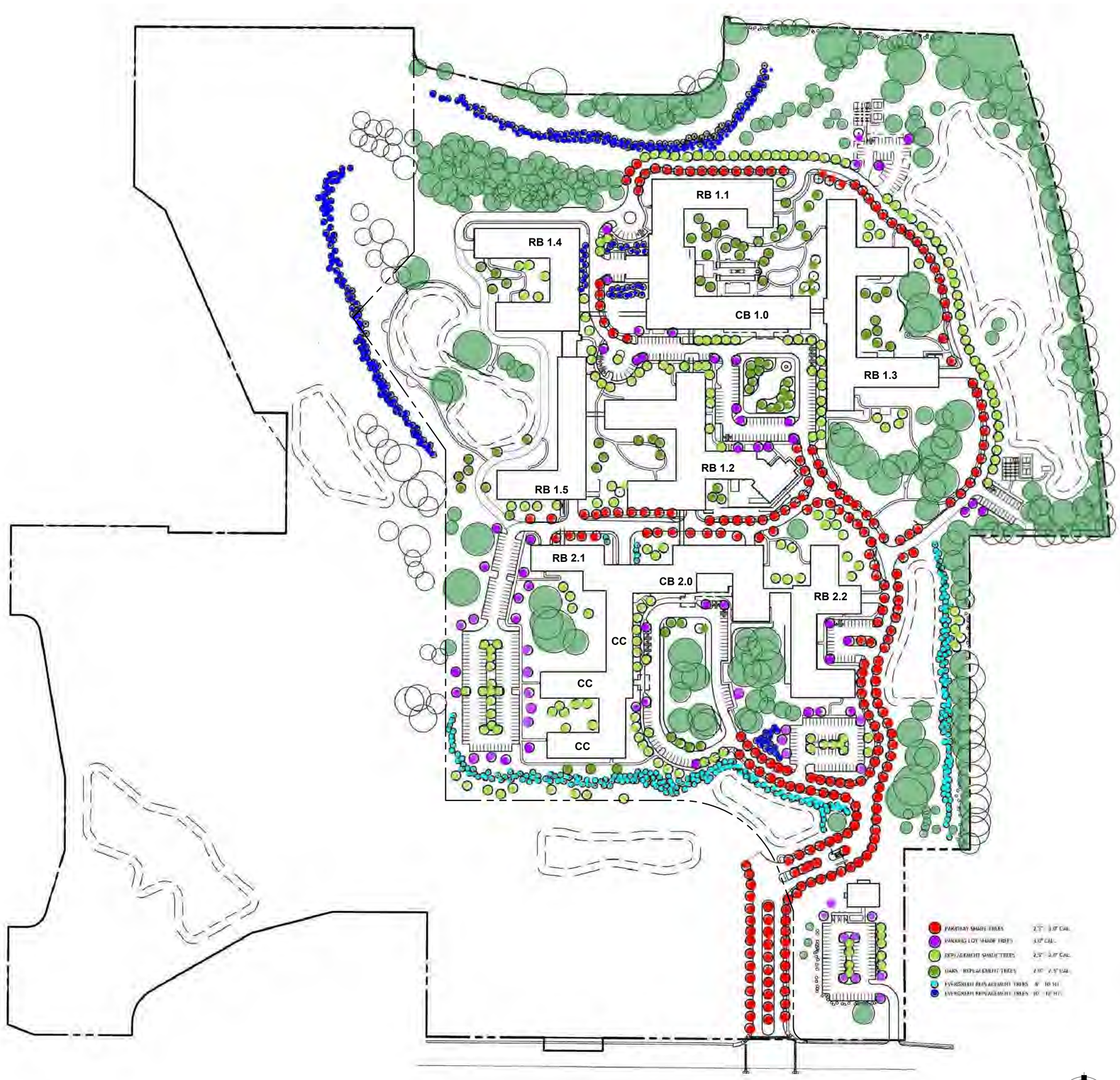
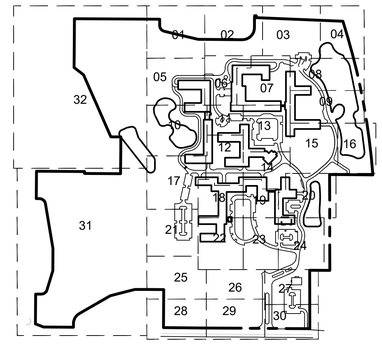


TREE REPLACEMENT CONCEPT PLAN

NO SCALE

KEY PLAN



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TREE REPLACEMENT CONCEPT PLAN

L1.00

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L1.00 COLOR March 28, 2023 06:10:52pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.01 March 24, 2023 03:16:11pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\23033\NB-SITE-LS ALL TREES.dwg
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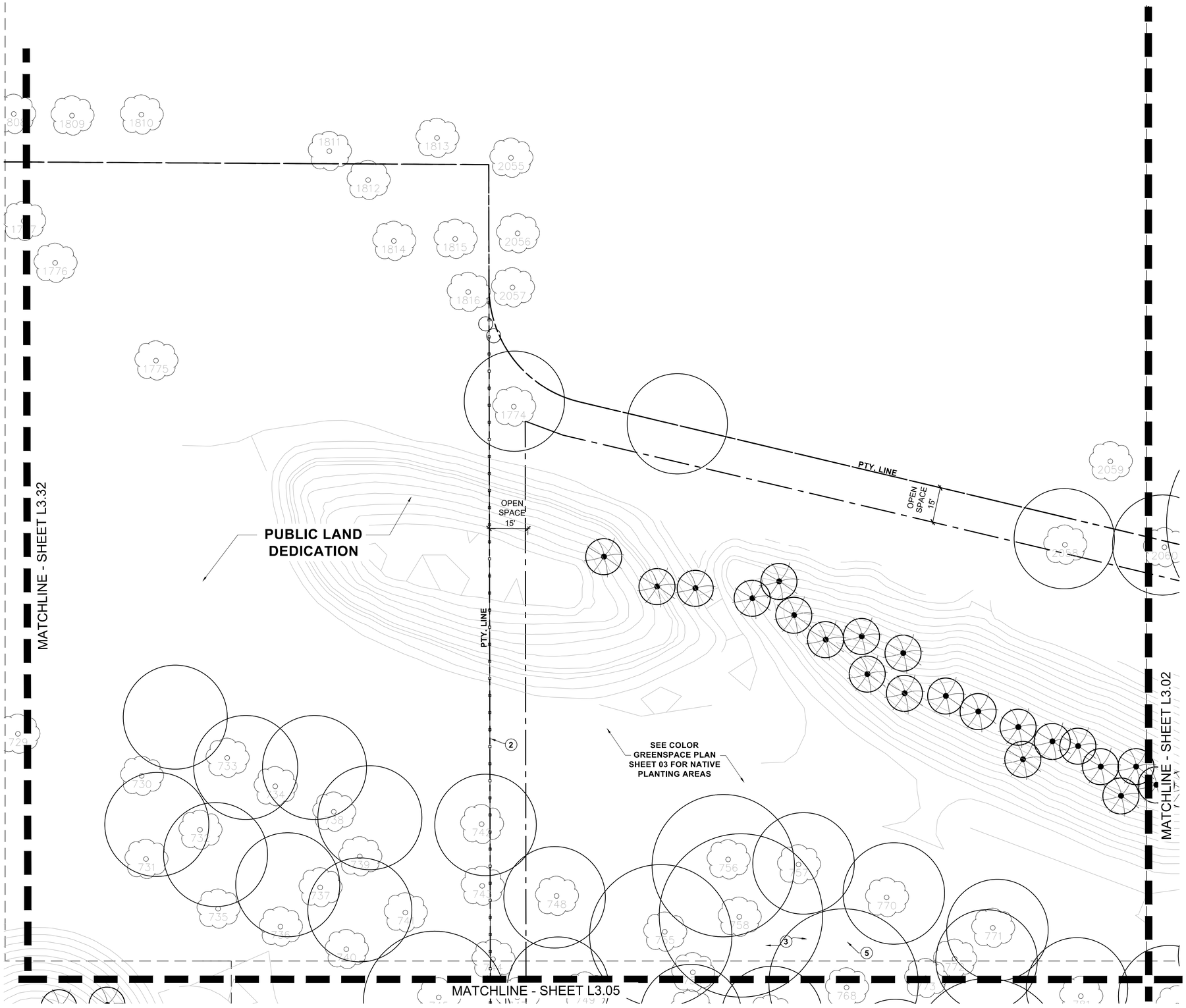


SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/\L4.08 AND 2/\L4.08

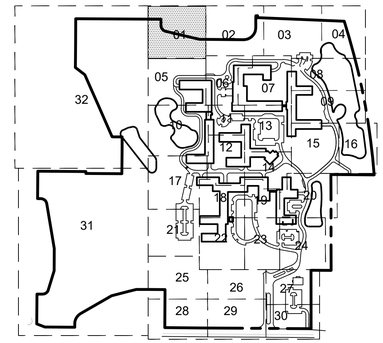
EXISTING TREE KEY

- 52 **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	**2.5"- 3.0" CAL**
PARKING LOT SHADE TREES	**3.0" CAL**
SHADE TREES - REPLACEMENT	**2.5"- 3.0" CAL**
OAKS - REPLACEMENT TREES	**2.0"- 2.5" CAL**
BIOSWALE - REPLACEMENT TREES	**15' HT**
EVERGREEN - REPLACEMENT TREES	**8'- 10' HT**
EVERGREEN - REPLACEMENT TREES	**10'- 12' HT**

KEY PLAN



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Seal:

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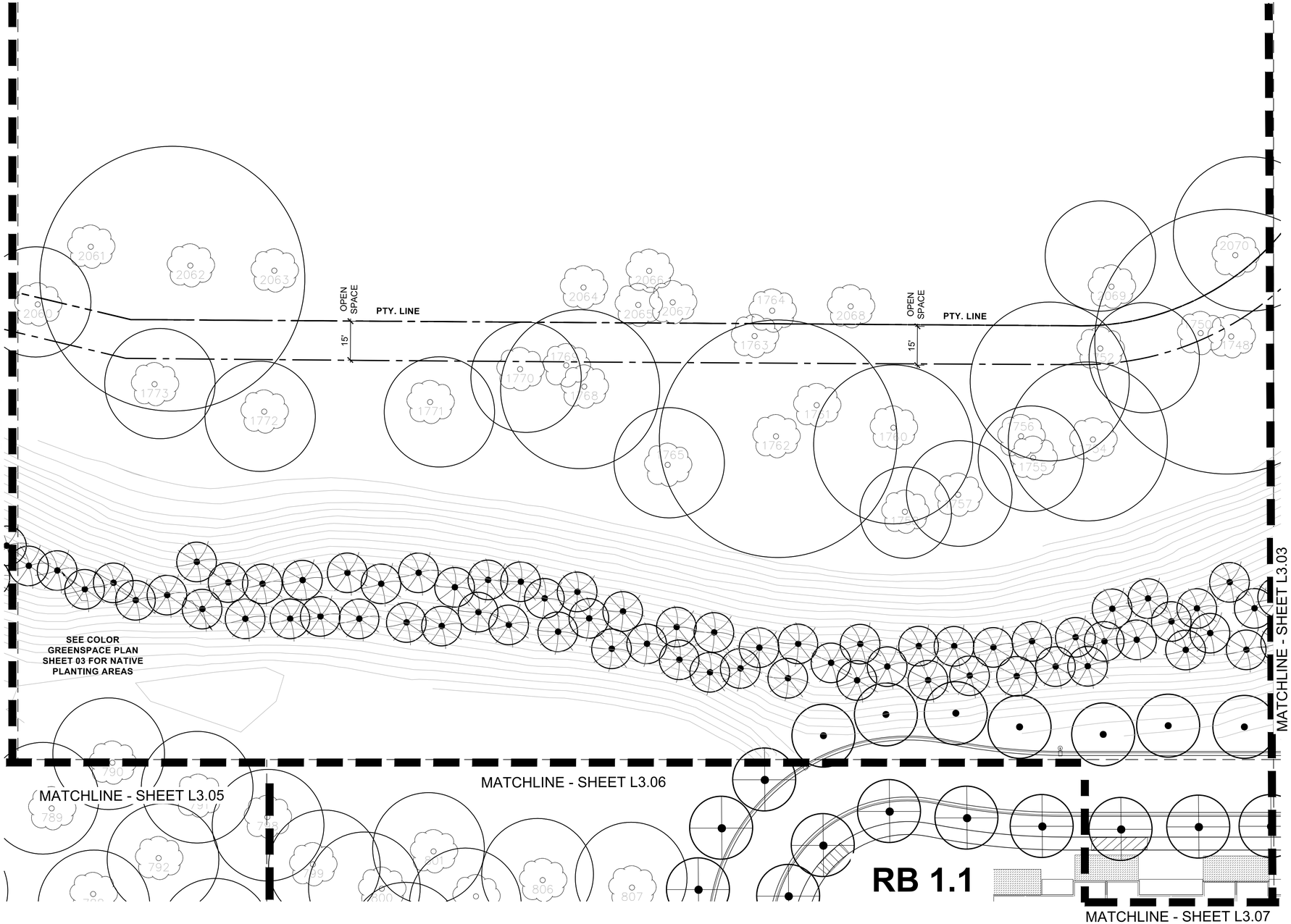
KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.01

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/\L4.08 AND 2/\L4.08

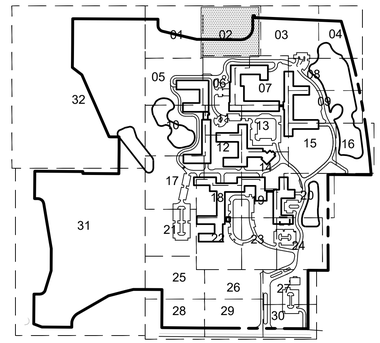
EXISTING TREE KEY

- 52 **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	**2.5"- 3.0" CAL**
PARKING LOT SHADE TREES	**3.0" CAL**
SHADE TREES - REPLACEMENT	**2.5"- 3.0" CAL**
OAKS - REPLACEMENT TREES	**2.0"- 2.5" CAL**
BIOSWALE - REPLACEMENT TREES	**15' HT**
EVERGREEN - REPLACEMENT TREES	**8'- 10' HT**
EVERGREEN - REPLACEMENT TREES	**10'- 12' HT**

KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.02

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.02 March 24, 2023 03:16:45pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

PTY. LINE

HEDGEROW
1
L3.09

PTY. LINE

OPEN SPACE 15'

OPEN SPACE 15'

PTY. LINE

SEE COLOR GREENSPACE PLAN SHEET 03 FOR NATIVE PLANTING AREAS

42" BLACK CHAIN LINK DOG PARK FENCE - SEE DETAIL 6. SHT. L4.05

ALTERNATE LOCATION - RESIDENT GARDENS/ PICKLE BALL/ DOG PARK SEE SHT. 4.02

MATCHLINE - SHEET L3.02

MATCHLINE - SHEET L3.04

PARKING LOT TREES

P1 PARKING SPACES: 30
TREES PROVIDED: 4

30 PARKING SPACES
4 PARKING LOT TREES PROV'D

VIEW TRIANGLE TYP.

MATCHLINE - SHEET L3.07

MATCHLINE - SHEET L3.08

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

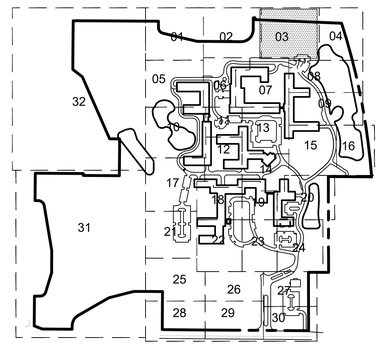
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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2	REVISED PER VILLAGE COMMENTS	05.27.2022
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4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.03

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.03 March 29, 2023 04:37:06pm T:\Data Files\Client Files\ERICDWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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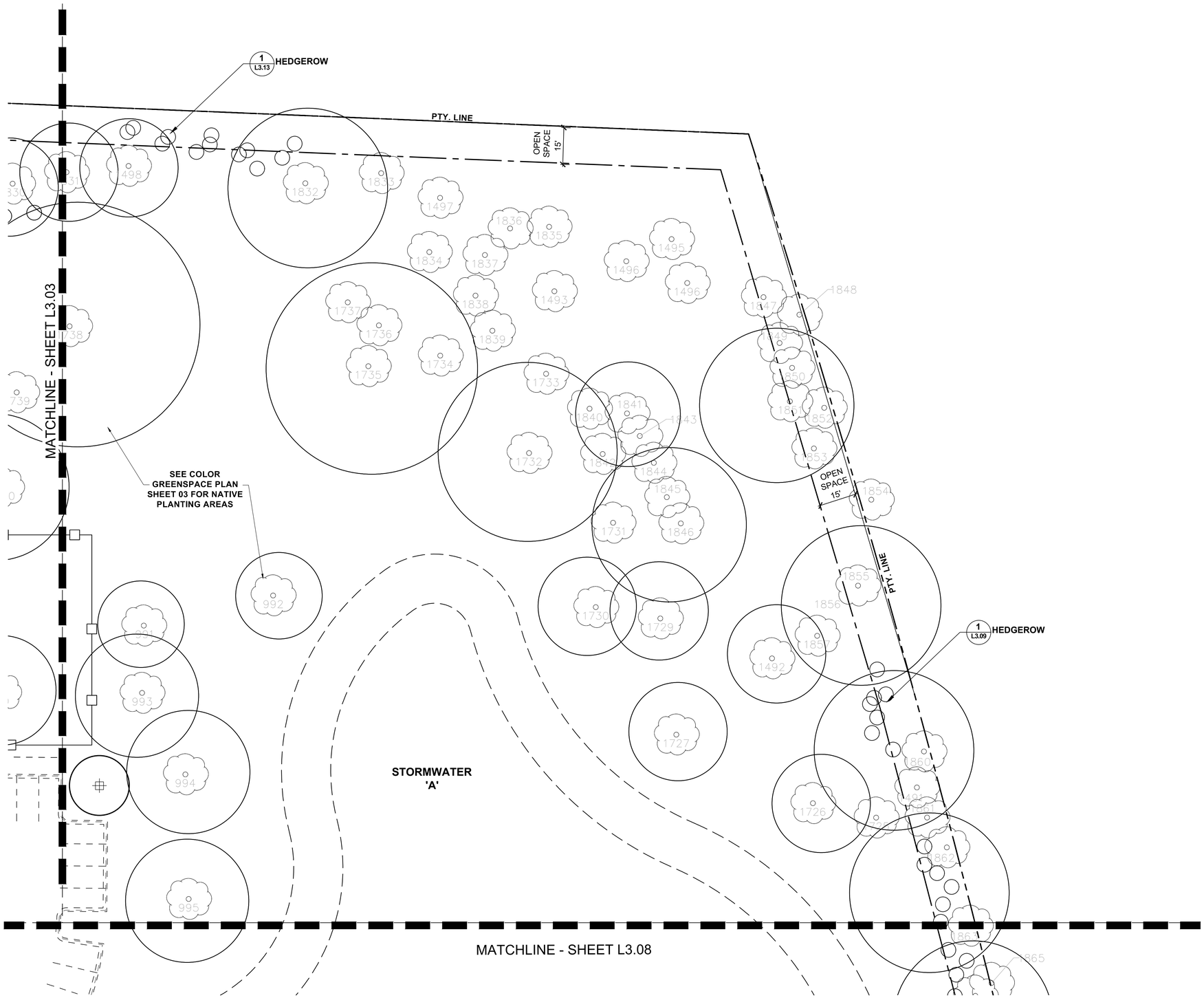
Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
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11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

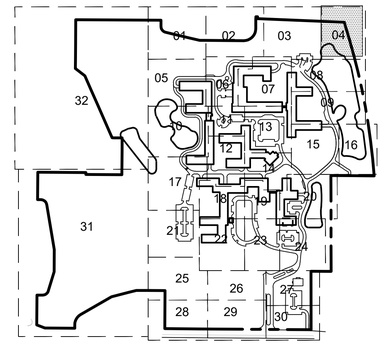
EXISTING TREE KEY

- (82) EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.04

Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.04 March 24, 2023 03:25:34pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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MATCHLINE - SHEET L3.01

PUBLIC LAND DEDICATION

OPEN SPACE 15'

PTY. LINE

SEE COLOR GREENSPACE PLAN SHEET 03 FOR NATIVE PLANTING AREAS

10' MIN. FOUNDATION LANDSCAPING, TYP.

TYP. (12)

RB 1.4

E2.2 A2.1 E2.2 C2.0 E2.2

H12.1 STAIR B1.1 (12) TYP. E2.2

(12) TYP. C2.0 F2.3 C2.0

FIRE LANE

BIO RETENTION

STORMWATER 'B'

H11.1 STAIR A2.1 (12) D3.3 C2.0

10' MIN. FOUNDATION LANDSCAPING, TYP.

MATCHLINE - SHEET L3.06

MATCHLINE - SHEET L3.32

PTY. LINE

OPEN SPACE 15'

MATCHLINE - SHEET L3.10

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L–ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
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EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

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SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
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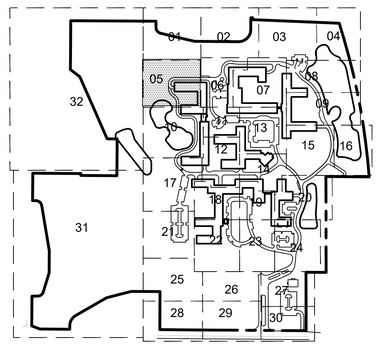
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.05

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.05 March 24, 2023 03:26:01pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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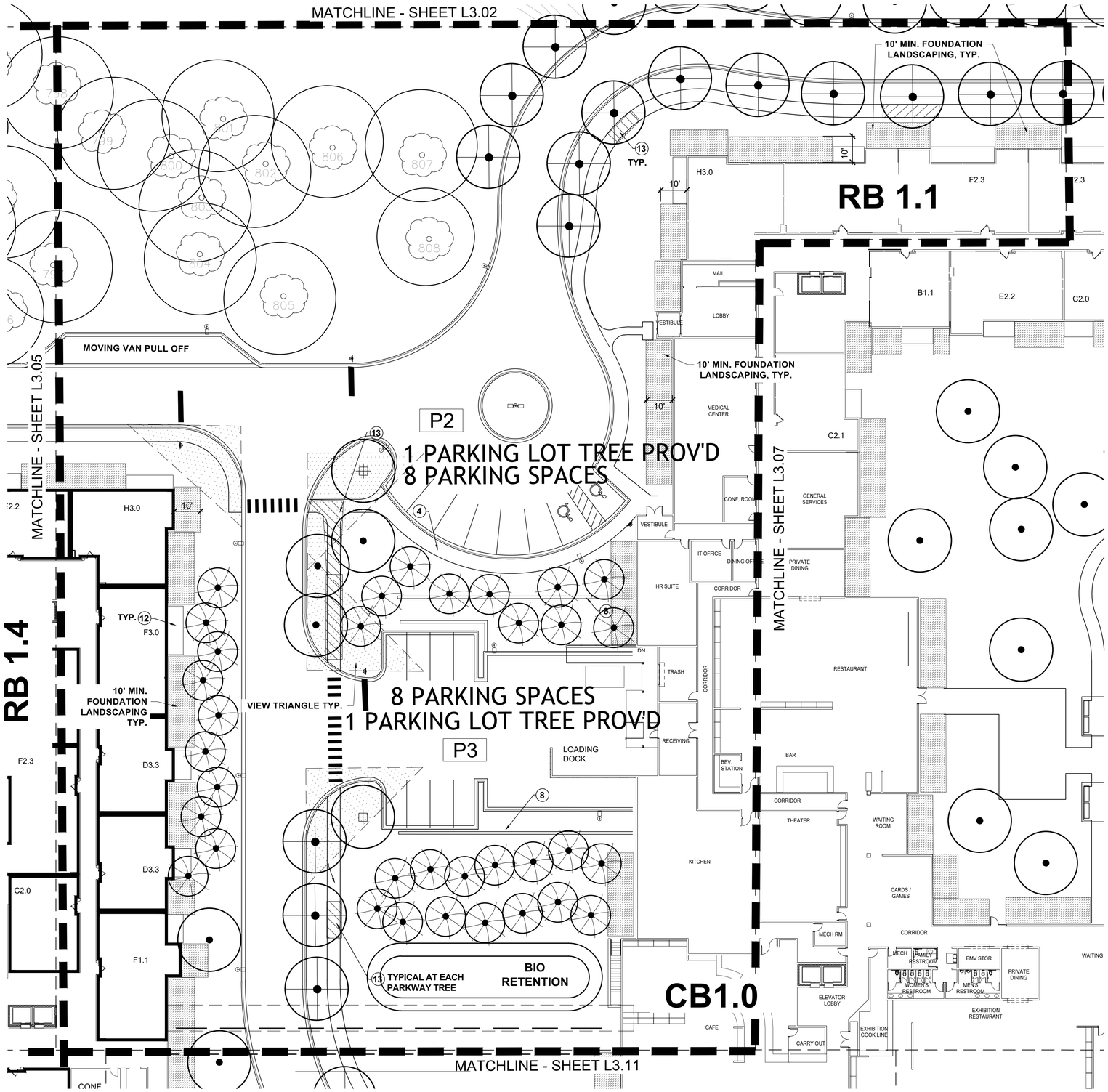
Attachment: H1 - Landscape Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



PARKING LOT TREES

P2 — PARKING SPACES: 8 — TREES PROVIDED: 1

P3 — PARKING SPACES: 8 — TREES PROVIDED: 1

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
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13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
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SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
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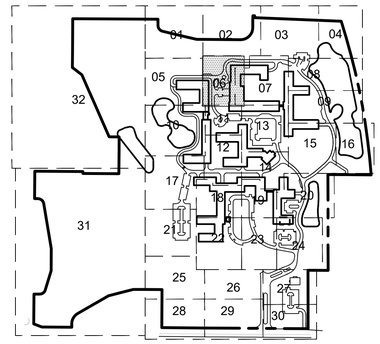
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.06

Attachment: H2 - Landscape Plans part 2 (6640 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.06 March 24, 2023 04:12:26pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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MATCHLINE - SHEET L3.03

TYPICAL AT EACH PARKWAY TREE (13)

VIEW TRIANGLE TYP.

MOVING VAN PULL OFF

RB 1.1

E2.2 F2.3 C2.0 H3.0 B1.1 E2.2 C2.1 H9.0 STAIR H12.1 C2.1 GENERAL SERVICES PRIVATE DINING RESTAURANT BAR CORRIDOR WAITING CARDS / GAMES MECH RM MECH FAMILY RESTROOM WOMENS RESTROOM MENS RESTROOM EMV STOR PRIVATE DINING ELEVATOR LOBBY EXHIBITION COOK LINE CARRY OUT EXHIBITION RESTAURANT STAIR READING ROOM GAME ROOM CONFERENCE ROOM MARKET LOBBY LINK TO CB 1.0 H12.1 STAIR C2.1 C2.1 F1.1 A2.1 D11.1 C2.0 H9.0 D11.1

10' MIN. FOUNDATION LANDSCAPING, TYP.

12 TYP.

BOCCE BALL COURT

BOCCE BALL COURT

FIRE CIRCLE

LAWN GAMES

CB 1.0

CB 1.0

RB 1.3

MATCHLINE - SHEET L3.06

MATCHLINE - SHEET L3.08

MATCHLINE - SHEET L3.09

MATCHLINE - SHEET L3.13

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

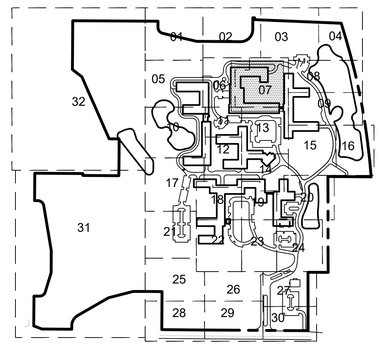
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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KHA Project No.	16814101
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SITE LANDSCAPE PLAN

L3.07

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.07 March 24, 2023 04:16:12pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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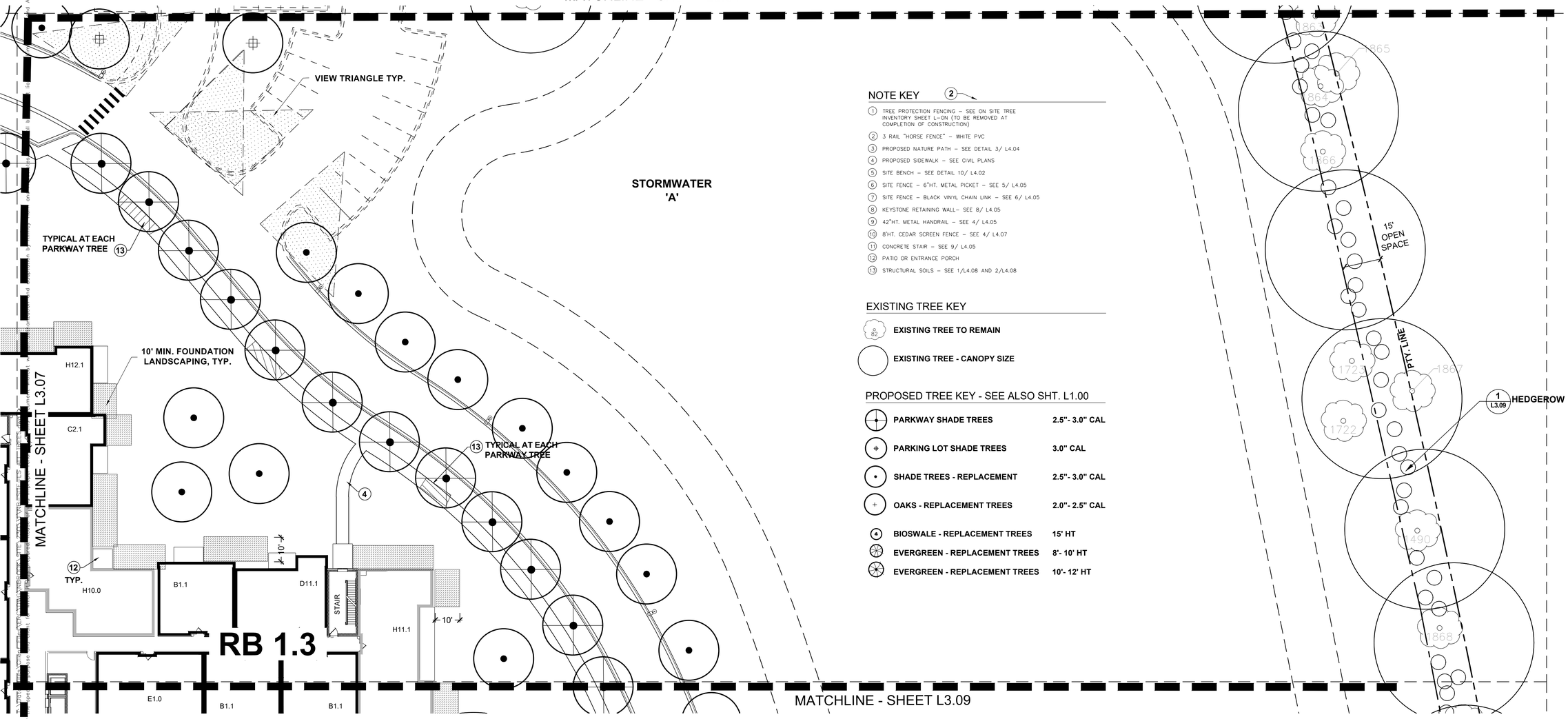
MATCHLINE - SHEET L3.04



NOTE KEY (2)

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EXISTING TREE KEY

- 82 **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

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EVERGREEN - REPLACEMENT TREES	**8'- 10' HT**
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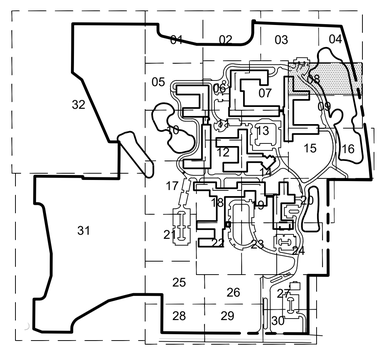
SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.08

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.08 March 24, 2023 04:16:31pm
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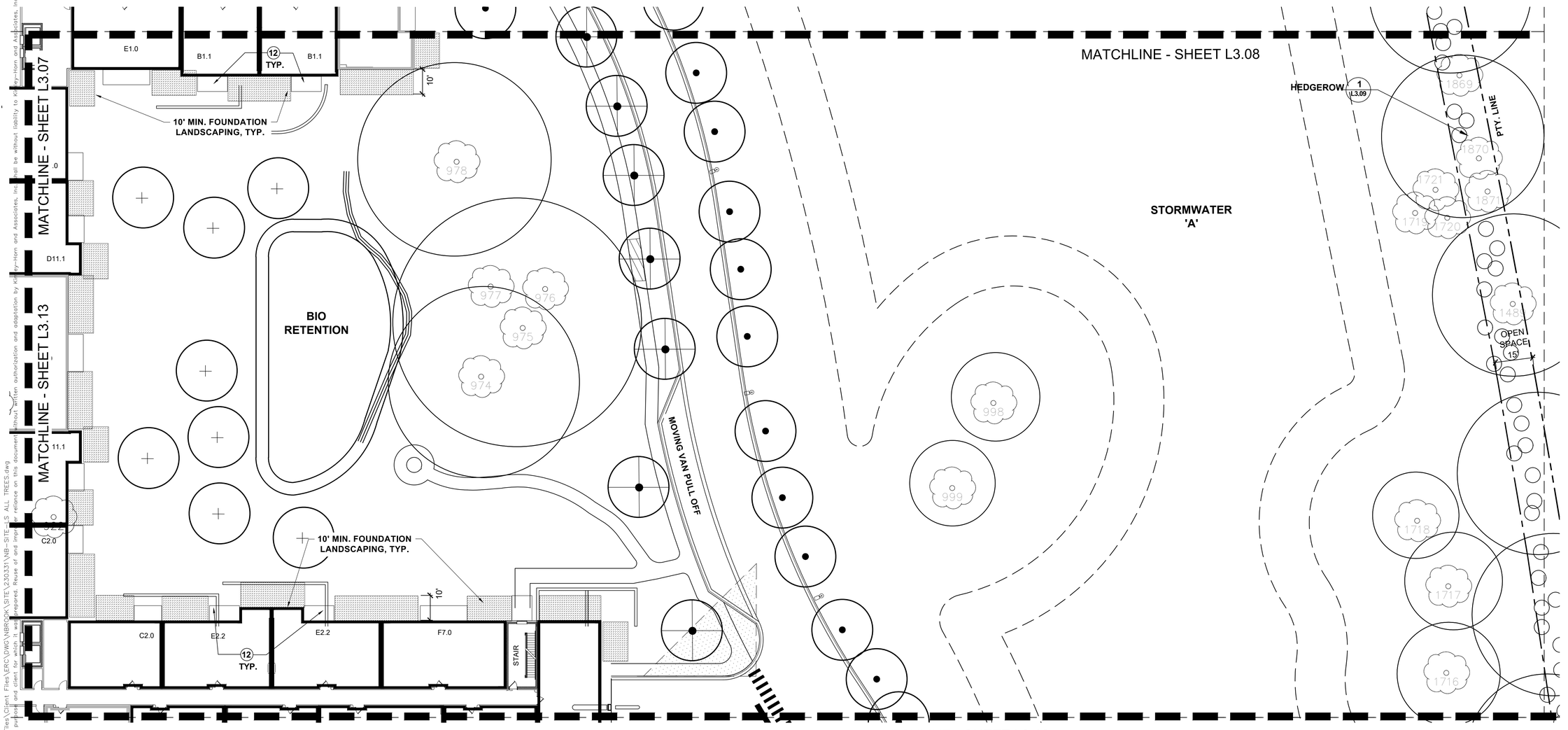


NORTH EAST AND EAST HEDGEROW ALONG PROPERTY LINE

PRIOR TO THE CONSTRUCTION OF THE NATURE TRAIL, INVASIVE PLANTS IN THE EXISTING HEDGEROW (BUCKTHORN, TREE OF HEAVEN, ETC.) WILL BE IDENTIFIED AND CAREFULLY REMOVED, AND NATIVE HEDGEROW PLANTS WILL BE INSTALLED.

PLANTINGS WILL BE IN GROUPS AND MASSED TOGETHER IN NATURAL CLUSTERS.

DRY AREAS PLANT LIST

COMMON/ BOTANICAL NAME
Canadian Serviceberry *Amelanchier canadensis*
Black Chokeberry *Aronia melanocarpa*
Red Chokeberry *Aronia arbutifolia 'Brilliantissima'*
American Hornbeam *Carpinus caroliniana*
Redtwig Dogwood *Cornus sericea*
Grey Dogwood *Cornus racemosa*
American Hazelnut *Corylus americana*
Eastern Red Cedar *Juniperus virginiana*
Common Ninebark *Physocarpus opulifolius*
American Plum *Prunus americana*
Fragrant Sumac *Rhus aromatica*
Staghorn Sumac *Rhus typhina*
Nannyberry Viburnum *Viburnum lentago*
Blackhaw Viburnum *Viburnum prunifolium*

WET AREAS PLANT LIST

COMMON/ BOTANICAL NAME
Black Chokeberry *Aronia melanocarpa*
Ribes Bird - Clump *Betula nigra 'Dura-Heat'*
Button Bush *Cephalanthus occidentalis*
Redtwig Dogwood *Cornus sericea*
Black Tupelo *Nyssa sylvatica*
Common Elderberry *Sambucus canadensis*
Bald Cypress *Taxodium distichum*

NOTE KEY

2

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L–ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

EXISTING TREE KEY

- **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	**2.5"- 3.0" CAL**
PARKING LOT SHADE TREES	**3.0" CAL**
SHADE TREES - REPLACEMENT	**2.5"- 3.0"- 3.5" * AND 4.0" CAL**
OAKS - REPLACEMENT TREES	**2.0"- 2.5" CAL**
OAKS - REPLACEMENT TREES	**1/2" - 1" CAL**
BIOSWALE - REPLACEMENT TREES	**15' HT**
EVERGREEN - REPLACEMENT TREES	**8'- 10' HT**
EVERGREEN - REPLACEMENT TREES	**10'- 12' HT**

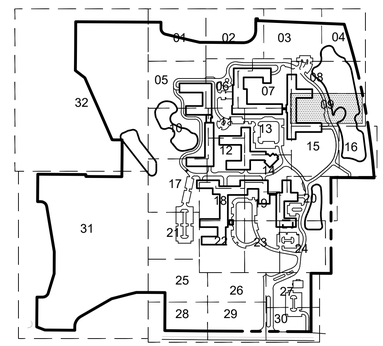
*** CALIPER SIZE NOTED ON PLANS**

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



1 L3.09 HEDGEROW NATIVE PLANTINGS CONCEPT

NO SCALE

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.09 March 24, 2023 04:16:47pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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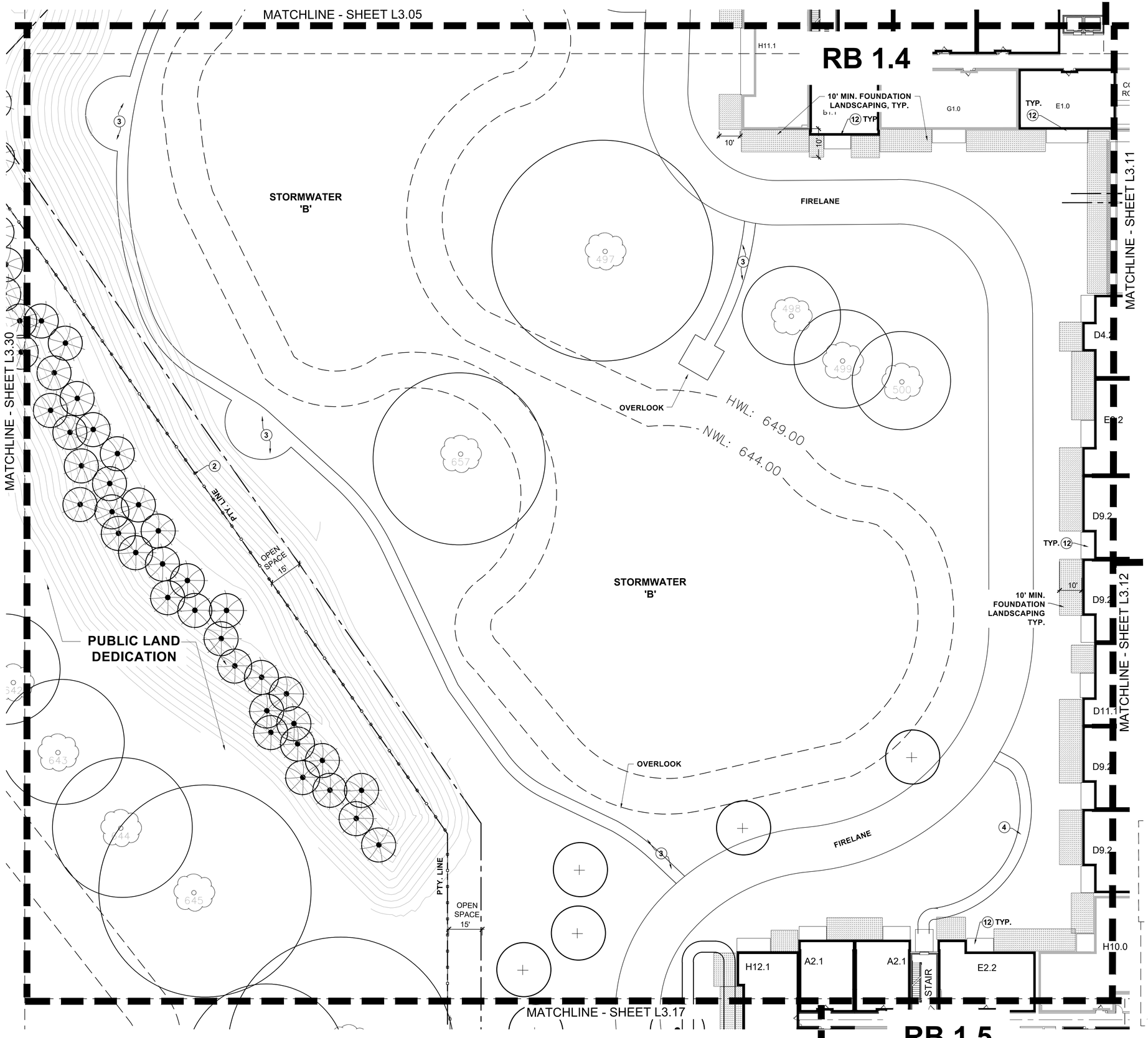
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.09

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



NOTE KEY

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2. 3 RAIL "HORSE FENCE" – WHITE PVC
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11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

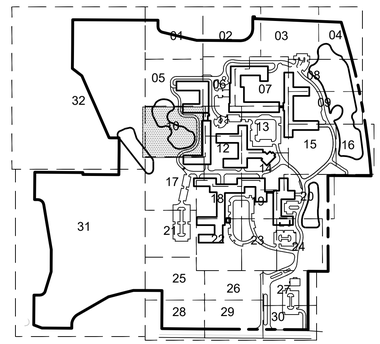
PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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SITE LANDSCAPE PLAN

L3.10

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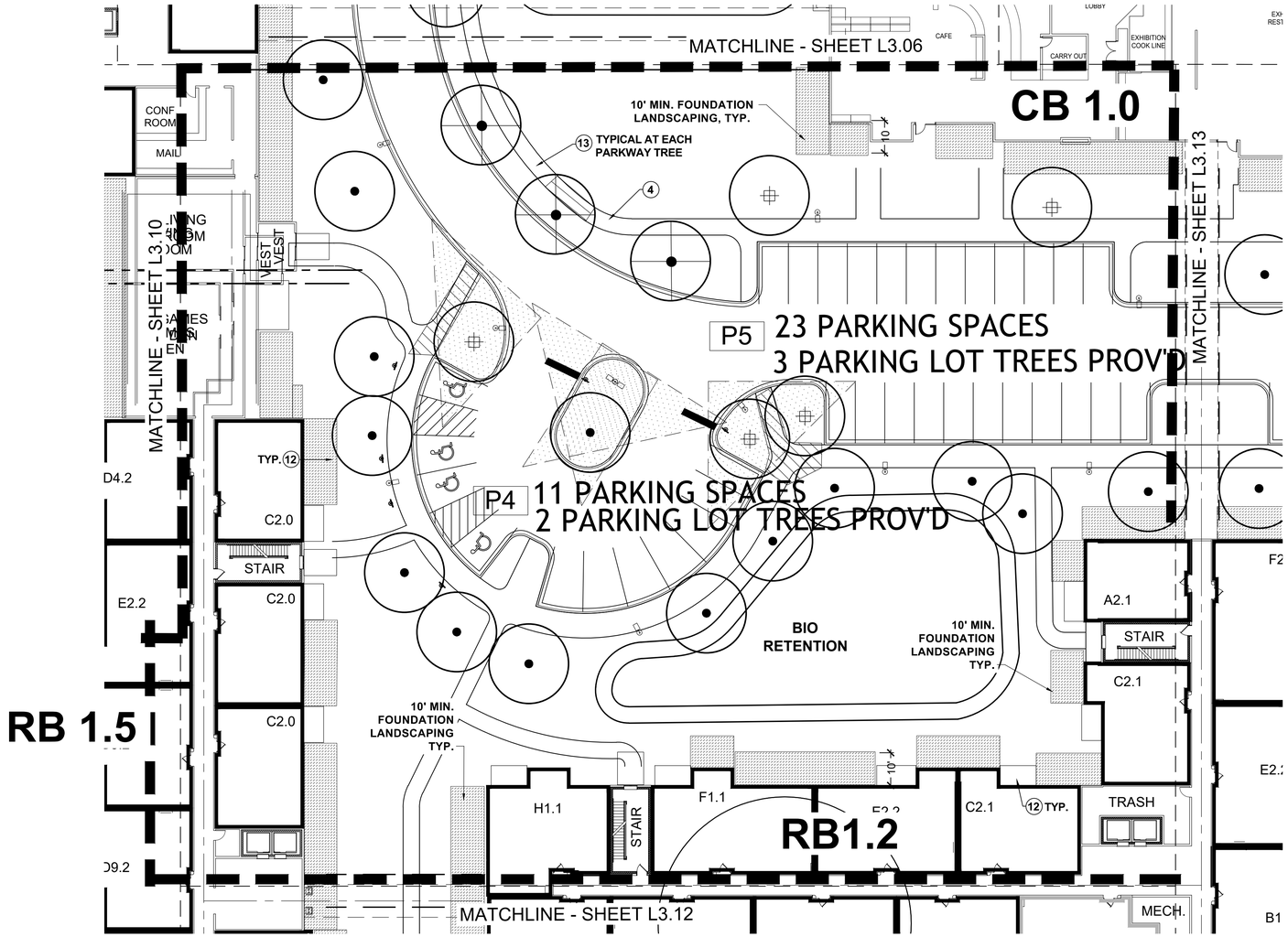
Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



PARKING LOT TREES

P4	PARKING SPACES:	11
	TREES PROVIDED:	2
P5	PARKING SPACES:	23
	TREES PROVIDED:	3

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
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11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

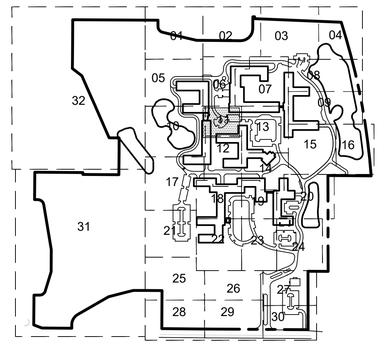
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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SITE LANDSCAPE PLAN

L3.11

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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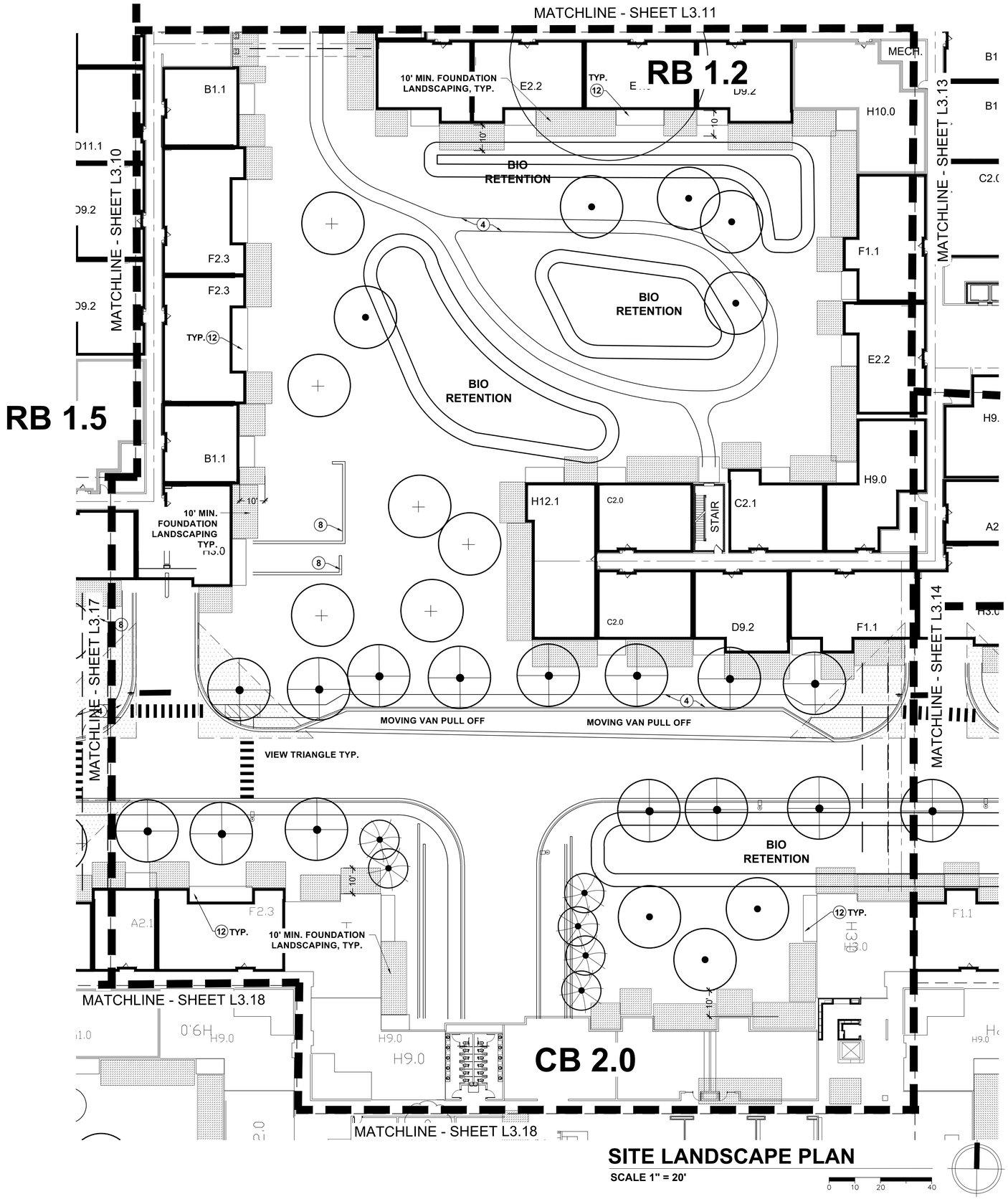

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
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EXISTING TREE KEY

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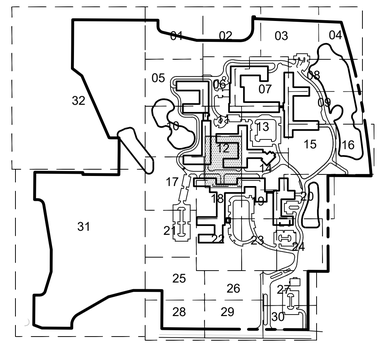
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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SITE LANDSCAPE PLAN

L3.12

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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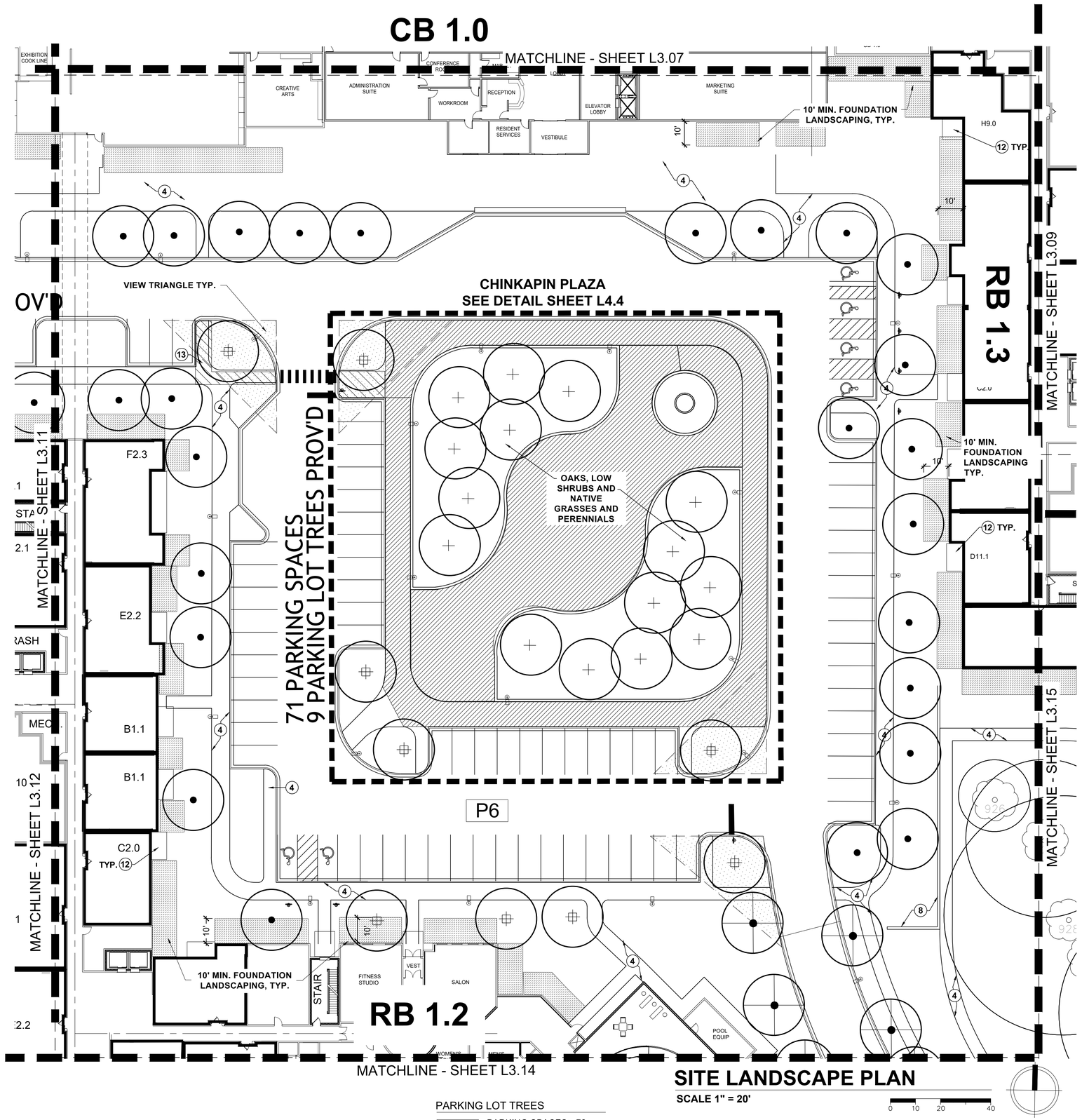

PARKING LOT TREES

P6 PARKING SPACES: 73
TREES PROVIDED: 9

NOTE KEY

(2)

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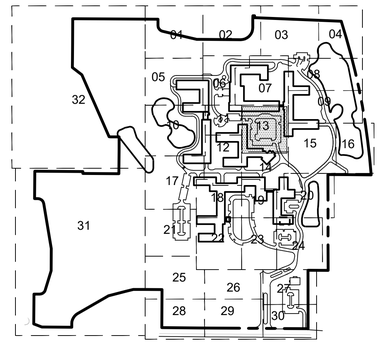

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SITE LANDSCAPE PLAN

L3.13

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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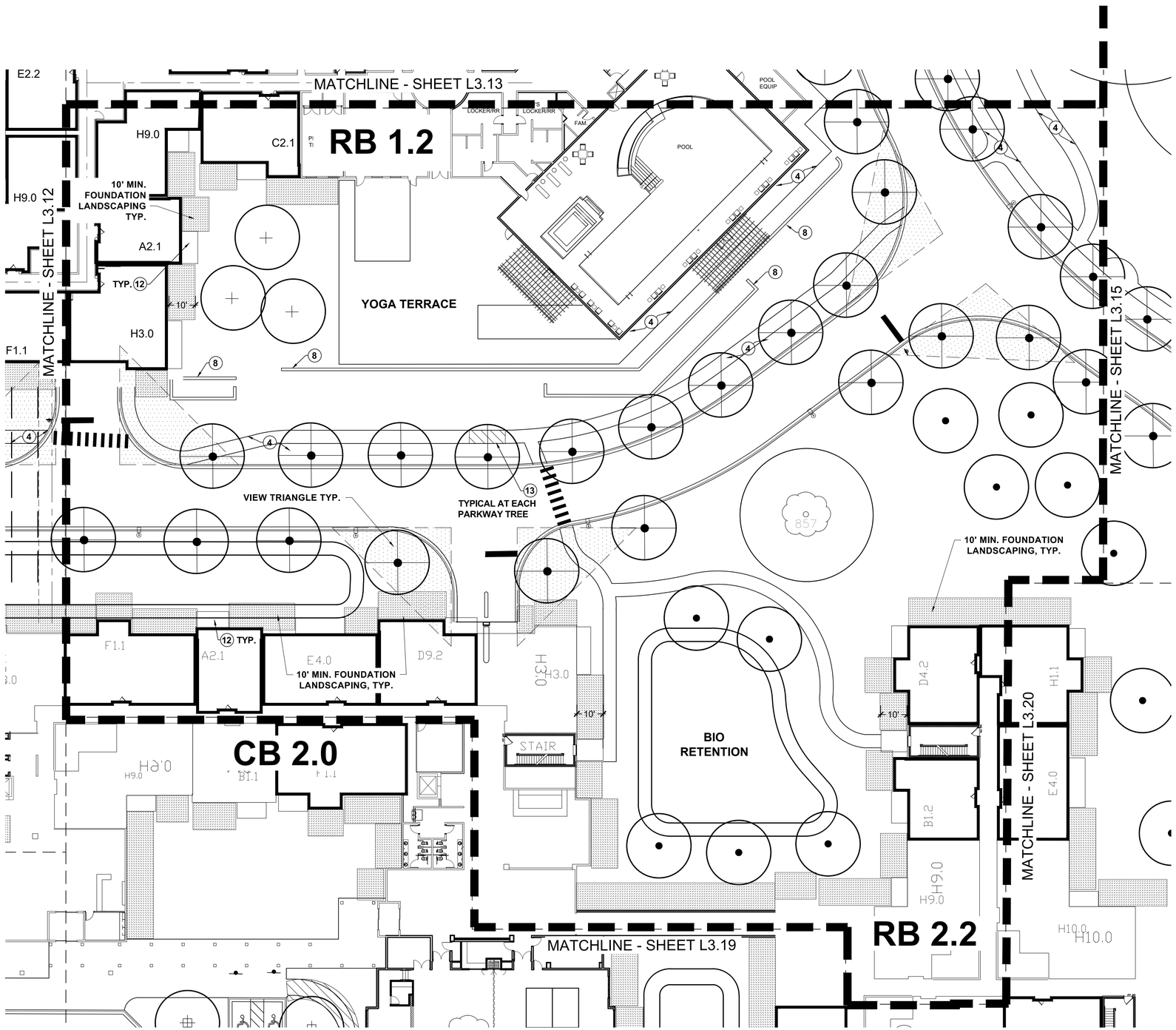

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

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7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

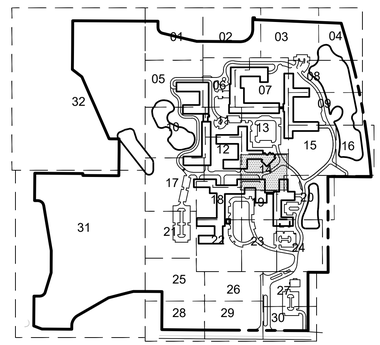
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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1	REVISED PER VILLAGE COMMENTS	03.30.2022
2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.14

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.14 March 24, 2023 04:18:27pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS_ALL TREES.dwg
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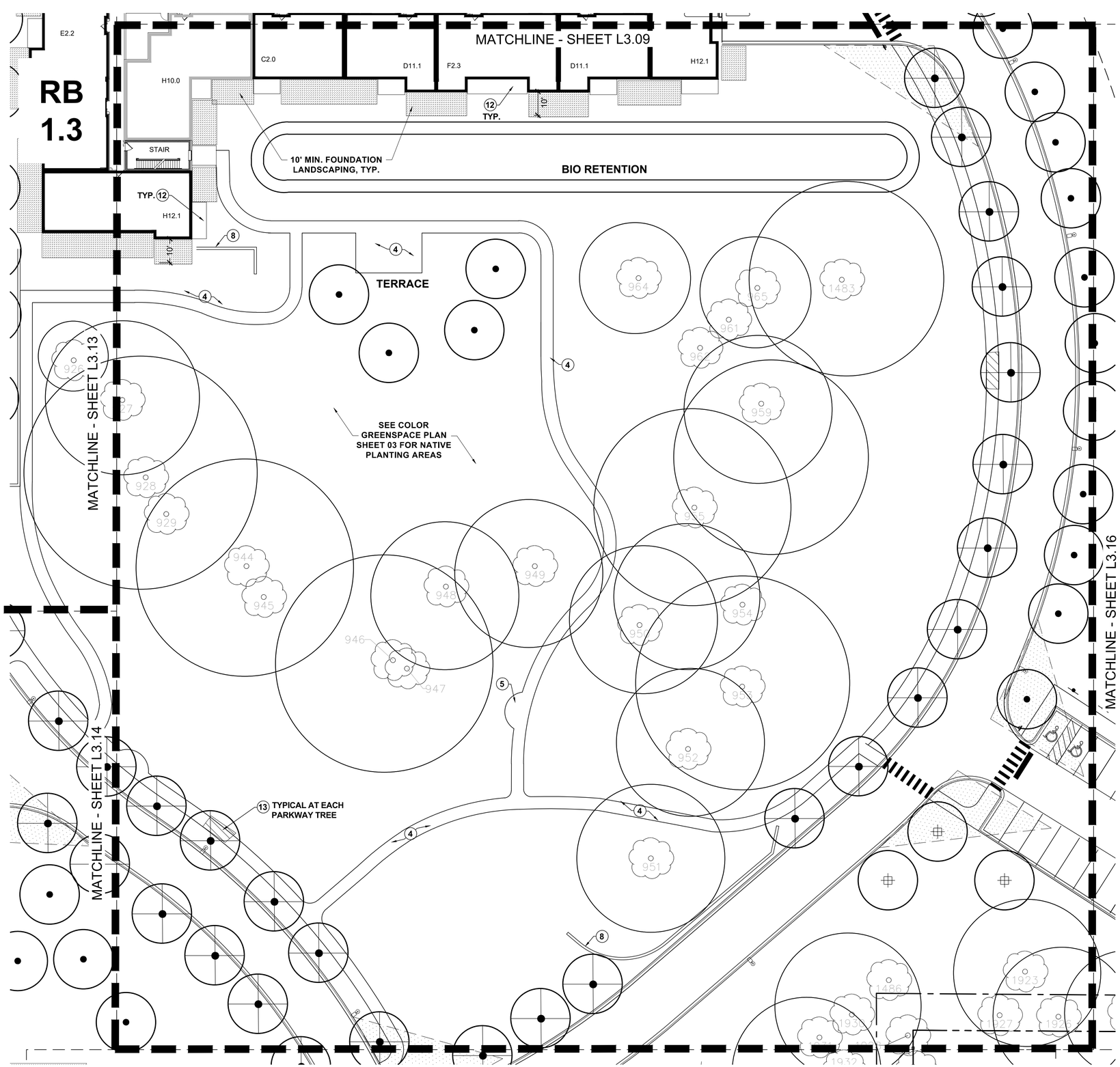

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
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8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
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12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

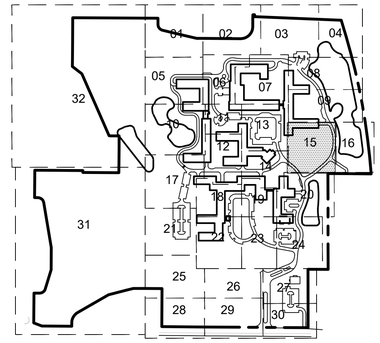
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.15

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.15 March 24, 2023 04:19:14pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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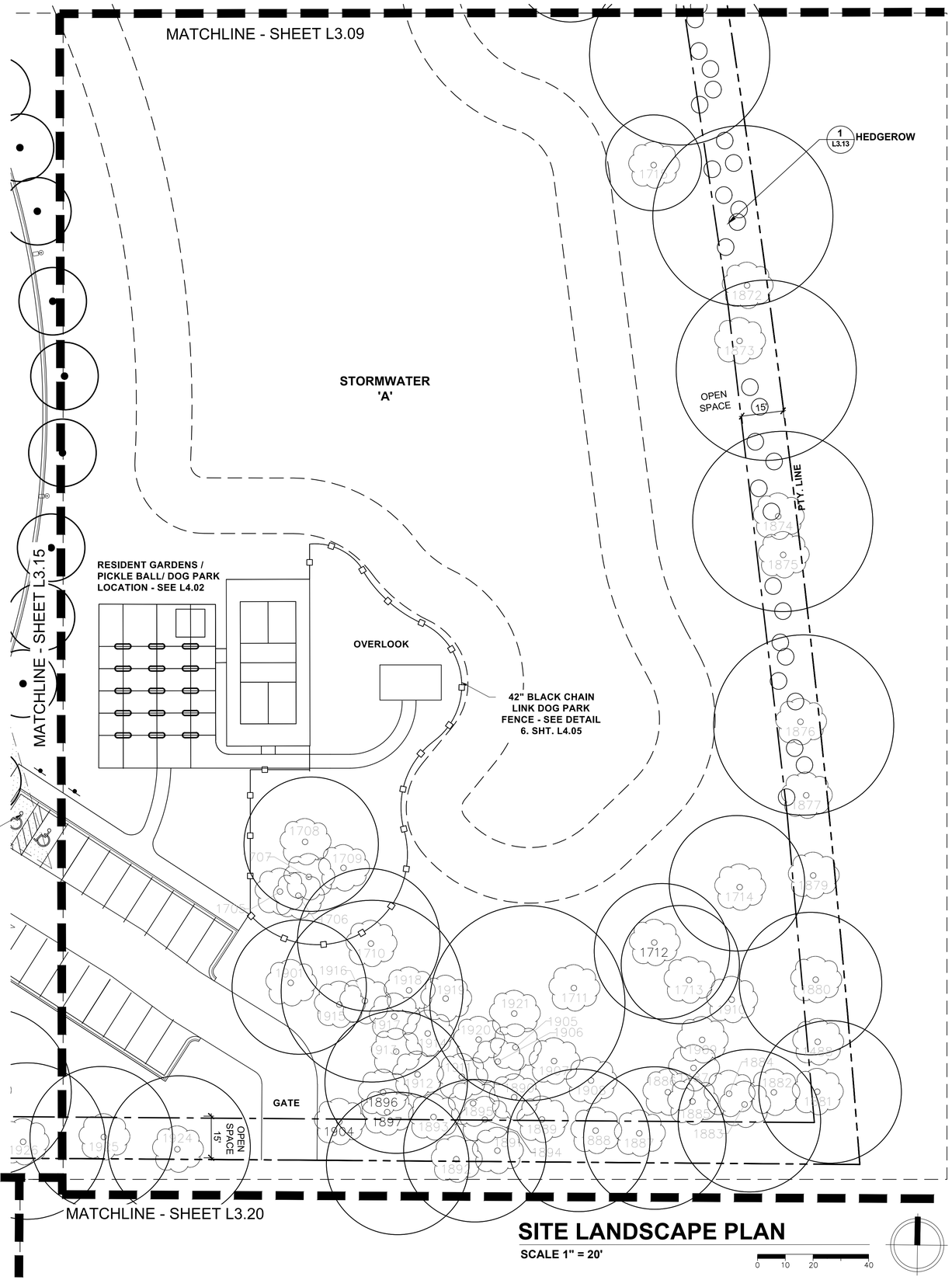

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

PARKING LOT TREES

P14 PARKING SPACES: 19
TREES PROVIDED: 3

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6'HT. METAL PICKET – SEE 5/ L4.05
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11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/\L4.08 AND 2/\L4.08

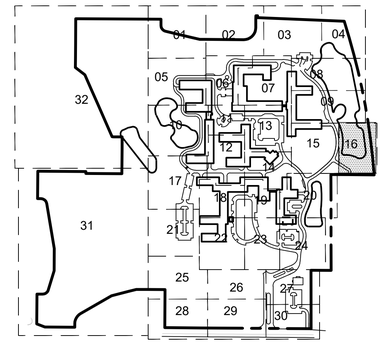
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.16

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.16 March 24, 2023 04:19:31pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\233033\NB-SITE-LS ALL TREES.dwg
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MATCHLINE - SHEET L3.10

FIRE LANE

BIO RETENTION

A2.1

TYP. (12) G1.0

10' MIN. FOUNDATION LANDSCAPING, TYP.

C2.0

BIO RETENTION

MATCHLINE - SHEET L3.12

VIEW TRIANGLE TYP.

OPEN SPACE 15'

PTY. LINE

10' MIN. FOUNDATION LANDSCAPING TYP.

F1.1

A2.1

H12.1

STAIR

RB 2.1

MATCHLINE - SHEET L3.18

MATCHLINE - SHEET L3.29

PUBLIC LAND DEDICATION

PARKING LOT TREES

P7

PARKING SPACES: 44

TREES PROVIDED: 6

P7

44 PARKING SPACES
6 PARKING LOT TREES PROV'D

OPEN SPACE 15'

PARKING LOT TREES
SEE SHT. L3.21

MATCHLINE - SHEET L3.21

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
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11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/\L4.08 AND 2/\L4.08

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

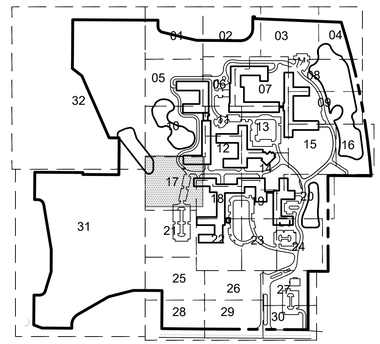
PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.17

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.17 March 24, 2023 04:19:48pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS_ALL_TREES.dwg
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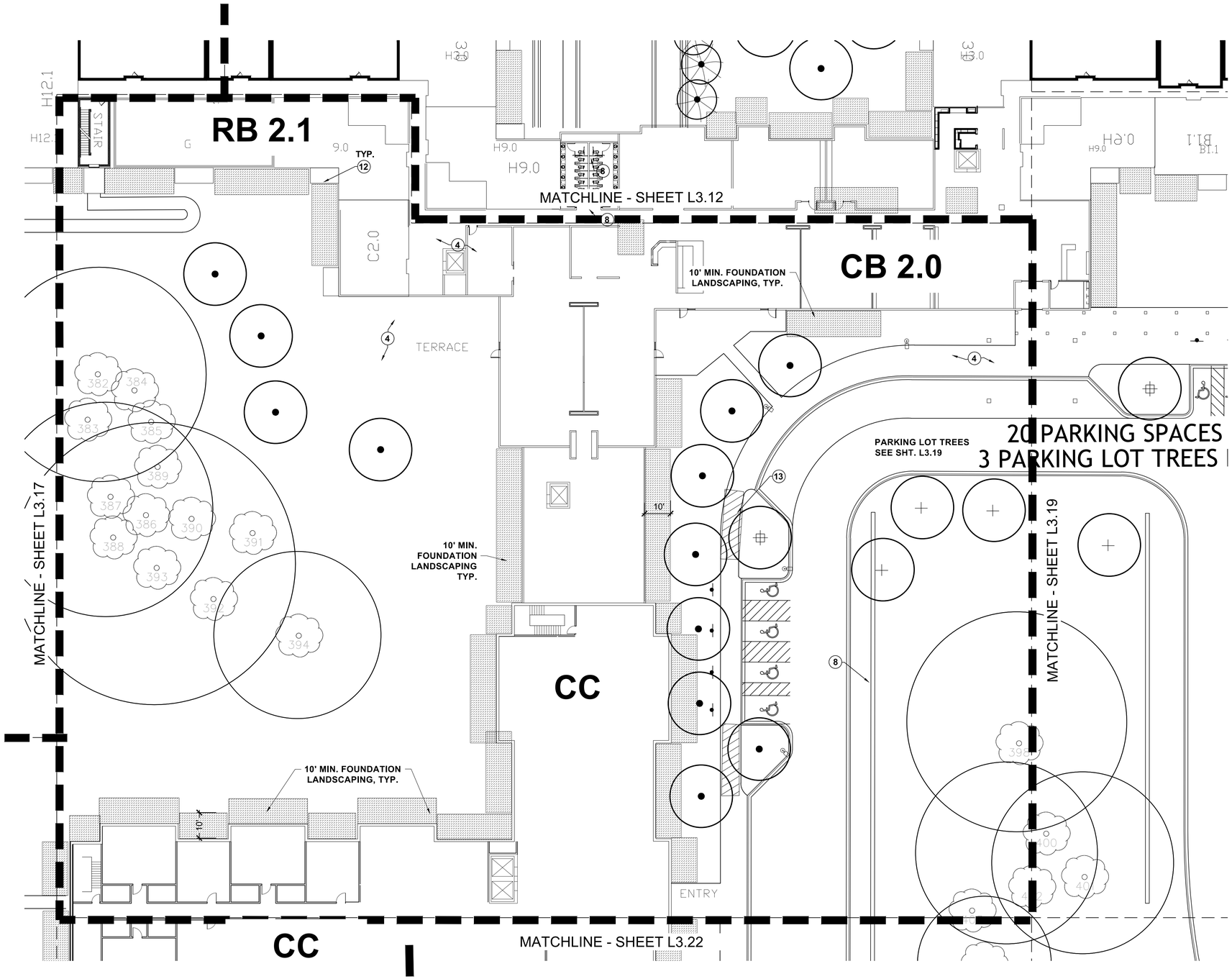

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
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12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
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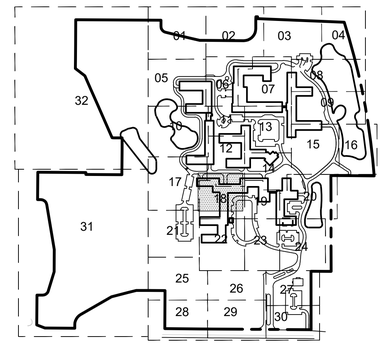
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.18

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.18 March 24, 2023 04:20:10pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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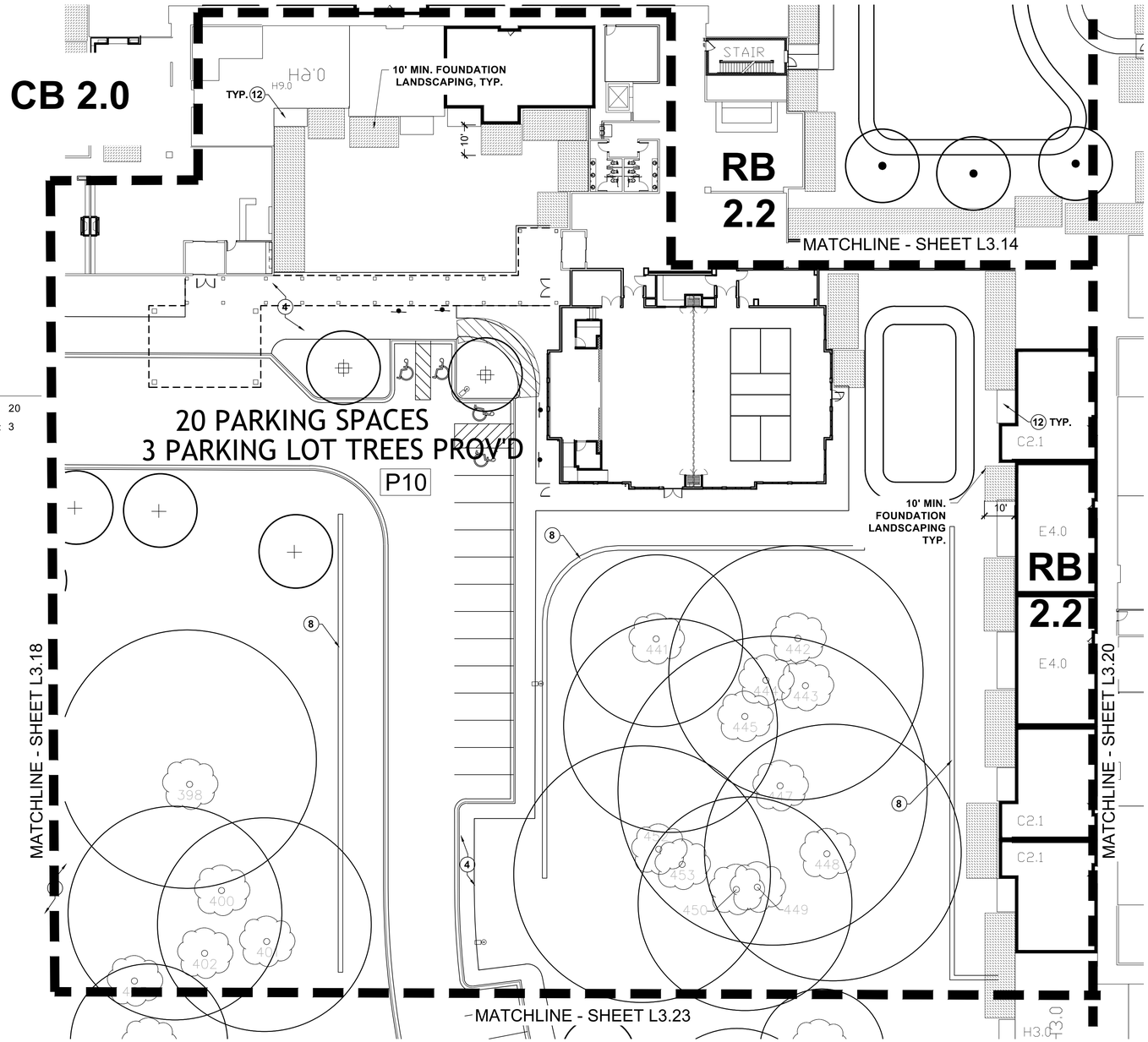
MATCHLINE - SHEET L3.14



PARKING LOT TREES

P10 PARKING SPACES: 20
TREES PROVIDED: 3

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

(2)

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2. 3 RAIL "HORSE FENCE" – WHITE PVC
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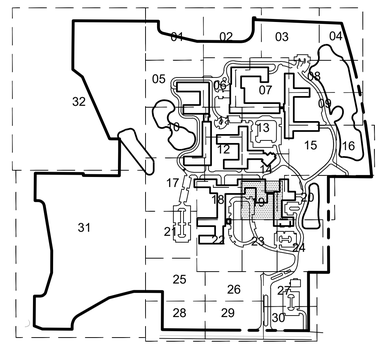
KEY PLAN



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SITE LANDSCAPE PLAN

L3.19

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.19 March 29, 2023 04:38:42pm T:\Data Files\Client Files\ERC\VOWC\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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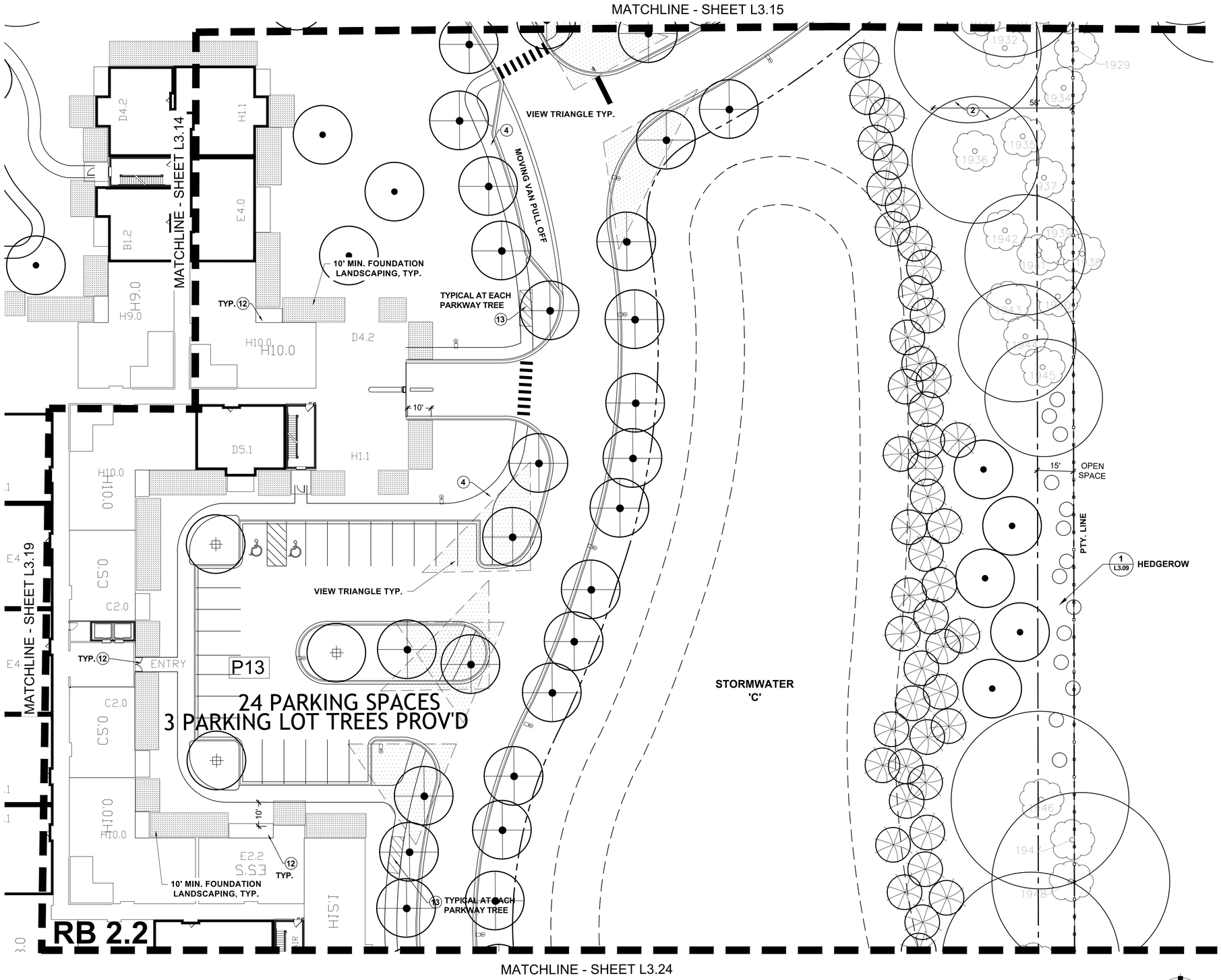


NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

SITE LANDSCAPE PLAN

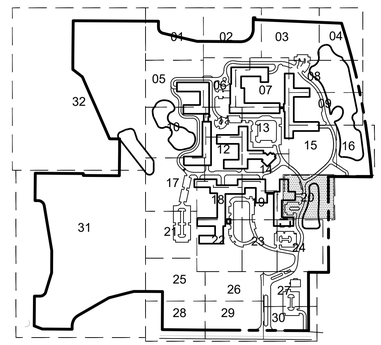
SCALE 1" = 20'

0 10 20 40

PARKING LOT TREES

P13 PARKING SPACES: 24
TREES PROVIDED: 3

KEY PLAN



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ISSUE SCHEDULE

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3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.20

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MATCHLINE - SHEET L3.17

MATCHLINE - SHEET L3.29

MATCHLINE - SHEET L3.22

MATCHLINE - SHEET L3.25

PUBLIC LAND DEDICATION

PUBLIC LAND DEDICATION

OPEN SPACE 15'

PTY. LINE

OPEN SPACE 15'

PTY. LINE

OPEN SPACE 15'

PTY. LINE

P8

112 PARKING SPACES
14 PARKING LOT TREES PROV'D

PARKING LOT TREES

P8 PARKING SPACES: 112
TREES PROVIDED: 14

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY (2)

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- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

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BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
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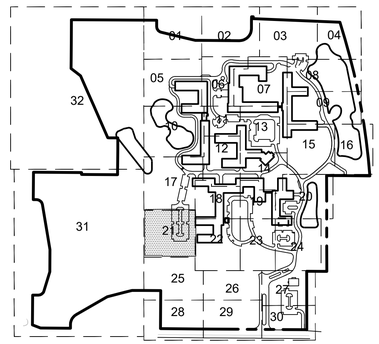
KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.21

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.21 March 28, 2023 02:37:22pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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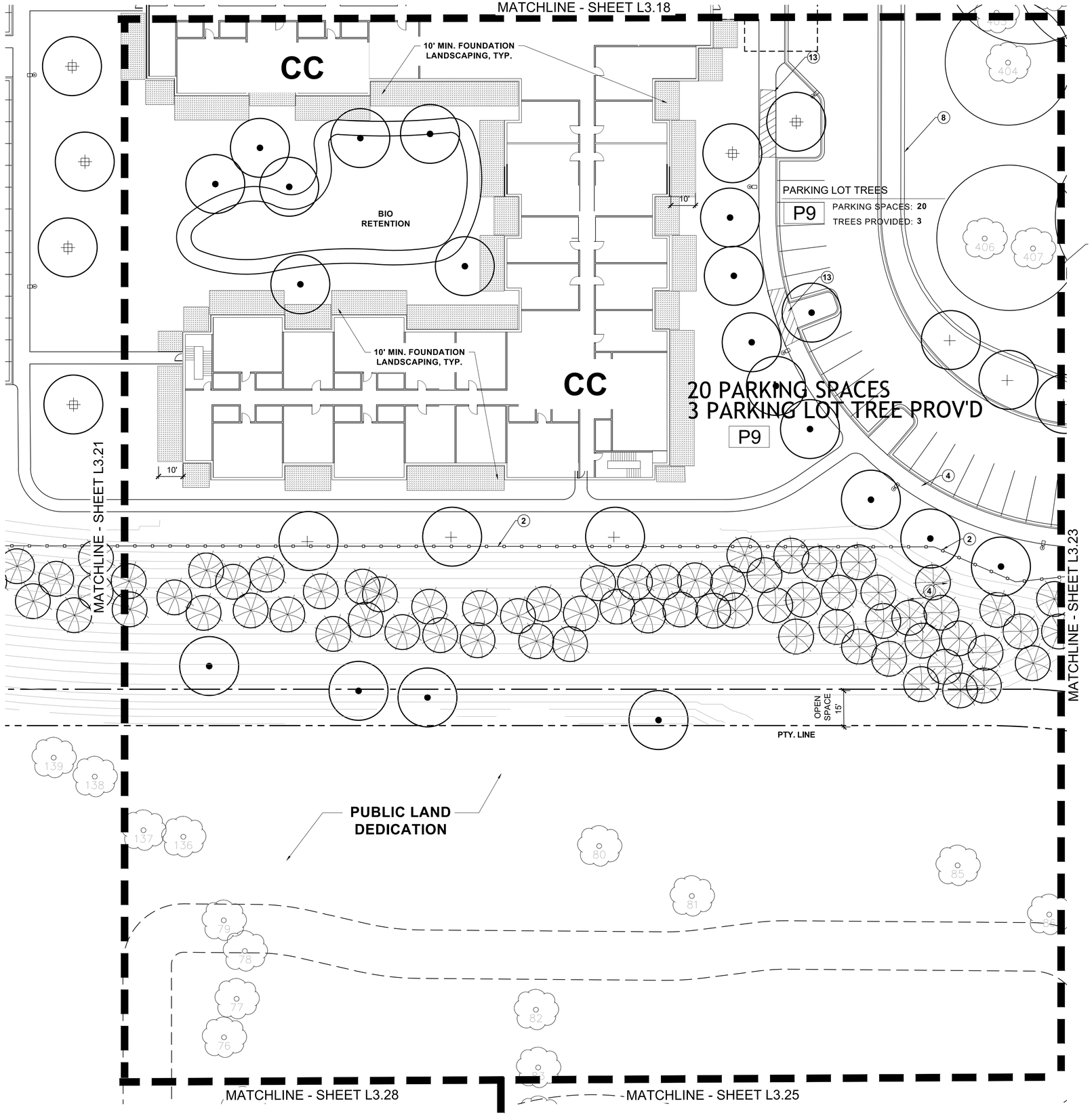

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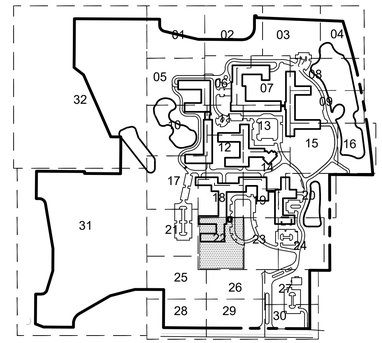
SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.22

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.22 March 28, 2023 02:36:30pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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MATCHLINE - SHEET L3.19

PARKING LOT TREES

P11 PARKING SPACES: 7
TREES PROVIDED: 1

7 PARKING SPACES
1 PARKING LOT TREE PROV'D

63 PARKING SPACES
8 PARKING LOT TREES PROV'D

PARKING LOT TREES

P12 PARKING SPACES: 44
TREES PROVIDED: 6

P12

VIEW TRIANGLE TYP.

VIEW TRIANGLE TYP.

(13) TYPICAL AT EACH PARKWAY TREE

MATCHLINE - SHEET L3.22

MATCHLINE - SHEET L3.24

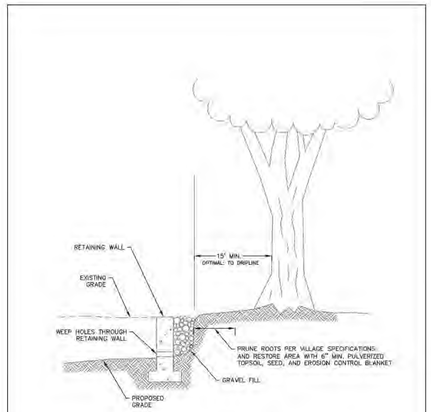
OPEN SPACE 15'

PTY. LINE

STORMWATER BASIN

PUBLIC LAND DEDICATION

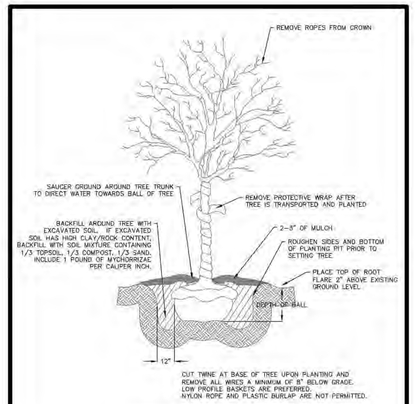
MATCHLINE - SHEET L3.25



TREE WELL DETAIL
(LOWERING GRADE 6" OR MORE)

Village of Northbrook Public Works Department	DATE	REVISIONS	STANDARD DETAIL G-7 (01)
	02-20-20	Renewed Notes	

(Sheet 1 of 1)



TREE PLANTING DETAIL

STANDARD DETAILS 2014	VILLAGE OF NORTHBROOK PUBLIC WORKS DEPARTMENT

NOTE KEY (2)

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EXISTING TREE KEY

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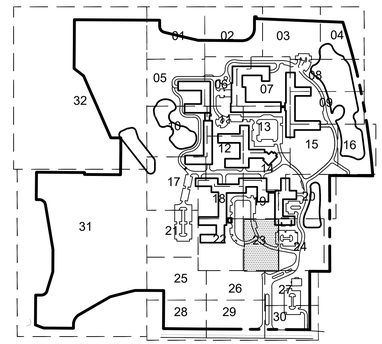
SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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SITE LANDSCAPE PLAN

L3.23

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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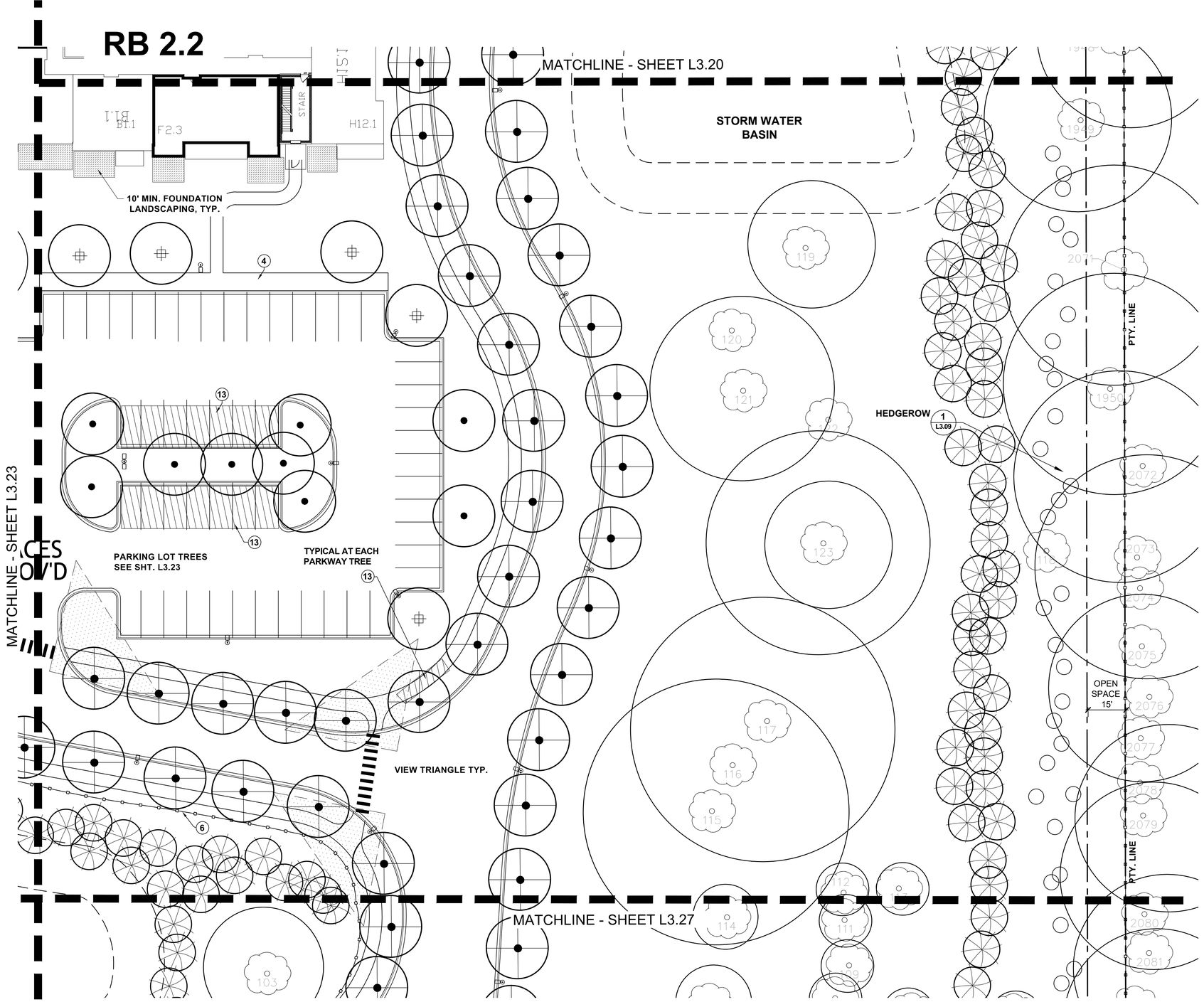

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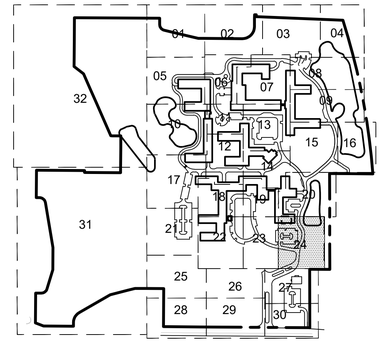

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SITE LANDSCAPE PLAN

L3.24

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v:Ken Sheet Set-Erickson West Creek Master Plan Layout:L3.24 March 28, 2023 02:23:08pm T:\Data Files\Client Files\ERICS\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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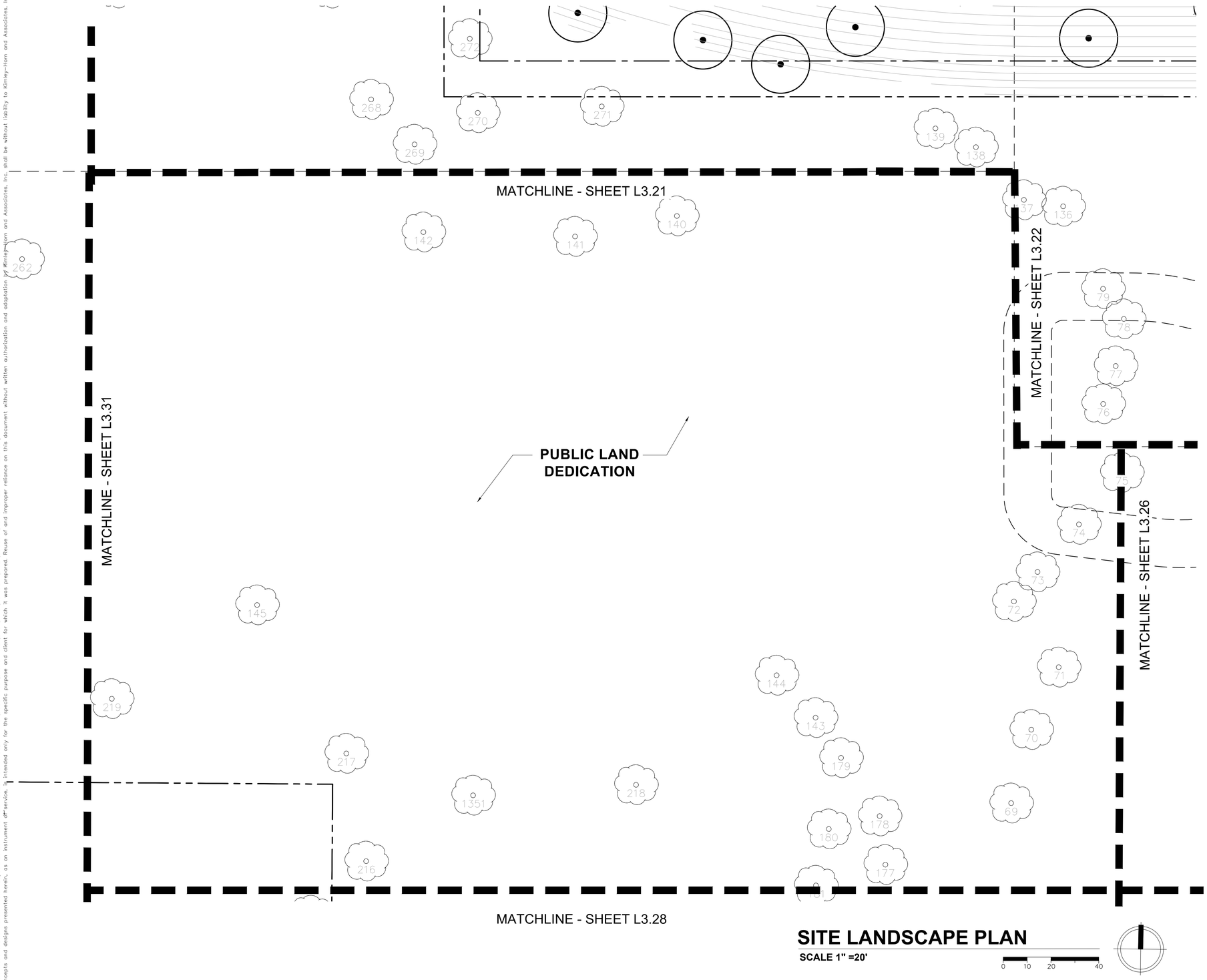

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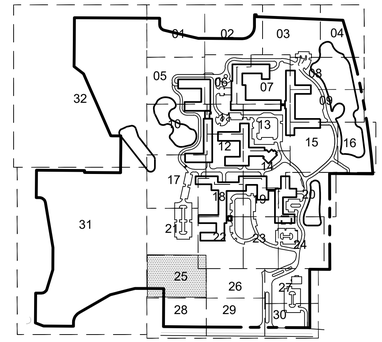
PARKING LOT SHADE TREES	**3.0" CAL**
SHADE TREES - REPLACEMENT	**2.5"- 3.0" CAL**
OAKS - REPLACEMENT TREES	**2.0"- 2.5" CAL**
BIOSWALE - REPLACEMENT TREES	**15' HT**
EVERGREEN - REPLACEMENT TREES	**8'- 10' HT**
EVERGREEN - REPLACEMENT TREES	**10'- 12' HT**

KEY PLAN



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2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.25

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.25 March 28, 2023 02:11:33pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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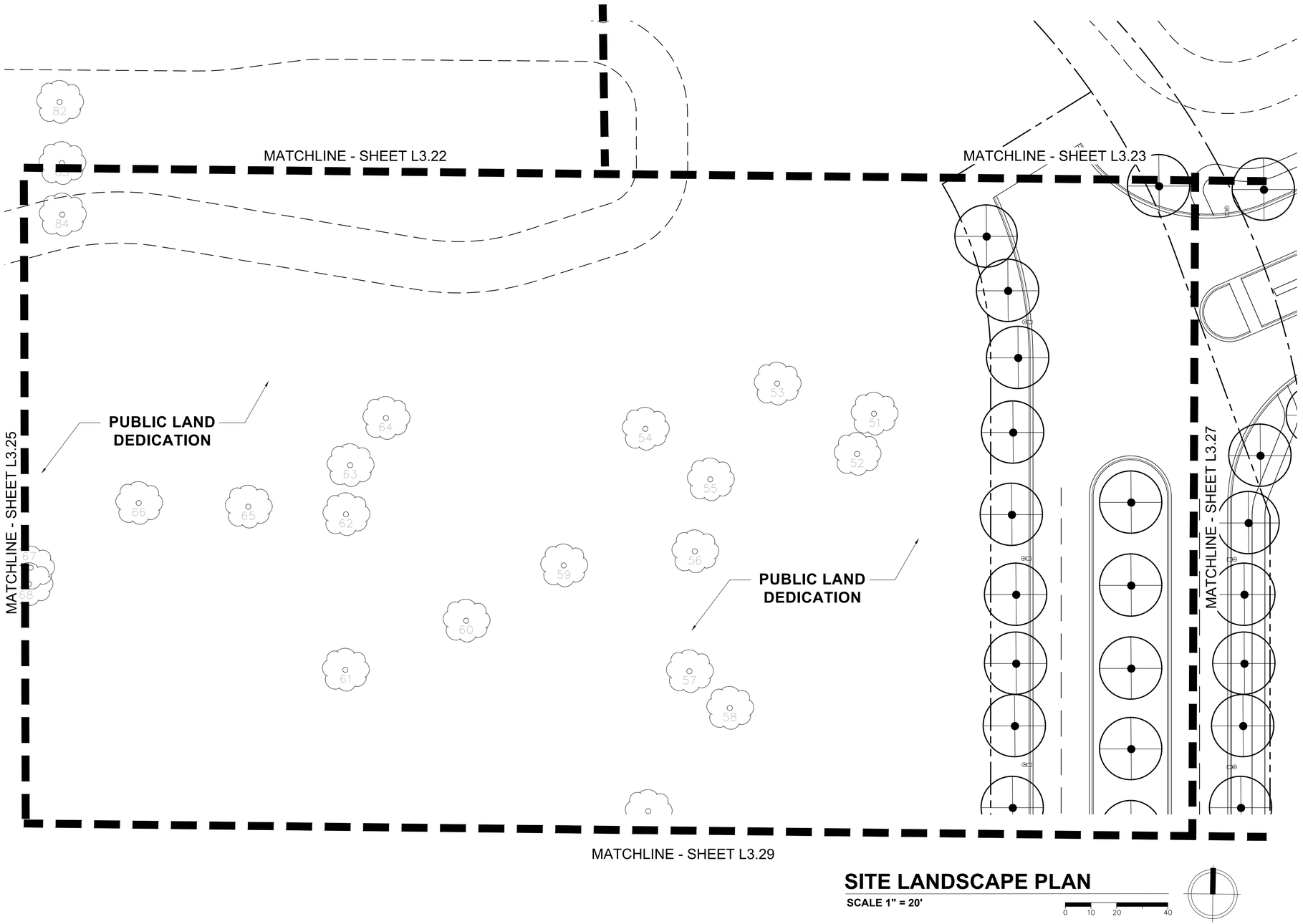


NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/\L4.08 AND 2/\L4.08

EXISTING TREE KEY

- **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

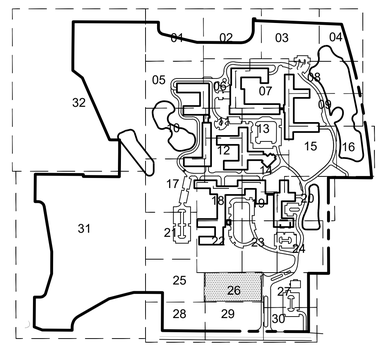
PARKWAY SHADE TREES	**2.5"- 3.0" CAL**
PARKING LOT SHADE TREES	**3.0" CAL**
SHADE TREES - REPLACEMENT	**2.5"- 3.0" CAL**
OAKS - REPLACEMENT TREES	**2.0"- 2.5" CAL**
BIOSWALE - REPLACEMENT TREES	**15' HT**
EVERGREEN - REPLACEMENT TREES	**8'- 10' HT**
EVERGREEN - REPLACEMENT TREES	**10'- 12' HT**

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.26

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.26 March 29, 2023 04:42:21pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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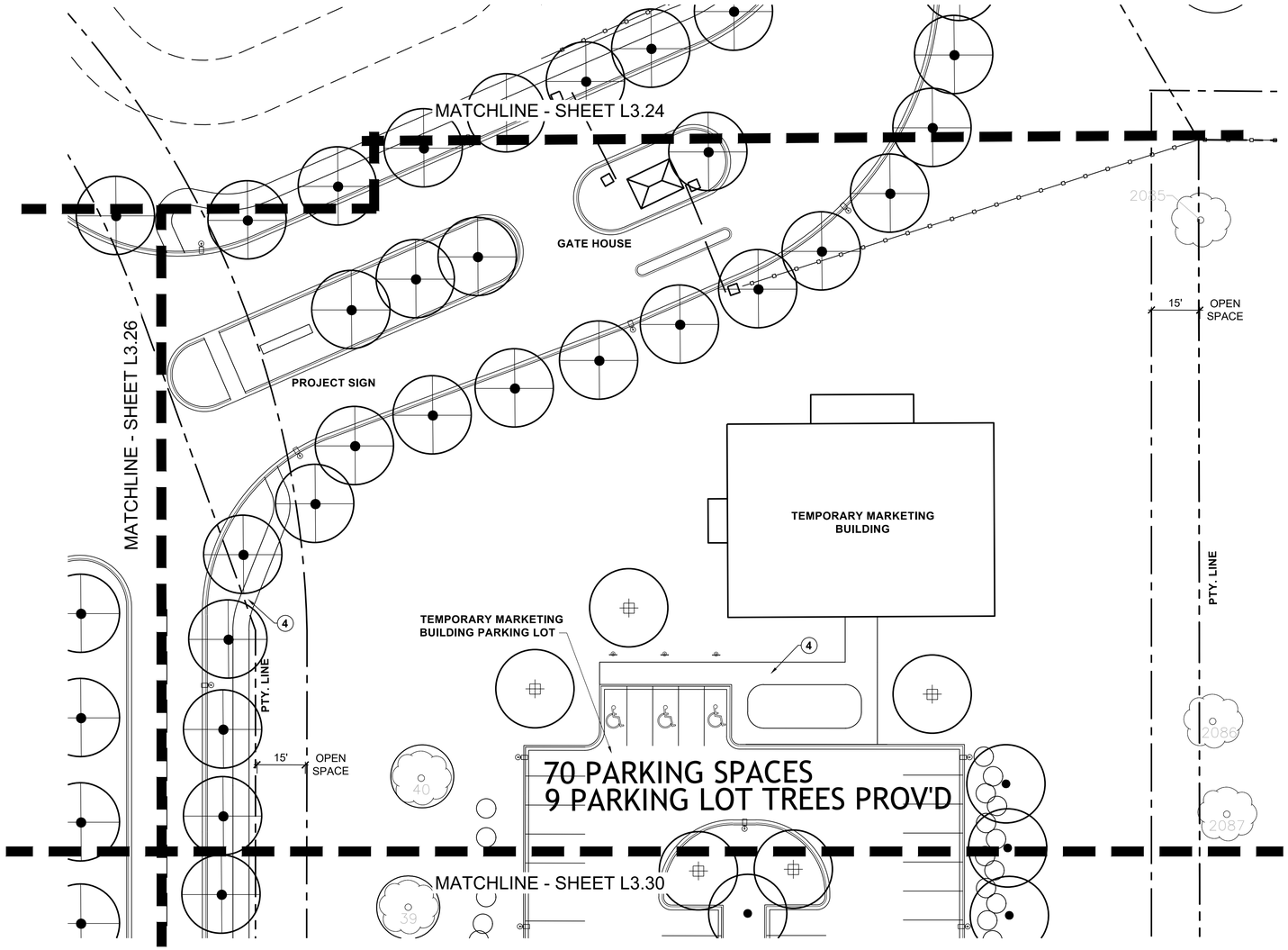


SITE LANDSCAPE PLAN

SCALE 1" =20'

0 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/\L4.08 AND 2/\L4.08

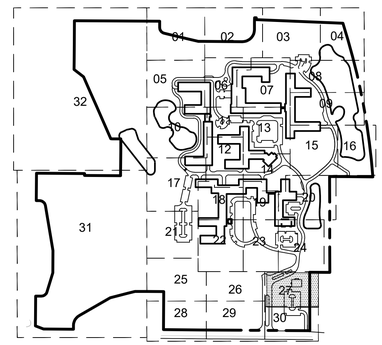
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.27

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

STORMWATER 'E'

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.27 March 28, 2023 01:59:56pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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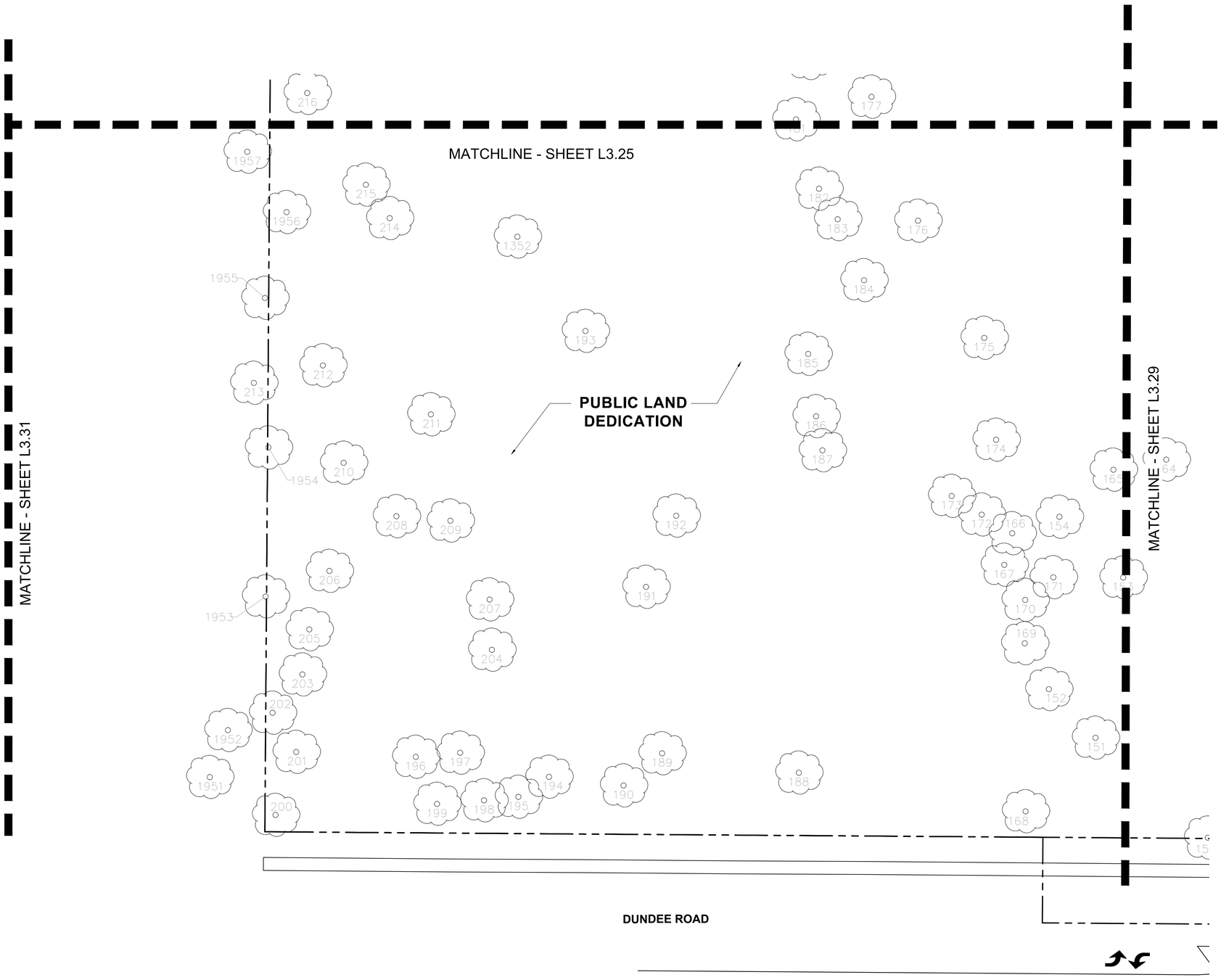


SITE LANDSCAPE PLAN

SCALE 1" =20'

0 10 20 40

NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

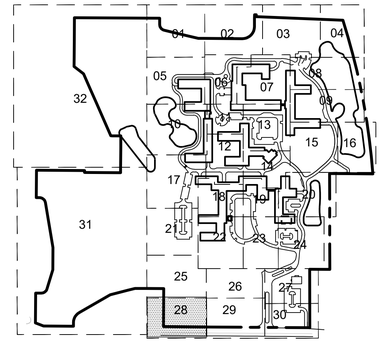
EXISTING TREE KEY

- 82 **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

⊕	**PARKWAY SHADE TREES**	**2.5"- 3.0" CAL**
⊕	**PARKING LOT SHADE TREES**	**3.0" CAL**
•	**SHADE TREES - REPLACEMENT**	**2.5"- 3.0" CAL**
+	**OAKS - REPLACEMENT TREES**	**2.0"- 2.5" CAL**
•	**BIOSWALE - REPLACEMENT TREES**	**15' HT**
✳	**EVERGREEN - REPLACEMENT TREES**	**8'- 10' HT**
✳	**EVERGREEN - REPLACEMENT TREES**	**10'- 12' HT**

KEY PLAN



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5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.28

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.28 March 28, 2023 02:09:45pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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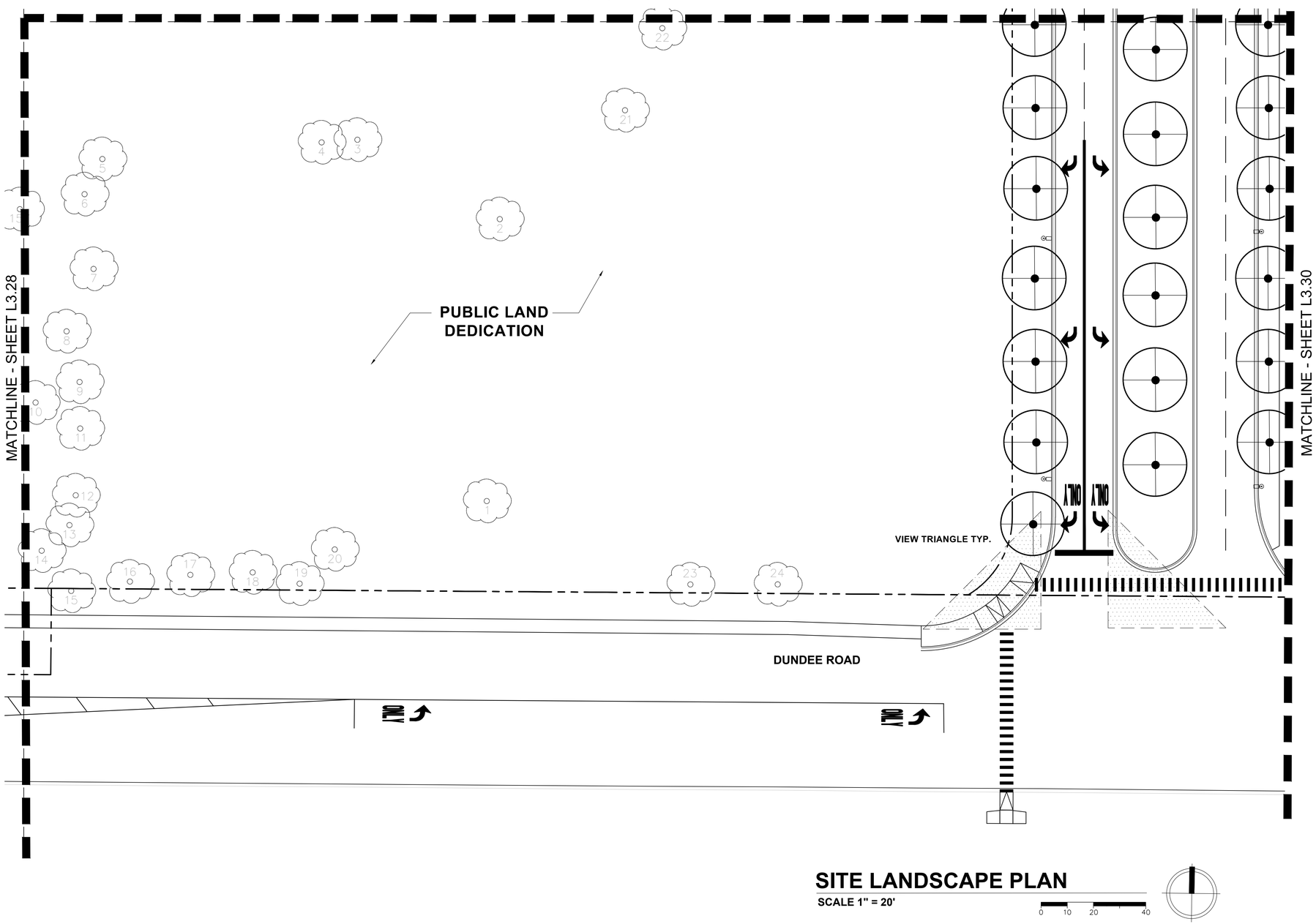

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

NOTE KEY

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
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11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/\L4.08 AND 2/\L4.08

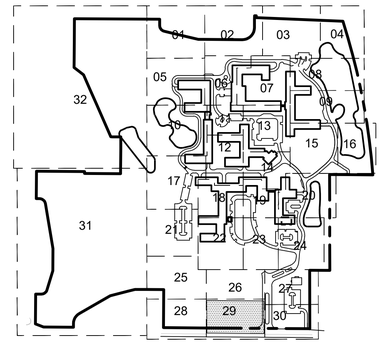
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.29

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.29 March 28, 2023 02:09:18pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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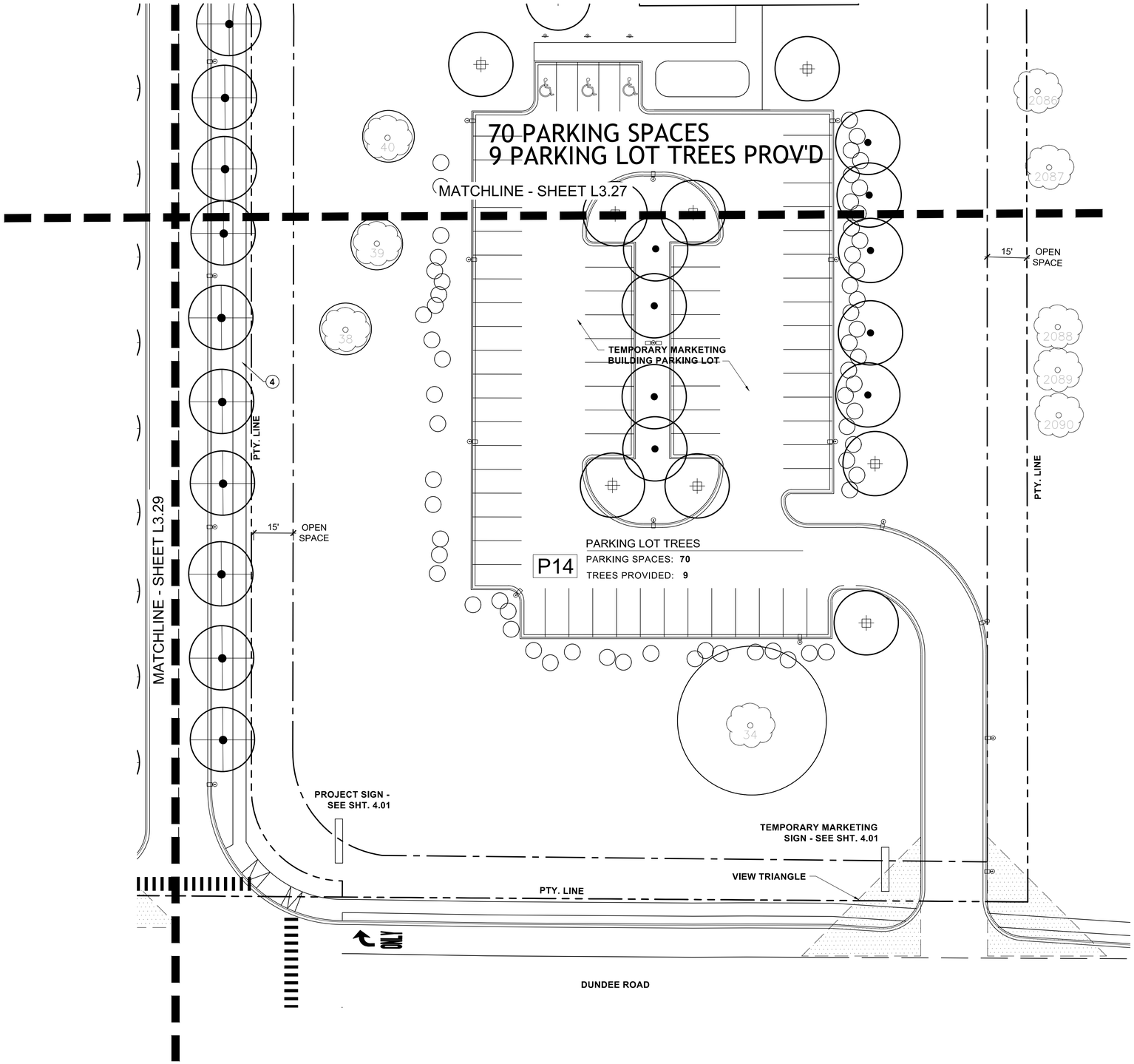

SITE LANDSCAPE PLAN

SCALE 1" =20'

0 20 40

NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
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11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/L4.08 AND 2/L4.08

EXISTING TREE KEY

- 82 **EXISTING TREE TO REMAIN**
- **EXISTING TREE - CANOPY SIZE**

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	**2.5"- 3.0" CAL**
PARKING LOT SHADE TREES	**3.0" CAL**
SHADE TREES - REPLACEMENT	**2.5"- 3.0" CAL**
OAKS - REPLACEMENT TREES	**2.0"- 2.5" CAL**
BIOSWALE - REPLACEMENT TREES	**15' HT**
EVERGREEN - REPLACEMENT TREES	**8'- 10' HT**
EVERGREEN - REPLACEMENT TREES	**10'- 12' HT**

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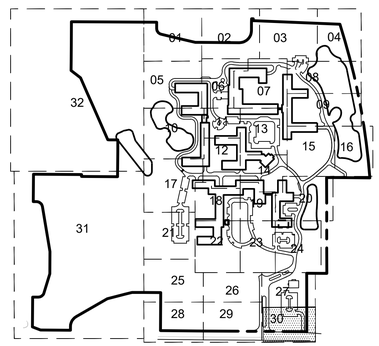

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.30

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.30 March 28, 2023 02:01:49pm T:\Data Files\Client Files\VERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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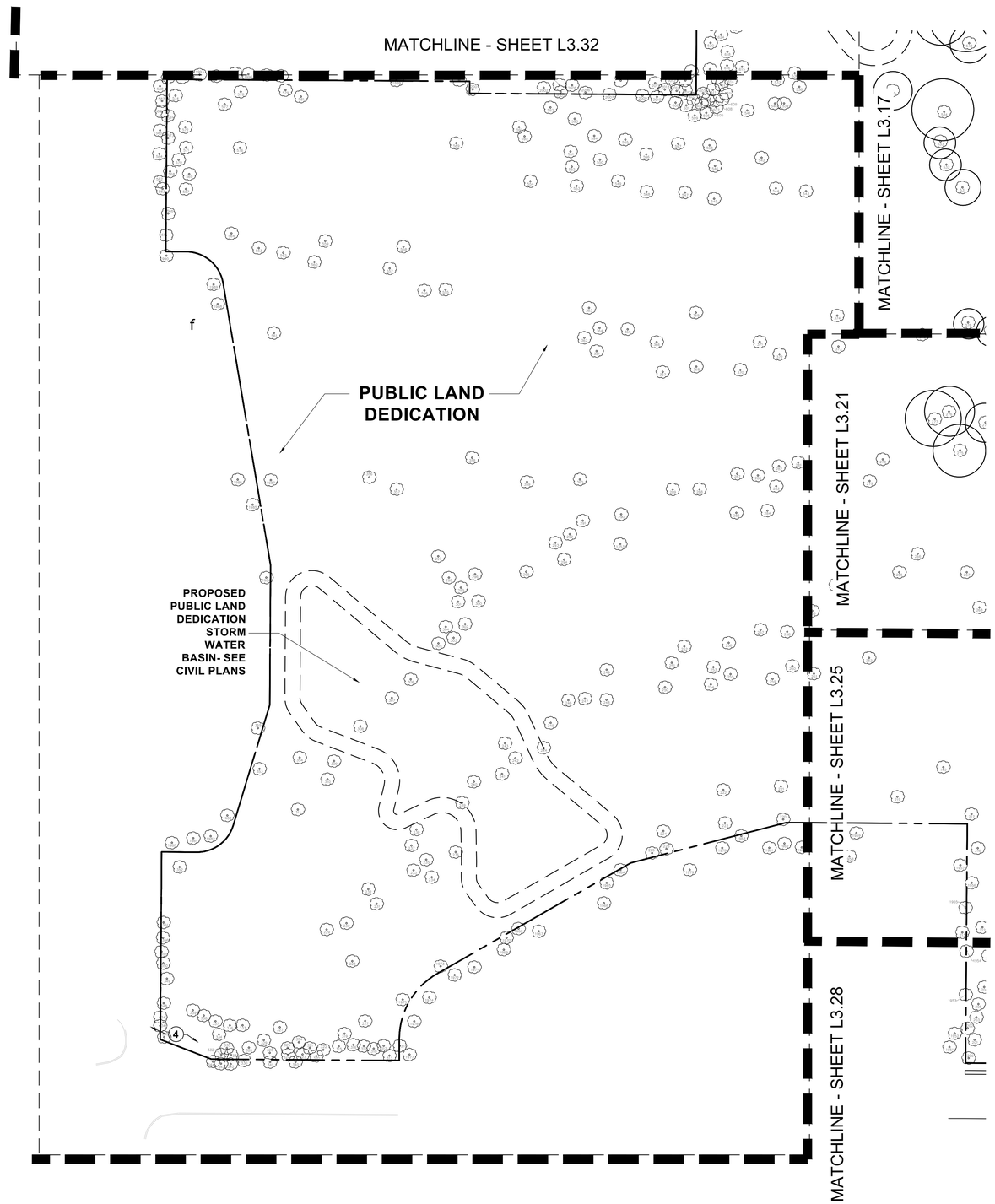


DUNDEE ROAD

SITE LANDSCAPE PLAN

SCALE 1" =80'

0 40 80 160

NOTE KEY

(2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
5. SITE BENCH – SEE DETAIL 10/ L4.02
6. SITE FENCE – 6"HT. METAL PICKET – SEE 5/ L4.05
7. SITE FENCE – BLACK VINYL CHAIN LINK – SEE 6/ L4.05
8. KEYSTONE RETAINING WALL– SEE 8/ L4.05
9. 42"HT. METAL HANDRAIL – SEE 4/ L4.05
10. 8'HT. CEDAR SCREEN FENCE – SEE 4/ L4.07
11. CONCRETE STAIR – SEE 9/ L4.05
12. PATIO OR ENTRANCE PORCH
13. STRUCTURAL SOILS – SEE 1/\L4.08 AND 2/\L4.08

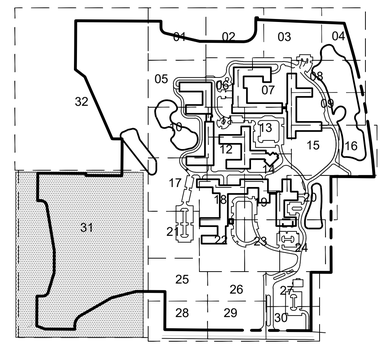
EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE - CANOPY SIZE

PROPOSED TREE KEY - SEE ALSO SHT. L1.00

PARKWAY SHADE TREES	2.5"- 3.0" CAL
PARKING LOT SHADE TREES	3.0" CAL
SHADE TREES - REPLACEMENT	2.5"- 3.0" CAL
OAKS - REPLACEMENT TREES	2.0"- 2.5" CAL
BIOSWALE - REPLACEMENT TREES	15' HT
EVERGREEN - REPLACEMENT TREES	8'- 10' HT
EVERGREEN - REPLACEMENT TREES	10'- 12' HT

KEY PLAN



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ISSUE SCHEDULE

1	REVISED PER VILLAGE COMMENTS	03.30.2022
2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE PLAN

L3.31

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.31 March 24, 2023 04:23:51pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\23031\NB-SITE-LS ALL TREES.dwg
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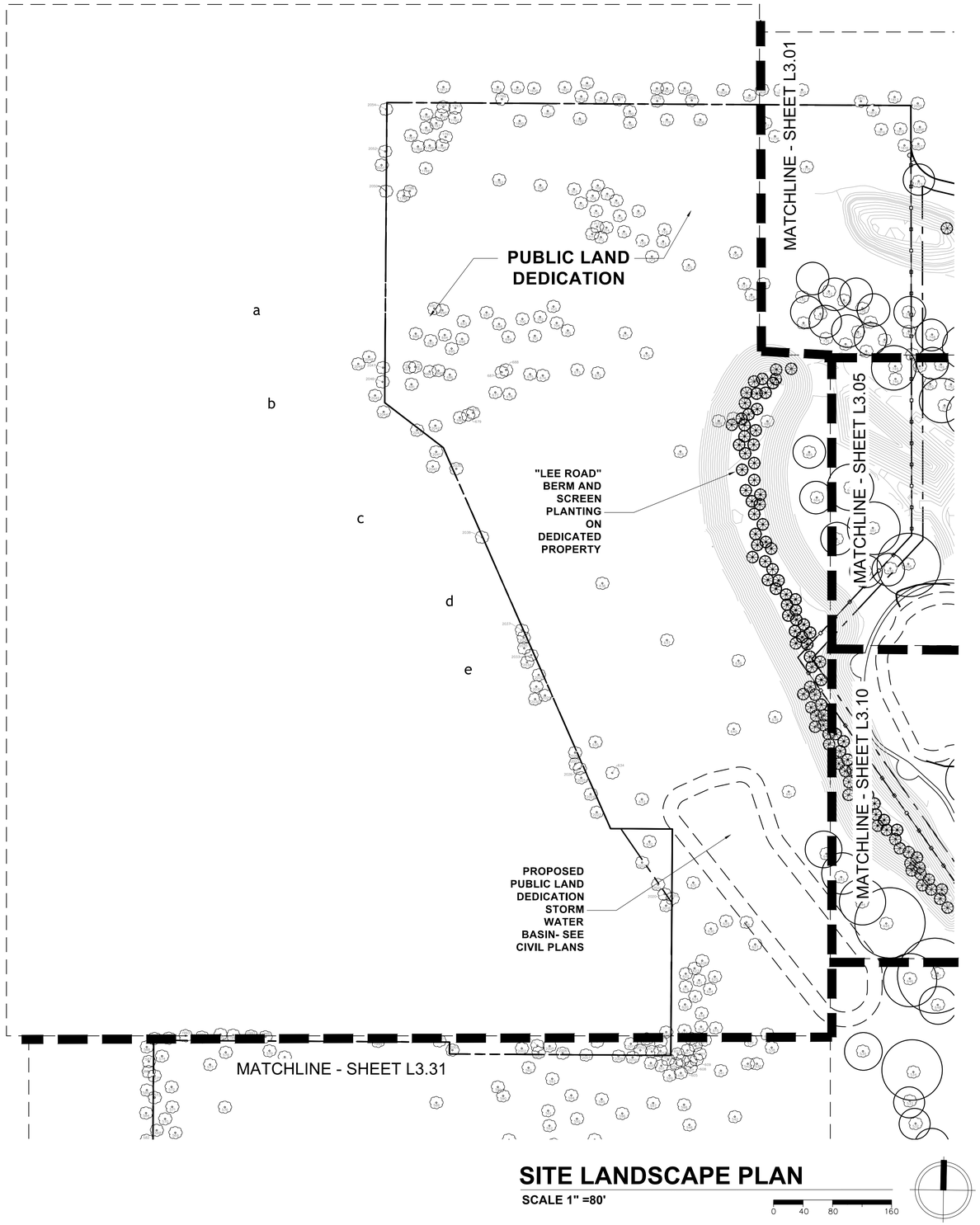
Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



SITE LANDSCAPE PLAN

SCALE 1" =80'

0 40 80 160

NOTE KEY (2)

1. TREE PROTECTION FENCING – SEE ON SITE TREE INVENTORY SHEET L-ON (TO BE REMOVED AT COMPLETION OF CONSTRUCTION)
2. 3 RAIL "HORSE FENCE" – WHITE PVC
3. PROPOSED NATURE PATH – SEE DETAIL 3/ L4.04
4. PROPOSED SIDEWALK – SEE CIVIL PLANS
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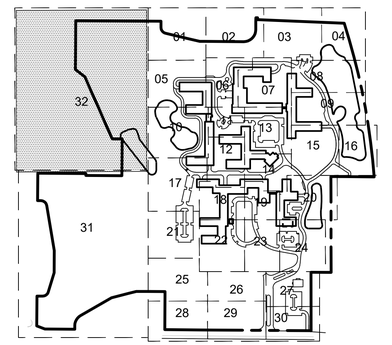
KEY PLAN



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SITE LANDSCAPE PLAN

L3.32

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.32 March 24, 2023 04:23:31pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS ALL TREES.dwg
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Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

PARKWAY SHADE TREES
2.5" - 3.0" CAL.

COMMON/ BOTANICAL NAME
Sugar Berry *Celtis laevigata*
Kentucky Coffee Tree *Gymnocladus dioicus*
Ginkgo *Ginkgo biloba*
Sweet Gum *Liquidambar styraciflua*
Columbia London Plane Tree *Platanus x. acerifolia 'Exclamation'*
Shingle Oak *Quercus imbricaria*
Schumard Oak *Quercus schumardii*
Northern Pin Oak *Quercus ellipsoidalis*
Chicago Blues Black Locst *Robinia pseud. 'Chicago Blues'*
Princeton Elm *Ulmus 'Princeton'*
Patriot Elm *Ulmus 'Patriot'*
Accolade Elm *Ulmus 'Morton'*
Regal Elm *Ulmus 'Regal'*

PARKING LOT SHADE TREES
3.0" CAL.

PARKING LOT SHADE TREE CANOPY DIAMETER PER THE MORTON ARBORETUM - USED IN CALCULATING PROPOSED STRUCTURAL SOILS AREAS

COMMON/ BOTANICAL NAME	
Sugar Berry *Celtis laevigata*	50' - avg.
Kentucky Coffee Tree *Gymnocladus dioicus*	50' - avg.
Ginkgo *Ginkgo biloba*	40' - avg.
Columbia London Plane Tree *Platanus x. acerifolia 'Exclamation'*	50' - avg.
Shingle Oak *Quercus imbricaria*	50' - avg.
Schumard Oak *Quercus schumardii*	50' - avg.
Princeton Elm *Ulmus 'Princeton'*	40' - avg.
Patriot Elm *Ulmus 'Patriot'*	40' - avg.
Accolade Elm *Ulmus 'Morton'*	40' - avg.
Regal Elm *Ulmus 'Regal'*	50' - avg.

REPLACEMENT SHADE TREES
2.5"-3.0" CAL.

COMMON/ BOTANICAL NAME
American Hornbeam *Carpinus caroliniana*
Yellowwood *Cladrastis kentukea*
Shagbark Hickory *Carya ovata*
Sugar Berry *Celtis laevigata*
Northern Catalpa *Catalpa speciosa*
Kentucky Coffee Tree *Gymnocladus dioicus*
Ginkgo *Ginkgo biloba*
Sweet Gum *Liquidamber styraciflua*
Tulip Tree *Liriodendron tulipifera*
Osage Orange *Maclura pomifera*
Dawn Redwood *Metasequoia glyptostroboides*
Black Tupelo *Nyssa sylvatica*
American Hophornbeam *Ostrya virginiana*
Columbia London Plane Tree *Platanus x. acerifolia 'Exclamation'*
White Oak *Quercus alba*
Chinkapin Oak *Quercus muehlenbergii*
Shingle Oak *Quercus imbricaria*
Bur Oak *Quercus macrocarpa*
Swamp Bur Oak *Quercus x schuettii*
Swamp White Oak *Quercus bicolor*
Schumard Oak *Quercus schumardii*
Northern Pin Oak *Quercus ellipsoidalis*
Chestnut Oak *Quercus montana*
Chicago Blues Black Locst *Robinia pseud. 'Chicago Blues'*
Bald Cypress *Taxodium distichum*
Princeton Elm *Ulmus 'Princeton'*
Patriot Elm *Ulmus 'Patriot'*
Accolade Elm *Ulmus 'Morton'*
Regal Elm *Ulmus 'Regal'*

OAKS - REPLACEMENT TREES
2.0" - 2.5" CAL.

COMMON/ BOTANICAL NAME
White Oak *Quercus alba*
Chinkapin Oak *Quercus muehlenbergii*
Shingle Oak *Quercus imbricaria*
Bur Oak *Quercus macrocarpa*
Swamp White Oak *Quercus bicolor*
Schumard Oak *Quercus schumardii*
Northern Pin Oak *Quercus ellipsoidalis*
Chestnut Oak *Quercus montana*

BIOSWALE - REPLACEMENT TREES
3" CAL., 15' HT.

COMMON/ BOTANICAL NAME
River Birch - Clump *Betula nigra 'Dura-Heat'*
Black Willow *Salix nigra*
Larch *Larix occidua*
Tamarack *Larix laricina*
Sugar Berry *Celtis laevigata*
Northern Catalpa *Catalpa speciosa*
Sweet Gum *Liquidamber styraciflua*
Dawn Redwood *Metasequoia glyptostroboides*
Black Tupelo *Nyssa sylvatica*
American Hophornbeam *Ostrya virginiana*
Columbia London Plane Tree *Platanus x. acerifolia 'Exclamation'*
Bald Cypress *Taxodium distichum*

EVERGREEN REPLACEMENT TREES
8' - 10' HT.
EVERGREEN REPLACEMENT TREES
10' - 12' HT.

COMMON/ BOTANICAL NAME
Black Hills Spruce *Picea g. 'Densata'*
White Spruce *Picea glauca*
Serbian Spruce *Picea omorika*
Limber Pine *Pinus flexilis*
White pine *Pinus strobus*

Village of Northbrook
Tree Replacement List

It is the goal of the Village of Northbrook to promote species diversity throughout the Village. With the help of our residents and quality service providers we hope to establish and sustain a healthy and long lived urban forest that will benefit both the residents and visitors to the Village of Northbrook.

Large Trees (Mature Height Over 45 feet)
Plant 30 to 50 feet apart and no closer than 15 to 20 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
American Linden (Tilia americana)	American Sentry
Bald Cypress (Taxodium distichum)	Common, Shawnee Brave (narrow variety)
Bitternut Hickory (Carya cordiformis)	
Black Locust (Robinia pseudoacacia)	'Chicago Blues'
Black Tupelo (Nyssa sylvatica)	
Bur Oak (Quercus macrocarpa)	
Chinquapin Oak (Quercus muehlenbergii)	
Chestnut Oak (Quercus montana)	
Dawn Redwood (Metasequoia glyptostroboides)	
European Larch (Larix decidua)	
Ginkgo (Ginkgo biloba)	Princeton Sentry, Autumn Gold, Magyar
Hackberry (Celtis occidentalis)	Chicagoland, Windy City
Hardy Rubber Tree (Eucommia ulmoides)	
Harvest Gold Linden (cordata x mongolica)	Harvest Gold
Hill's Oak (Quercus ellipsoidalis)	
Hybrid Elm (Ulmus species)	Accolade, Commendation, Emerald Sunshine, Frontier, Homestead, New Horizon, Patriot, Pioneer, Regal, Triumph, Princeton, Prospector
Jordan Street Oak (Q. alba x macrocarpa 'Atwood')	
Katsura Tree (Cercidiphyllum japonicum)	
Kentucky Coffeetree (Gymnocladus dioicus)	'Prairie Titan', 'Espresso'
Lacebark Elm (Ulmus parvifolia)	
Northern Catalpa (Catalpa speciosa)	
Planetree (Platanus x acerifolia)	Exclamation 'Morton Circle', Ovation
Regal Prince Oak (Quercus robur x bicolor 'Long')	
Scarlet Letter Oak (Quercus x 'Scarlet Letter')	
Shantung Maple (Acer truncatum)	Norwegian Sunset, Pacific Sunset
Shagbark Hickory (Carya ovata)	
Shingle Oak (Quercus imbricaria)	
Shumard Oak (Quercus shumardii)	
Silver Linden (Tilia tomentosa)	
Sugar Berry (Celtis laevigata)	
Swamp Bur Oak (Quercus x schuettii)	
Swamp White Oak (Quercus bicolor)	
Swamp Chestnut Oak (Quercus michauxii)	
Sweetgum (Liquidambar styraciflua)	Common, Slender Silhouette
Triple Crown Oak (Quercus 'Taylor')	
Tulip Tree (Liriodendron tulipifera)	'Emerald City' (narrow), 'Arnold' (narrow)
Turkish Filbert (Corylus colurna)	

Tree Replacement List 2021

White Oak (Quercus alba)
Yellow Buckeye (Aesculus flava)
Zelkova (Zelkova serrata) — Green Vase, Village Green

Medium Trees (Mature Height 30 feet to 45 feet)
Plant 20 to 30 feet apart and no closer than 12 to 15 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
American Hornbeam (Carpinus caroliniana)	
American Yellowwood (Cladrastis kentukea)	'Perkins Pink'
Amur Corktree (Phellodendron amurense)	Shademaster, Macho
Autumn Splendor Buckeye (Aesculus arnoldiana)	
Black Locust (Robinia pseudoacacia)	Purple Robe
Crimson Sunset Maple (A. truncatum X platanoides)	
European Hornbeam (Carpinus betulus)	Fastigiata, 'Emerald Avenue'
Hedge Maple (Acer campestre)	
Ironwood (Ostrya virginiana)	
State Street ® Miyabe Maple (Acer miyabe)	Morton, Rugged Ridge
Ohio Buckeye (Aesculus glabra)	
Osage Orange (Maclura pomifera)	White Shield (seedless)
Persimmon (Diospyros virginiana)	
Purple Catalpa (Catalpa x erubescens)	'Purpurea'
Red Horsechestnut (Aesculus x carnea)	Briotii, Fort McNair
River Birch (Betula nigra)	Heritage
Witchhazel (Hamamelis virginiana)	Fall blooming (not a cultivar name)
Witchhazel (Hamamelis vernalis)	Spring blooming (not a cultivar name)

Small Trees (Mature Height Under 30 feet)
Plant 10 to 15 feet apart and no closer than 8 to 10 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
Allegheny Serviceberry (Amelanchier laevis)	
Apple Serviceberry (Amelanchier x grandiflora)	
Amur Maple (Acer ginnala)	
Amur maackia (Maackia amurensis)	
China Snow ® Peking Lilac (Syringa pekinensis)	Morton
Cockspur Hawthorn (Crataegus crus-galli)	
Crabapple (Malus species)	Any disease resistant variety
Eastern Wahoo (Euonymus atropurpureus)	
Fox Valley ® River Birch (Betula nigra)	Little King
Japanese Tree Lilac (Syringa reticulata)	Ivory Silk, Summer Snow
Magnolia (magnolia spp)	Kobus 'Elizabeth', Butterflies, Cucumbertree 'Summer Pleasures', Star 'Royal Star'
Paw Paw (Asimina triloba)	
Redbud (Cercis canadensis)	Common, alba (Royal White)
Sassafras (Sassafras albidum)	
Shadblow Serviceberry (Amelanchier arborea)	
Tatarian Maple (Acer tataricum)	
Three Flower Maple (Acer triflorum)	

Conifers
Plant 10 to 20 feet apart and no closer than 8 to 15 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
Balsam Fir (Abies balsamea)	
Black Spruce (Picea mariana)	
Concolor Fir (Abies concolor)	
Douglas Fir (Pseudotsuga menziesii)	
Eastern Hemlock (Tsuga canadensis)	
Eastern Red Cedar (Juniperus virginiana)	
Korean Pine (Pinus koraiensis)	
Limber Pine (Pinus flexilis)	
Serbian Spruce (Picea omorika)	
Swiss Stone Pine (Pinus cembra)	
White Fir (Abies concolor)	
White Pine (Pinus strobus)	
White Spruce (Abies glauca)	

1 / L3.31 — VILLAGE OF NORTHBROOK TREE REPLACEMENT LIST FOR REFERENCE
NO SCALE

NOTE: VILLAGE OF NORTHBROOK STANDARD TREE PLANTING DETAIL AND TREE WELL DETAIL - SEE SHEET L3.23

ONSITE TREE REPLACEMENTS

SUMMARY:

SEE SHEET "L-ON SITE-14" FOR TOTALS
TOTAL CALIPER INCHES REQUIRED

REMOVED:
PROTECTED TREES = 6" DBH OR GREATER: 545.00 CAL. INCHES

LANDMARK AND HERITAGE TREES: 1599.00 CAL. INCHES
TOTAL 2144.00 CAL. INCHES REPLACEMENT REQUIRED

TREE REPLACEMENTS:

	TREE	SIZE	QUANTITY	CAL. INCHES	REQ'D	PROVIDED
⊙	REPLACEMENT SHADE TREES	2.5" - 3.0" CAL	205 X 2.5 =	512.5		
		3.0" CAL.	0 X 3.0 =	0		
		3.5" CAL.	0 X 3.5 =	0		
		4.0" CAL.	0 X 4.0 =	0		
⊙	OAKS - REPLACEMENT TREES	.5" - 1.0" CAL.	0 X 1.0 =	0		
⊕	OAKS - REPLACEMENT TREES	2.0' - 2.5" CAL.	83 X 2.5 =	212.50		
⊙	BIOSWALE - REPLACEMENT TREES	3" CAL., 15' HT.	0 X 3.0 =	0		
✳	EVERGREEN REPLACEMENT TREES	8' - 10' HT. (2.5" CAL.)	249 X 2.5 =	622.50		
✳	EVERGREEN REPLACEMENT TREES	10' - 12' HT. (3.0" CAL.)	266 X 3.0 =	798		
			TOTAL 2145.50		**2144.00 CAL. INCHES**	**2145.50 CAL. INCHES**

PARKWAY TREES:

	TREE	SIZE			REQ'D	PROVIDED
⊕	PARKWAY SHADE TREES	2.5" - 3.0" CAL.			**208**	**234**

1 TREE / 45 LF OF ROAD REQ'D
4690 LF PKWAY /45 =104 X TWO SIDES OF ROAD = 208 TREES REQ'D

PARKING LOT TREES:

	TREE	SIZE			REQ'D	PROVIDED
⊕	PARKING LOT SHADE TREES	3.0" CAL.			59.25	**66**

1 TREE PER 8 SPACES REQ'D
474 SPACES /8 = 59.25 TREES REQ'D

Tree Size Requirements
Single stem trees should be $2^{1/2}$ to 3 inches in caliper. Conifers and multi-stemmed ornamentals that measure 8-10 feet tall will count as $2^{1/2}$ caliper inches, 10-12 feet tall as 3 caliper inches, 12-14 feet tall as 3.5 caliper inches, 14-16 feet tall as 4.0 caliper inches.

Diversity Requirement
No one genus of tree should be used for more than 10% of your replanting commitment
No one species of tree should be used for more than 5% or your replanting commitment
No one cultivar of tree should be used for more than 1% of your replanting commitment

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TREE REPLACEMENT & LANDSCAPE DATA

L3.33

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.33 March 29, 2023 09:47:44am T:\Data Files\Client Files\ERICLOWC\NBROOK\SITE\230331NB_SITE_LS ALL TREES.dwg
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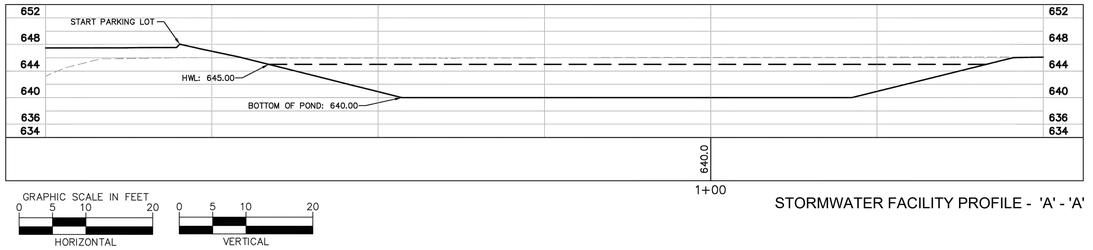
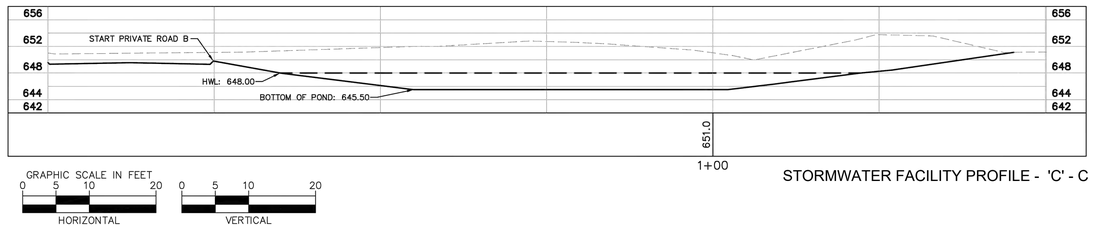
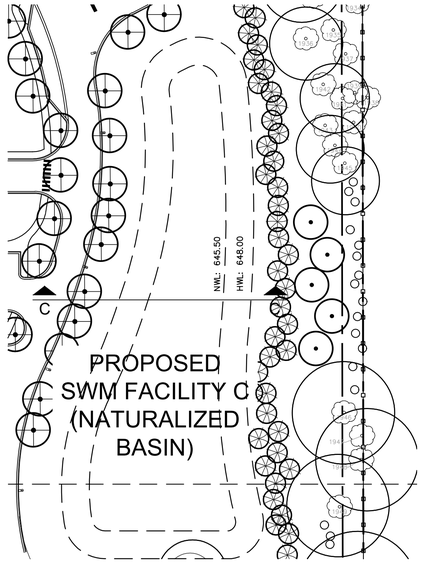
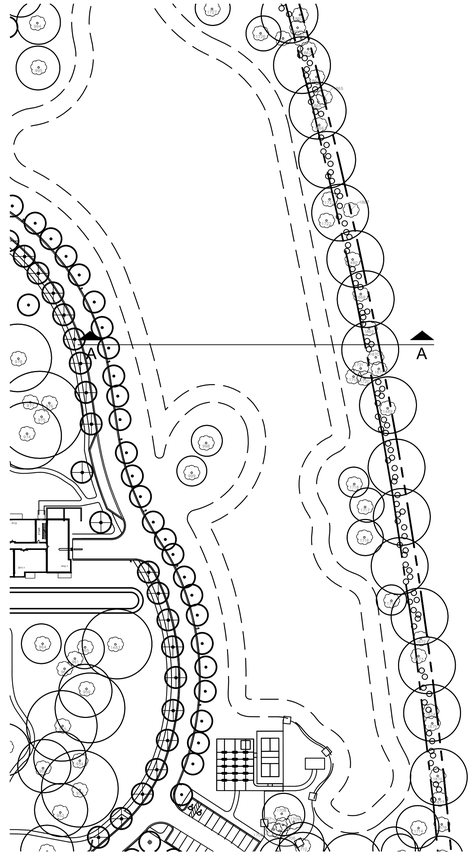


STORMWATER FACILITY PROFILE - 'A' - 'A'



STORMWATER FACILITY PROFILE - 'C' - C





3 L3.32 STORMWATER FACILITY SEED MIXES

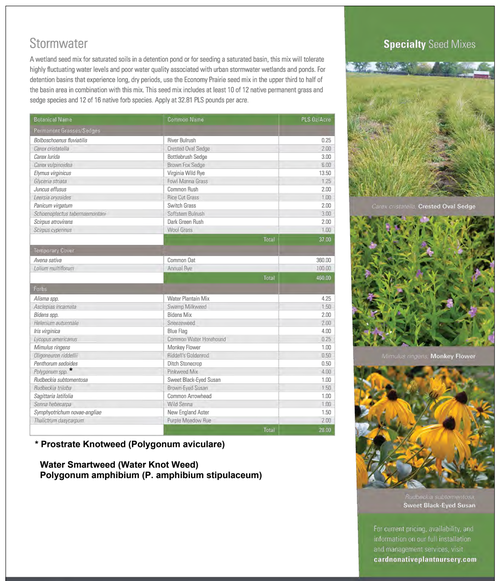
SPECIFIC PLANT MIXES TO BE SPECIFIED BY LANDSCAPE ARCHITECT FOR BASIN BOTTOM, SIDE SLOPES, AND EDGES DURING DESIGN DEVELOPMENT STAGE TO ACCOMMODATE SPECIFIC CONDITIONS IN FINAL DESIGN, INCLUDING HYDROLOGY, EXPOSURE, AND AESTHETICS.

NOTE:
STORM WATER MANAGEMENT GUIDELINES SEE SHEET L3.35

NOTE : SAVANNAH BASIN S, BIOSWALE AND PRAIRIE PLANTINGS MUST BE INSTALLED BY A QUALIFIED NATIVE LANDSCAPE CONTRACTOR FROM NORTHERN ILLINOIS.

2 L3.08 STORMWATER FACILITY 'C' - DRY BOTTOM
NO SCALE

1 L3.08 STORMWATER FACILITY 'A' - DRY BOTTOM
NO SCALE



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ISSUE SCHEDULE

1	REVISED PER VILLAGE COMMENTS	03.30.2022
2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No. 168141011
Original Issue 01/14/2022
Scale AS SHOWN

STORMWATER FACILITY DETAILS

L3.34

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.34 March 24, 2023 05:44:27pm T:\Data Files\Client Files\ERICKSON\NBROOK\SITE\230331\NB-SITE-LS-BIO.dwg
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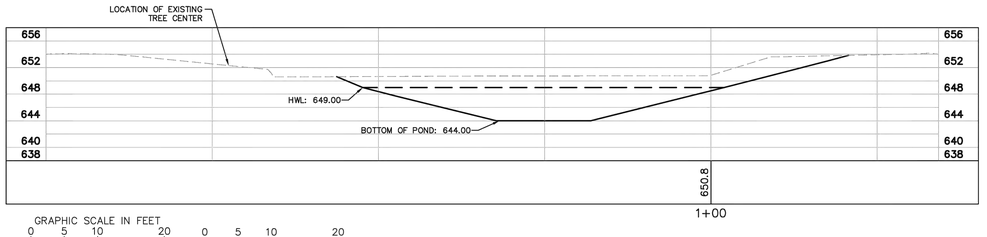
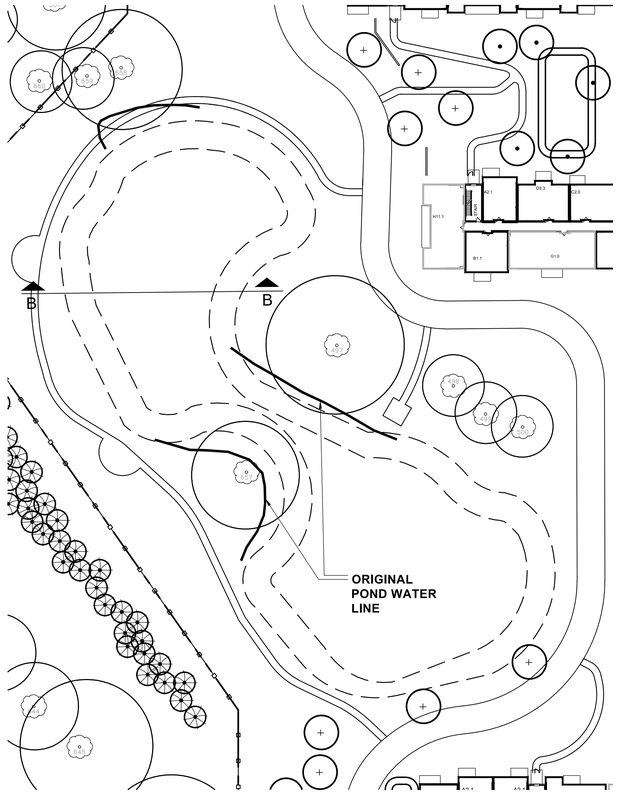
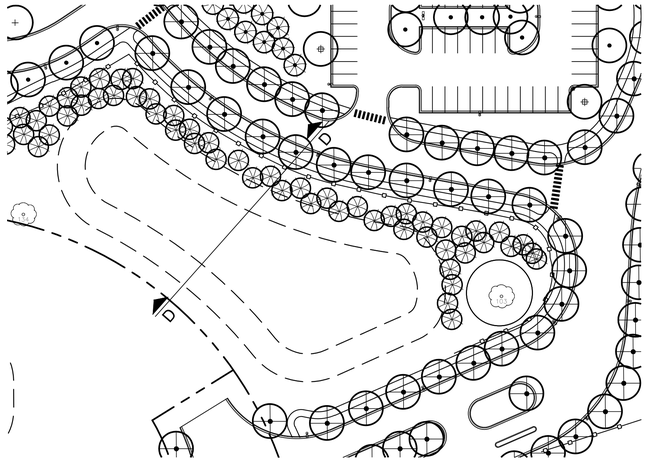


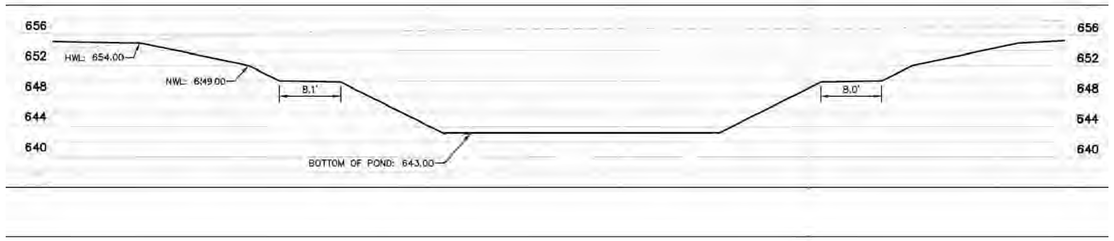
STORMWATER FACILITY "B" PROFILE - 'B - B'



1 L3.09 STORMWATER FACILITY 'B' - DRY BOTTOM
NO SCALE



2 L3.23 STORMWATER FACILITY 'D' - DRY BOTTOM
NO SCALE



STORMWATER FACILITY "D" PROFILE - 'D - D'

POND PLANTING NOTE

LANDSCAPING AT EDGE OF PONDS WILL BE MANICURED LAWN, SHRUBS AND PERENNIALS.

STORMWATER FACILITY SEED MIXES

SEE PLANT LISTS - DETAIL 3/ L3.34

NOTE:
STORM WATER MANAGEMENT GUIDELINES SEE SHEET L3.37

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STORMWATER FACILITY DETAILS

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Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.35 March 29, 2023 10:37:26am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-SITE-LS-BIO.dwg
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BIOSWALE PLANT LIST NOTE

THESE PLANT LISTS ARE REPRESENTATIVE OF THE PLANT PALETTE TO BE USED FOR BIOSWALE DESIGN.

SPECIFIC PLANTS TO BE SPECIFIED BY LANDSCAPE ARCHITECT FOR FOR EACH BIOSWALE DURING DESIGN DEVELOPMENT STAGE TO ACCOMMODATE SPECIFIC CONDITIONS IN FINAL DESIGN, INCLUDING HYDROLOGY, SOILS, EXPOSURE, MAINTENANCE REQUIREMENTS AND AESTHETICS.

RUSTY PATCHED BUMBLE BEE:

PLANT SELECTION WILL BE CAREFULLY CONSIDERED TO INSURE THE USE OF NATIVE PLANTS THAT SUPPORT THE RUSTY PATCHED BUMBLE BEE.

ILLINOIS DNR RAIN GARDEN PLANT LIST

Plant List for Moist Soil - Full Sun

big bluestem (*Andropogon gerardii*)
black-eyed susan (*Rudbeckia hirta*)
blue flag iris (*Iris versicolor*)
blue vervain (*Verbena hastata*)
porcupine sedge (*Carex comosa*)
brown-eyed Susan (*Rudbeckia triloba*)
cord grass (*Spartina pectinate*)
Culver's-root (*Veronicastrum virginicum*)
cup-plant (*Siliphium perfoliatum*)
dark green bulrush (*Scirpus atrovirens*)
fox sedge (*Carex vulpinoidea*)
golden Alexanders (*Zizia aurea*)
great blue lobelia (*Lobelia siphilitica*)
Indian grass (*Sorghastrum nutans*)
Indian plantain (*Amoglossum atriplicifolium*)
common ironweed (*Vernonia fasciculata*)
marsh blazing-star (*Liatris spicata*)
nodding wild rye (*Elymus canadensis*)
Ohio goldenrod (*Solidago ohioensis*)
ox-eye sunflower (*Heliopsis helianthoides*)
perfoliate boneset (*Eupatorium perfoliatum*)
porcupine sedge (*Carex comosa*)
porcupine sedge (*Carex hystericina*)
prairie blazing-star (*Liatris pycnostachya*)
prairie dock (*Siliphium terebinthinaceum*)
rosinweed (*Siliphium integrifolium*)
showy tick trefoil (*Desmodium canadense*)
spongy sedge (*Carex stipata*)
spotted Joe-pye-weed (*Eutrochium maculatum*)
stiff goldenrod (*Oligoneuron rigidum*)
swamp milkweed (*Asclepias incarnata*)
switch grass (*Panicum virgatum*)
Virginia wild rye (*Elymus virginicus*)
wild bergamot (*Monarda fistulosa*)
wild blue iris (*Iris shrevei*)
wild senna (*Cassia hebecarpa*)
yellow coneflower (*Ratibida pinnata*)
yellow sneezeweed (*Helenium autumnale*)

Plant List for Medium Soil - Full Sun

common ironweed (*Vernonia fasciculata*)
Culver's-root (*Veronicastrum virginicum*)
cup-plant (*Siliphium perfoliatum*)
downy phlox (*Phlox pilosa*)
fox sedge (*Carex vulpinoidea*)
great blue lobelia (*Lobelia siphilitica*)
Indian grass (*Sorghastrum nutans*)
muskingum sedge (*Carex muskingumensis*)
New England aster (Symphyotrichum novae-angliae)
Ohio goldenrod (*Solidago ohioensis*)
prairie avens (*Geum triflorum*)
smooth phlox (*Phlox glaberrima*)
swamp milkweed (*Asclepias incarnata*)
sweet black-eyed Susan (*Rudbeckia subtomentosa*)
white wild indigo (*Baptisa alba*)
wild bergamot (*Monarda fistulosa*)
wild senna (*Cassia hebecarpa*)

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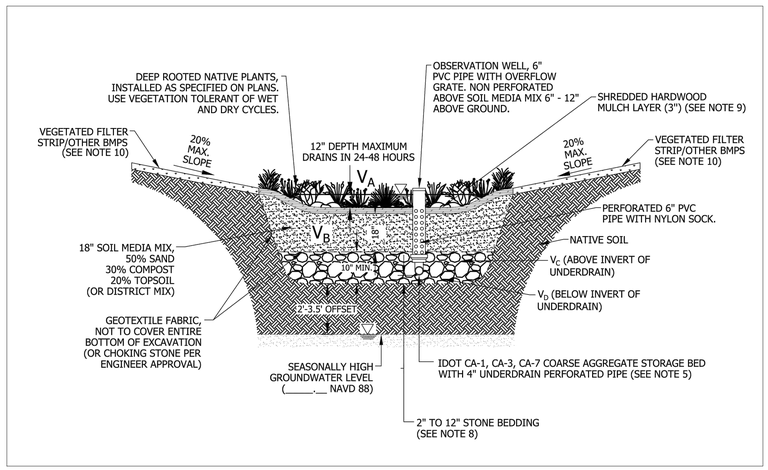
CORNELL UNIV. - WOODY SHRUBS FOR STORMWATER

Botantical Name	Common Name	Prefers Low pH	Fixes Nitrogen	Salt Tolerant	Showy flowers	Showy fruits	Showy fall foliage	Winter Interest	
Amorpha fruticosa	False Indigo		*	*	*				
Aronia arbutifolia	Red Chokeberry			*	*	*	*		
Aronia melanocarpa	Black Chokeberry	*		*	*	*	*		
Baccharis halimifolia	Eastern Baccharis			*		*			
Ceanothus americanus	New Jersey Tea		*		*				
Cephalanthus occidentalis	Buttonbush			*	*	*			
Clethra alnifolia	Summersweet	*		*	*		*		
Cornus amomum	Silky Dogwood				*	*	*		
Cornus racemosa	Gray Dogwood				*	*	*		
Cornus sanguinea	Blood-twig Dogwood				*	*	*	*	
Cornus sericea/alba	Redtwig Dogwood				*	*	*	*	
Dasiphora (Potentilla) fruticosa	Shrubby Cinquefoil				*				
Diervilla lonicera/ sessilifolia	Bush Honeysuckle				*				
~~Hippophae rhamnoides 'Sprite'~~	Dwarf Sea Buckthorn		*	*					NOT INCLUDED
Hypericum kalmianum/prolificum	Kalm's /Shrubby St. Johnswort				*				
Hypericum spp.	St. Johnswort spp.				*				
Ilex glabra	Inkberry Holly	*		*				*	
Ilex verticillata	Winterberry	*				*	*	*	
Itea virginica	Virginia Sweetspire	*		*	*		*		
Iva frutescens	Marsh-elder			*					
Lonicera oblongifolia	Swamp Fly Honeysuckle				*	*			
Morella (Myrica) pensylvanica	Northern Bayberry		*	*		*		*	
~~Myrica gale~~	Sweetgale		*						NOT INCLUDED
Physocarpus opulifolius	Common Ninebark				*			*	
Rhus copallina	Shining Sumac			*		*	*	*	
Rosa palustris	Swamp Rose				*	*			
Salix (repens var.) arenaria	Creeping Silver Willow			*					
Salix candida	Sageleaf Willow								
Salix discolor	Pussy Willow				*				
~~Salix purpurea~~	Purple Willow							*	NOT INCLUDED
Sambucus canadensis/nigra	American/Black Elderberry			*	*	*			
Sambucus racemosa/pubens	Red Elderberry				*	*			
Shepherdia argentea	Silver Buffaloberry		*	*		*			
~~Sorbaria sorbifolia~~	False Spirea				*		*		NOT INCLUDED
Spiraea tomentosa	Steeplebush	*			*				
Symphoricarpos albus	Common Snowberry					*		*	
Viburnum lentago	Nannyberry Viburnum				*	*			
Viburnum nudum	Possumhaw Viburnum	*			*	*	*		
Viburnum prunifolium	Blackhaw Viburnum				*	*	*		



2 BIOSWALE SECTION - TYPICAL
NO SCALE L3.03

3 BIOSWALE PLANT LISTS - TYPICAL
L3.34

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L3.36

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LANDSCAPES DEFINED

Ecological Landscapes
Ecological Landscapes are areas restored to naturalized vegetation will be to enhance the site and surrounding ecology as a whole system. The approach puts in place a framework for people, animals, plants, water, soil, insects, and wildlife to interact in a sustainable way for the benefit of all. Ecological landscapes conserve water, build soil health, protect and enhance biodiversity, avoid the use of toxic chemicals, fossil fuels, and other non-renewable resources. They are living systems that evolve and improve over time as they become more stable and complex.

Cultural Landscapes
Cultural Landscapes (Manicured Landscapes) are areas designed, installed, and maintained with best horticultural practices to remain fairly constant, neat in appearance and conditions. Maintenance practices are generally more intensive, and include regular mowing, pruning, and cultivating to keep plantings lush and attractive throughout the growing season. Types include manicured lawn areas for active use, foundation plantings, perennials beds and garden areas.

GREENSPACE MAINTENANCE GUIDELINES

Establishment/Maintenance Guidelines for Greenscape Naturalized Landscapes

The proposed Greenscape plan includes several landscape typologies of a naturalized character that will require an alternative establishment and long-term maintenance regime to conventional landscape practices. The following generalized guidelines are intended to provide a framework for the development of a long-term Landscape Maintenance, Monitoring, and Stewardship Plan that will be done in tandem with the detailed/final landscape design and construction documentation for the site. These guidelines will specify and schedule these activities in detail and serve as a tool to program and facilitate the necessary adaptive management of the ecologically focused landscapes as part of the overall site landscape approach.

ECOLOGICAL DESIGN OBJECTIVES

Connect Residents/Visitors to Nature
Provide opportunities for residents, visitors, and staff to enjoy, interact with and learn about nature:
- Improve and maintain site beauty; a cared-for appearance is especially important.
- Maintain a neat, mown or gravel/hard edge adjacent to structures, paved surfaces, trails, etc.
- Provide access to natural areas with trails and walkways.
- Collaborate with the Village and other agencies to provide outdoor education with programming, signage, etc.

Authentic Local Landscape Ecology
Create and maintain habitat for native flora and fauna and improve ecological function throughout the site:
- Preserve and enhance existing natural habitat, increase area and diversity of native plantings.
- Improve habitat to increase diversity and abundance of birds, beneficial insects, and other wildlife.
- Protect against habitat area loss on and off-site.
- Deploy landscapes and practices that manage rainwater as a resource.
- Monitor for performance- establish vegetation monitoring protocols; assess and document baseline vegetation data and compare with seasonally obtained data.

Sustainable Practices
Deploy integrated strategies for long-term sustainability:
- Protect, maintain, and restore soil health.
- Conserve water and other resources in the landscape.
- Minimize the use of fossil fuels and synthetic fertilizers, pesticides, herbicides, and other chemicals in the landscape.
- Incorporate adaptive management practices, monitor landscape performance regularly and adjust practices accordingly.
- Utilize integrated pest management (IPM) techniques to control pests, diseases, and any unwanted species of plants and animals.
- Harvest and compost biomass on-site, incorporate back into soil.
- Dedicate appropriate areas for snow stockpiling; minimize the use of deicing salt to the degree practicable to reduce impacts.
- Provide facilities for residents to recycle waste on-site (food/beverage containers, paper, etc.).

ESTABLISHMENT/MAINTENANCE PRACTICES
Following is a general outline of seasonal maintenance and stewardship practices that will be employed following initial site construction and planting/restoration activities. The primary goals are to get naturalized vegetation established and healthy, control/eliminate invasive species, and ensure stable conditions are established as soon as possible following the conclusion of initial construction and planting activities. The various naturalized landscape typologies will all require similar protocols but will vary slightly depending upon specific issues that may arise during initial establishment, generally the first three years following installation.

Years One, Two, and Three
Off-season:
- Visit site in December, January, February, and March each year for monitoring/maintenance activities as follows:
  - Remove and recycle/dispose of any litter.
  - Check for and remove any debris caught in trees and shrubs.
  - Repair/replace edge conditions, signage, site furnishings.
  - Maintain/clear pathways and trails.
  - Monitor for new invasive species, remove/control any invasive species, including invasive vegetation, pests, and overpopulated wildlife that can impact vegetation, including geese and deer.

Regularly throughout the 8-month growing season:
- Visit site every two weeks from April through November for maintenance/monitoring activities as follows:
  - Remove and recycle/dispose of any litter.
  - Check for and remove any debris caught in trees and shrubs.
  - Repair/replace edge conditions, signage, site furnishings.
  - Maintain/clear pathways and trails, including turf edges with mowing.
  - Monitor for new invasive species, remove/control any invasive species, including invasive vegetation, pests, and overpopulated wildlife that can impact vegetation, including geese and deer.
- Water non-irrigated landscaped areas as required for plant establishment, 1" per week.
- Monitor all planting areas for plant establishment and weedy conditions; remove weeds at surface and spot-treat as needed.
- Monitor for pest and disease problems.

April
- All regular bi-weekly practices.
- Perform spring clean-up, remove dead/dormant material to ensure no organic material is remaining.
- Record (spring) written flora and photo documentation at specified locations according to protocol.

May
- All regular bi-weekly practices.
- Braid or remove 25% of green foliage from spring blooming bulbs.

June
- All regular bi-weekly practices.
- Initiate hand pruning of all deciduous shrubs, hedges and evergreens after new leaves have "hardened off"-
  - Early flowering (flowers on one-year old wood - prune after flowering)
  - Later flowering (flowers on current season's wood - selectively prune to maintain desired size)
  - Evergreens to maintain desired size
- Hand prune trees up to 12' as needed to maintain an open canopy and healthy conditions.

July
- All regular bi-weekly practices.

August
- All regular bi-weekly practices.

September
- All regular bi-weekly practices.
- Prune shrubs, hedges, and evergreens for the last time for the year.

October
- All regular bi-weekly practices.
- Deploy on-site composted materials into suitable soil areas.
- Check all vegetated areas to ensure 90% or more cover; add seed/live plants to fill in bare spots larger than 1 s.f.
- Record (fall) written flora and photo documentation at specified locations according to protocol:
  - Assess vegetation for performance criteria/standards and warrantees; determine if appropriate cultural care, habitat, or other factors need to be adjusted.
  - Determine augmentation/enhancement planting strategy for the following year, and secure resources accordingly.

November
- All regular bi-weekly practices.
- Perform fall clean-up, including removal of dormant vegetation through mowing or other means.

Additional Maintenance Considerations

In addition to the practices outlined above, there are some additional considerations for each landscape typology as follows:

EXISTING TREE GROVES

These areas are primarily the wooded areas between existing fairways. Extra care will be taken to avoid soil compaction/impacts in these areas to the degree possible during construction/establishment. Thinning, clearing, and removal of invasive trees and shrubs will be done carefully to minimize soil disturbance. Existing herbaceous vegetation will be transitioned to a native/naturalized under story, which will require a certain amount of daylight on the ground surface. This is part of the reason to maintain a more open character, which will also be more attractive. Additional maintenance considerations include regular monitoring and care of existing desirable remaining trees with best arboricultural practices.

FAIRWAYS TO NATIVES

Depending upon the initial planting/turf conversion approach, transition of mown fairway turf-grass to naturalized vegetation will take a number of years. Additional maintenance considerations beyond those already described may include strategic (greatly reduced) mowing/removal of dormant materials, additional soil/hydrology monitoring, and the addition of selective woody species to further enhance habitat.

NO-MOW NATURAL AREAS

Depending upon the initial planting approach, establishment of naturalized meadow vegetation may take a number of years. Additional maintenance considerations beyond those already described may include strategic (greatly reduced) mowing/removal of dormant materials, additional soil/hydrology monitoring, and the addition of selective woody species to further enhance habitat.

BIOSWALES

The bioswales will be engineered to receive surface water runoff from adjacent building and pavement surfaces, and buffer/infiltrate to the degree possible. In addition to the landscape maintenance guidelines outlined above, maintenance considerations include bioswale monitoring to ensure the hydrological performance as designed/engineered is maintained/exceeded, silt/sediment management, and vegetation management for selected species.

SAVANNAH BASINS

These landscapes provide additional habitat and water management functions. In addition to the landscape maintenance guidelines outlined above, maintenance considerations include savannah basin monitoring to ensure the hydrological performance as designed/engineered is maintained/exceeded, silt/sediment management, and vegetation management for selected species.

Long-Term Maintenance/Stewardship

To ensure all naturalized landscapes continue to perform functionally and aesthetically over time, the maintenance, monitoring, and stewardship plan will be reviewed and updated annually. Once invasive species have been controlled to a minimum, the landscapes should require decreasing amounts of inputs. However, changing climate/weather patterns, the regional presence of other potential threats, and other factors require that these areas continue to be monitored closely by trained professionals and staff, and adjusted accordingly each year.

1 L3.35 GREENSPACE MAINTENANCE GUIDELINES

GREENSPACE NATURAL LANDSCAPES:
POSSIBLE ENVIRONMENTAL COMPANIES TO PROVIDE THE ABOVE (PREFERRED BUT NOT LIMITED TO):

WWW.DAVEY.COM - ENVIRONMENTAL CONSULTING SERVICES - KEN WILLIS

WWW.TALLGRASSRESTORATION.COM

PIZZO AND ASSOCIATES - WWW.PIZZO.INFO/INDEX

CULTURAL / MANICURED LANDSCAPES:
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Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L3.37 March 29, 2023 02:30:34pm T:\Data Files\Client Files\ERIC\DWGS\NBROOK\SITE\16814101_NB-SITE-LS-BIO.dwg
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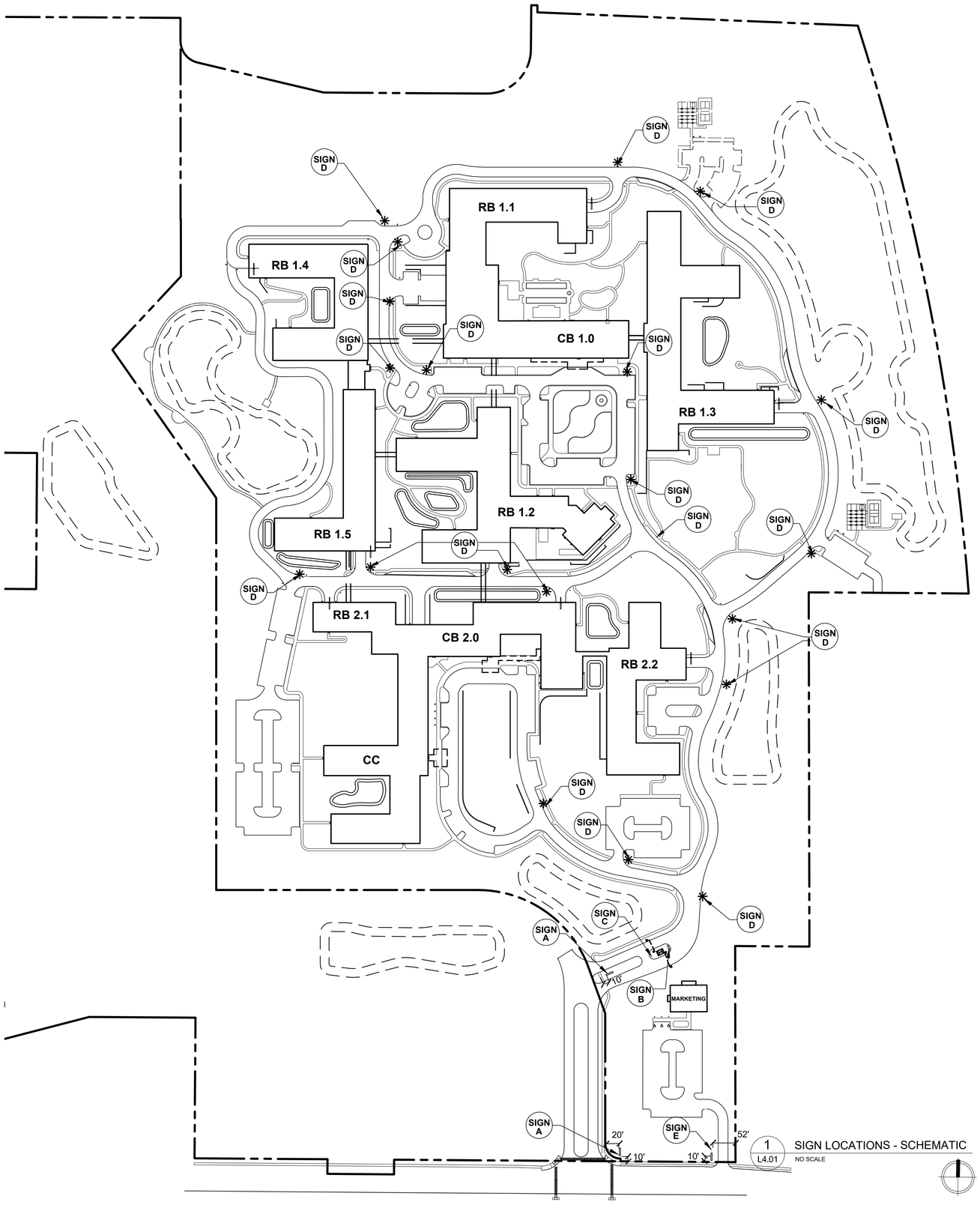


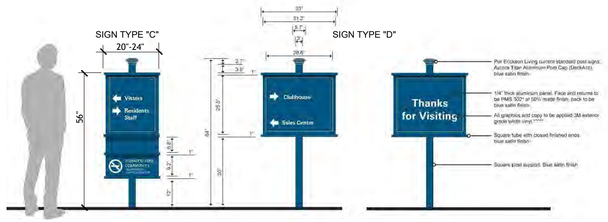
1 L4.01 SIGN LOCATIONS - SCHEMATIC
NO SCALE

METAL SIGN

PANEL 4' X 10'

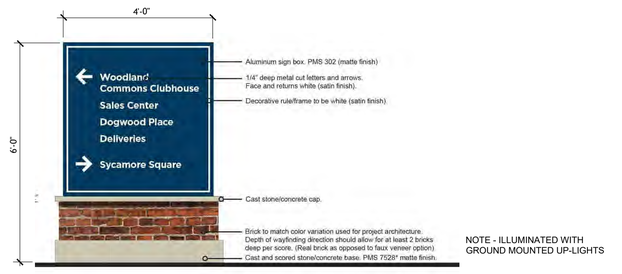
5 L4.01 TEMPORARY MARKETING SIGN SIGN - "E"
NO SCALE

NOTE - ILLUMINATED WITH GROUND MOUNTED UP-LIGHTS



NOTE - NO SECONDARY ILLUMINATION

4 L4.01 GATE HOUSE SIGN - "C"- AND CAMPUS DIRECTIONAL SIGNS -"D" - SCHEMATIC
NO SCALE



NOTE - ILLUMINATED WITH GROUND MOUNTED UP-LIGHTS

3 L4.01 DIRECTIONAL SIGN AT GATE HOUSE - ONE SIDED - "B" - SCHEMATIC
NO SCALE

NOTE - ILLUMINATED WITH GROUND MOUNTED UP-LIGHTS

2 L4.01 PROJECT ENTRY SIGN - "A" - TWO SIDED - SCHEMATIC
NO SCALE

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ISSUE SCHEDULE

1	REVISED PER VILLAGE COMMENTS	03.30.2022
2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	168141011
Original Issue	01/14/2022
Scale	AS SHOWN

SITE DETAILS - SIGNS

L4.01

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L4.01 March 28, 2023 03:32:18pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-DET.dwg
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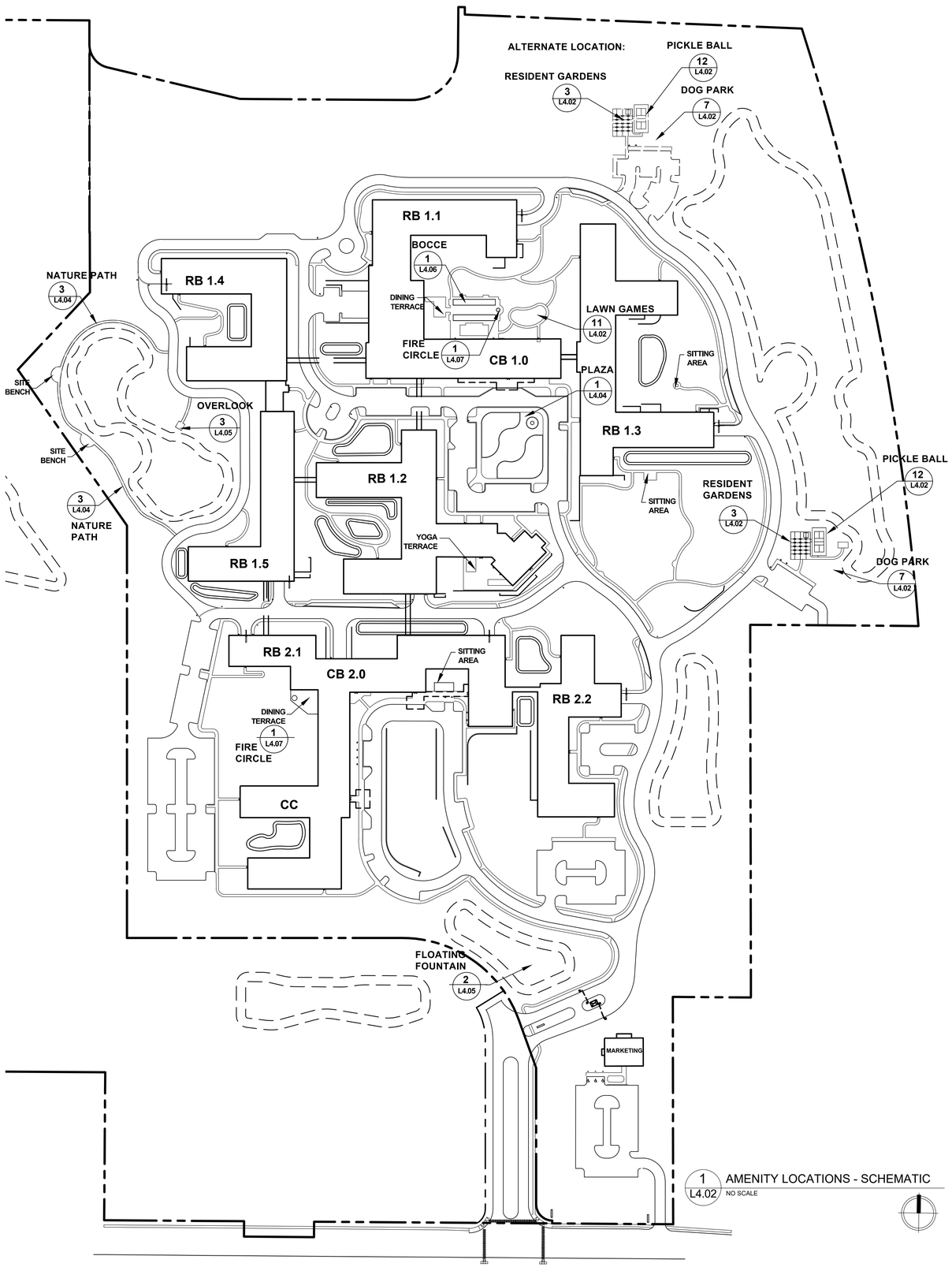
Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



1 L4.02 AMENITY LOCATIONS - SCHEMATIC
NO SCALE

PREMIER RANCH GARDEN SHED

10' X 12', DOOR WITH 2 WINDOWS ON FRONT,
RIDGE VENT,
VERTICAL WOOD GROOVE PANELING,
COOL CLAY COLOR WITH WHITE TRIM (SUBMIT COLOR PALETTE FOR OWNER REVIEW AND APPROVAL)
ROOF - 3 TAB SHINGLES,
STEEL FLOOR WITH "SHED ANCHORS" INTO CONCRETE,
HALFWALL PEGBOARD
WALLS 'A', 'C', AND 'D'

WWW.TUFFSHED.COM 919-466-0341

2 L4.02 RESIDENT GARDENS - GARDEN SHED - 10' X 12'
SCALE: NTS

TARTER STOCK TANK
169 GAL.

#WT226, SKU 10014468
72" X 24" X 24"
70 LBS., GALVANIZED

WWW.SOUTHERNSTATES.COM
MONROE, NC 28112
704-283-2712

OR EQUAL

3 L4.02 RESIDENT GARDENS - GARDEN PLANTER
SCALE: NTS

POLY-LUMBER FURNITURE
6' PICNIC TABLE, ADA

MODEL #PB6-GFPICADA
90" X 70" X 30"
GREEN TOP

WWW.POLY-LUMBER-FURNITURE.COM
PAM@POLY-LUMBER-FURNITURE.COM
888-883-3113

4 L4.02 RESIDENT GARDENS - PICNIC TABLE
SCALE: NTS

MERIDIAN GAZEBO
BY YARDISTRY

www.overstock.com/Home-Garden/10-x-10-Meridian-Wood-Gazebo-with-aluminum-Roof

10 X 10 MERIDIAN GAZEBO - KIT INCLUDES:

100% PREMIUM CEDAR, PRE CUT PRE DRILLED PRE STAINED

COFFEE BROWN ALUMINUM ROOF

6 X 6 POSTS, SURFACE MOUNTED ONTO CONCRETE,ORDER MOUNTING HARDWARE

INCLUDES ALL METAL COMPONENTS

OVERALL ROOF DIMENSIONS: 10 x 10
BASE DIMENSION 9' 11 1/8" x 9' 11 1/8"

SUBMIT FULL CUT SHEETS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL

MOUNT ON CONCRETE PAD - SUBMIT FULL SHOP DRAWINGS FOR STRUCTURAL FOOTINGS.

5 L4.02 DOG PARK AND RESIDENT GARDENS - GAZEBO - 10'X10'
SCALE: NTS

PICKLE BALL COURT - CONSTRUCTION PER WWW.USAPA.ORG - SUBMIT FULL SHOP DRAWINGS FOR REVIEW AND APPROVAL

5 L4.02 PICKLE BALL LAYOUT PLAN - SCHEMATIC
NO SCALE

POLY DOGIPOT
PET STATION
#1010

DOGIPOT
800-364-7681 WWW.DOGIPOT.COM

TOTAL AVERAGE HEIGHT ABOVE GROUND: 6'-6"

COLOR: FOREST GREEN

INCLUDES:

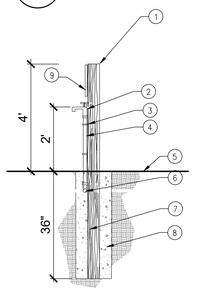
DOGIPOT PET SIGN
(ITEM #1203/1204)

POLY DOGIPOT JUNIOR BAG DISPENSER
(ITEM #1007-2)

POLY TRASH RECEPTACLE WITH LID
(ITEM #1208-L)

TELESCOPIC POLY MOUNTING POST, 2" X 2" X 8'
(ITEM #1304)

7 L4.02 DOG PARK - DOGGIE POT
SCALE: NTS



1. 4" X 4" CEDAR POST
2. GALVANIZED HOSE BIB
3. CIRCLE CLAMP
4. 1" GALVANIZED PIPE
5. FINISH GRADE
6. WATER LINE - SEE DETAIL IRRIGATION PLANS
7. 12" DIA. CONCRETE FOOTING
8. COMPACTED SUBGRADE 95% MOD. PROCTOR
9. 8"X10" ALUMINUM SIGN PANEL. FACE OF SIGN TO BE A DIGITAL PRINT ON VINYL W/ ADHESIVE BACKING. BACKGROUND COLOR TO BE GREEN PANTONE 342.

   SIGN LETTERING AND BORDER LINE. COLOR TO BE WHITE

8 L4.02 DOG PARK - HOSE BIB
NO SCALE

PERGOLA AT BOCCE
DELUXE ALUMINUM
FREESTANDING PERGOLAS
BY NEXANINC.COM

WHITE COLOR POWDER COAT
4.5" TOP TUBE SPACING

SUBMIT FULL SHOP DRAWINGS
INCLUDING FOOTINGS AND FASTENING.

9 L4.02 PERGOLA AT BOCCE COURT - SCHEMATIC
SCALE: 1" = 8' - 0"

BREEZESTA
HORIZON
COLLECTION
GARDEN BENCH

MODEL 'BREEZESTA'
60" LONG
COLOR: TAN

WWW.POLY-LUMBER-FURNITURE.COM
PAM@POLY-LUMBER-FURNITURE.COM
888-883-3113

BENCH ANCHORS:(4) EACH BENCH MODEL 1005
'3 INCH ON-GRADE BRASS ANCHOR'

WWW.COUNTRYCASUALTEAK.COM
800-284-8325

10 L4.02 SITE BENCH
NO SCALE

LAWN GAMES AREA - "PAR" TURF, 40 OZ. PER YARD, WITH A 2' WIDE "FRINGE" EDGE, OVER 4" TH. CONCRETE

SUBMIT FULL SHOP DRAWINGS FOR REVIEW
SPORT COURT 646-652-6577
WWW.SPORTCOURTEAST.COM

11 L4.02 LAWN GAMES
NO SCALE

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5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

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KHA Project No.	168141011
Original Issue	01/14/2022
Scale	AS SHOWN

SITE DETAILS - AMENITIES

L4.02

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L4.02 March 29, 2023 10:23:41am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-DET.dwg
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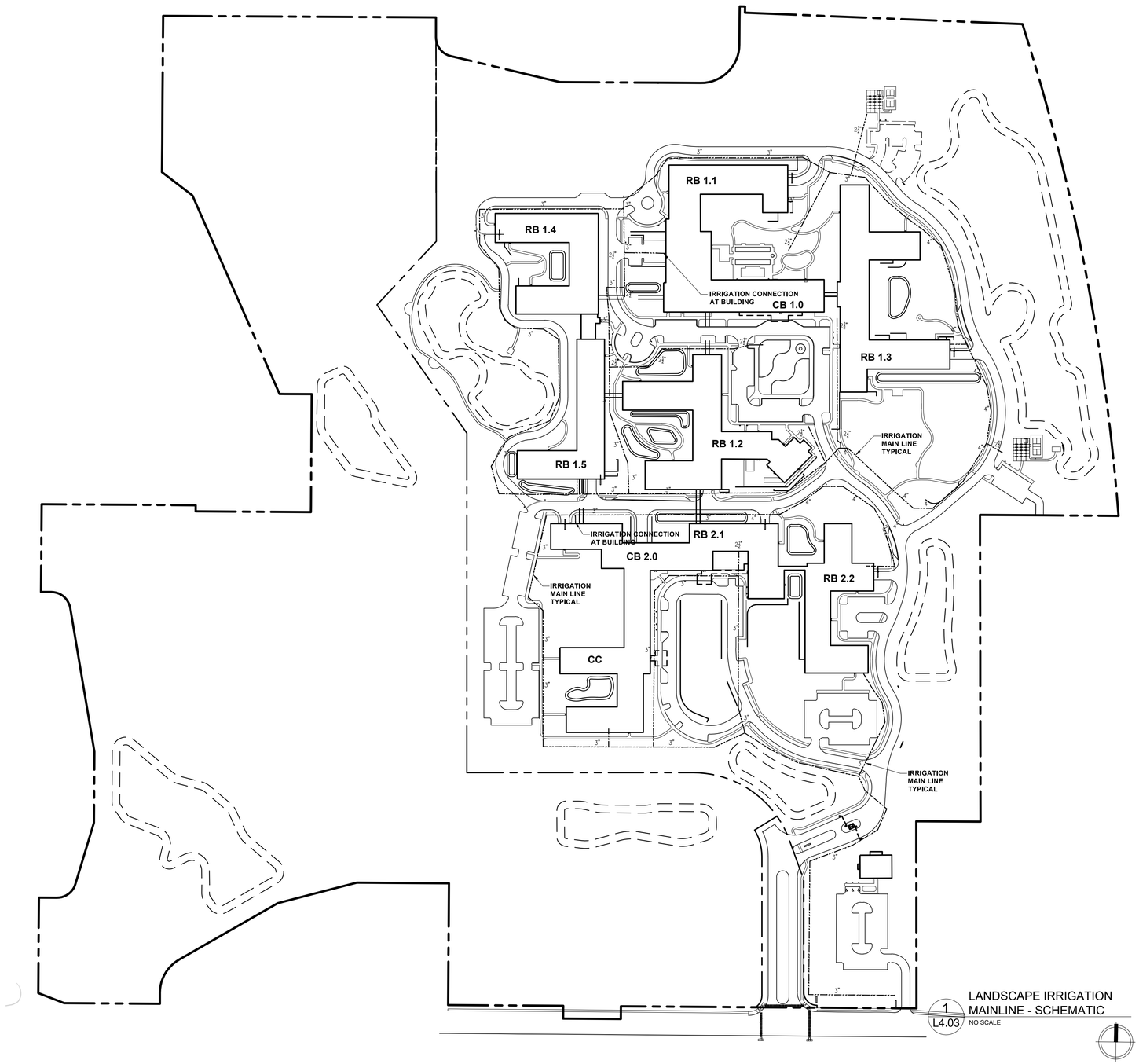

1 L4.03 LANDSCAPE IRRIGATION MAINLINE - SCHEMATIC
NO SCALE

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Seal:

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KHA Project No.	168141011
Original Issue	01/14/2022
Scale	AS SHOWN

SITE DETAILS
IRRIGATION MAINLINE

L4.03

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L4.3 IRR March 28, 2023 03:41:38pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\2303311\NB-DET.dwg
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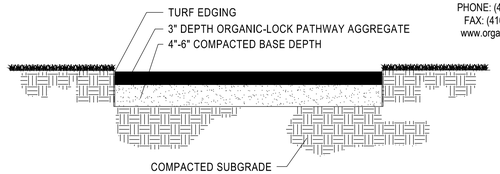
Organic Lock
(OR EQUAL)

ON-SITE MECHANICAL: CEMENT MIXER,
READY-MIX TRUCK, VOLUMETRIC MIXER

ENVIROBOND PRODUCTS CORPORATION
2100 BLOOR ST. W, SUITE 6191
TORONTO, ON M6S 5A5
PHONE: (416) 628-3704
FAX: (416) 628-3709
www.organic-lock.com



SECTION

PRE-WET ORGANIC-LOCK AGGREGATE BLEND IS THE PREFERRED METHOD OF INSTALLATION, THIS ENSURES THAT ORGANIC-LOCK BINDER IS COMPLETELY AND HOMOGENEOUSLY ACTIVATED BY WATER. IF PRE-WETTING IS NOT DONE AT THE QUARRY, THE USE OF A FRONT-LOADING TRACTOR AND A WATER SOURCE CAN PRE-WET ORGANIC-LOCK PATHWAY AGGREGATE ON THE JOB SITE. SLOWLY ADD WATER TO THE ORGANIC-LOCK PATHWAY AGGREGATE AND TURN IT OVER UNTIL ~10% MOISTURE CONTENT (24 GALLONS PER IMPERIAL TON) IS ACHIEVED.

IF THE SLOPE OF YOUR PROJECT AREA IS LESS THAN 2% A CROWN SHOULD BE INCORPORATED INTO THE PATHWAY.
IF THE SLOPE OF YOUR PROJECT AREA IS GREATER THAN 2% INCORPORATE A CROSS SLOPE INTO THE PATHWAY.

NOTES:
1. ORGANIC-LOCK PATHWAY AGGREGATE MUST ALWAYS BE PRE-WET FOR INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS.
5. THIS DETAIL IS FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT, BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www. CADdetails.com/info REFERENCE NUMBER 2643-001A REFERENCE NUMBER 4928-004.

REVISION DATE 03/10/2022

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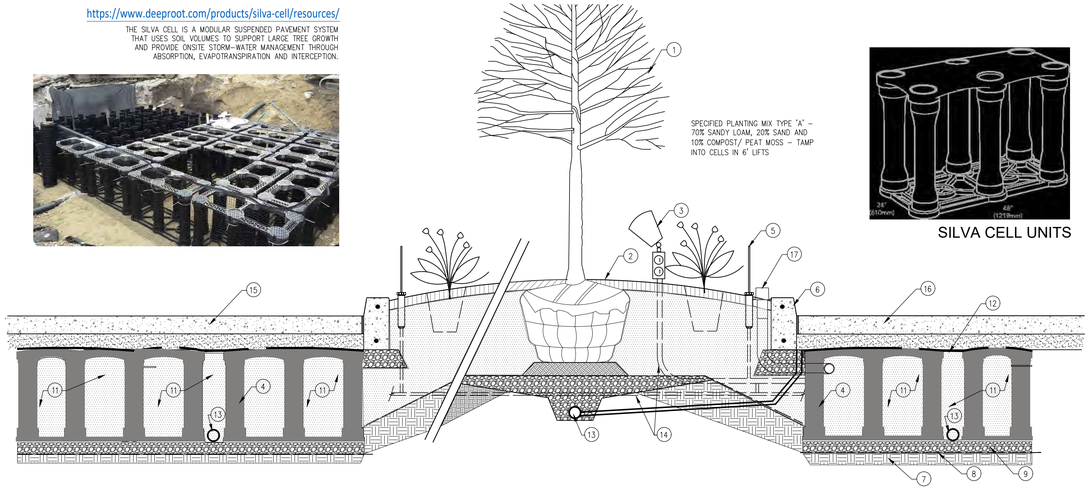
CADdetails.com

3 L3.01 ONSITE NATURE PATH - FOOT TRAFFIC - CRUSHED STONE SURFACE - SCHEMATIC
NO SCALE

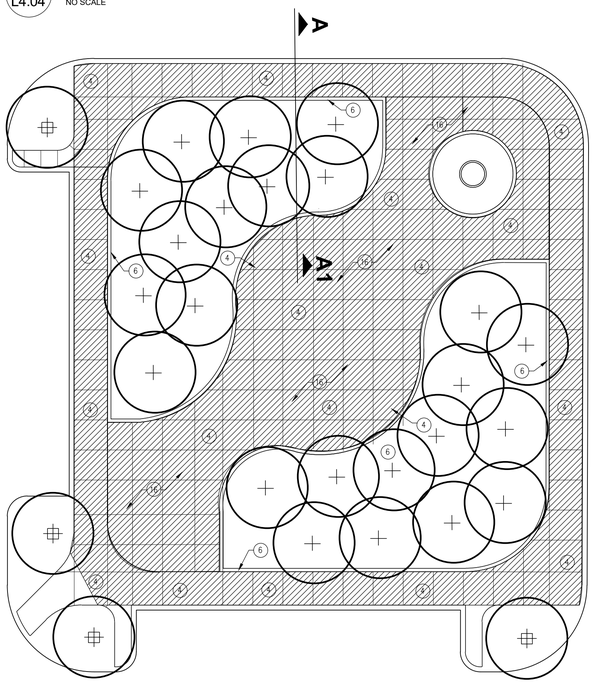
https://www.deeproot.com/products/silva-cell/resources/

THE SILVA CELL IS A MODULAR SUSPENDED PAVEMENT SYSTEM THAT USES SOIL VOLUMES TO SUPPORT LARGE TREE GROWTH AND PROVIDE ONSITE STORM-WATER MANAGEMENT THROUGH ABSORPTION, EVAPOTRANSPIRATION AND INTERCEPTION.

SILVA CELL UNITS



2 L4.04 SILVA CELL SOIL VOLUME UNDER PLAZA PAVEMENT SYSTEM - SCHEMATIC SECTION "A - A1"
NO SCALE



NOTES

1. PROPOSED CANOPY TREE – REFER TO LANDSCAPE PLAN
2. 3" DEPTH SHREDDED BARK MULCH
3. PROPOSED LED UP-LIGHT AND CONDUIT BELOW
4. SILVA CELL SYSTEM – DECK, BASE AND POSTS
5. PROPOSED IRRIGATION HEAD AND BELOW GROUND LINES
6. PROPOSED LANDSCAPE CURB
7. COMPACTED SUBGRADE
8. GEO-TEXTILE FABRIC PLACED ABOVE SUBGRADE
9. 4" MIN. AGGREGATE BASE
10. GEOGRID WRAPPED AROUND PERIMETER
11. PLANTING SOIL PLACED IN LIFTS
12. GEO-TEXTILE FABRIC TO EDGE OF EXCAVATION
13. 4" DIA. PERFORATED RIGID DRAIN TILE
14. UTILITIES AND CONDUITS
15. CONCRETE SIDEWALK
16. CONCRETE PLAZA
17. WATER AND AIR VENT IF NEEDED

1 L4.02 PLAZA PLAN - SILVA CELL AREAS - SCHEMATIC
NO SCALE

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SITE DETAILS

L4.04

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:ken Sheet Set:Erickson West Creek Master Plan Layout:L4.04 March 24, 2023 05:40:40pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-DET.dwg
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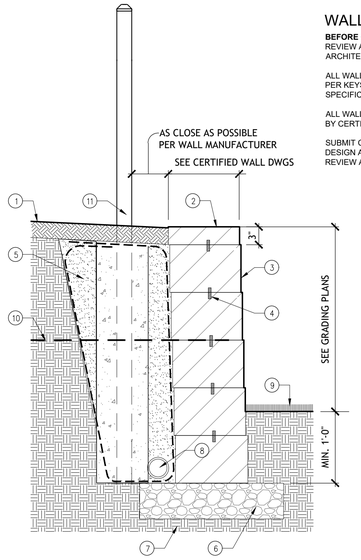
WALL NOTES:

BEFORE GLUING ON FINAL CAP - REVIEW ADJACENT GRADES WITH LANDSCAPE ARCHITECT.

ALL WALLS UNDER 5' HT. TO BE INSTALLED PER KEYSTONE MANUFACTURER STANDARD SPECIFICATIONS.

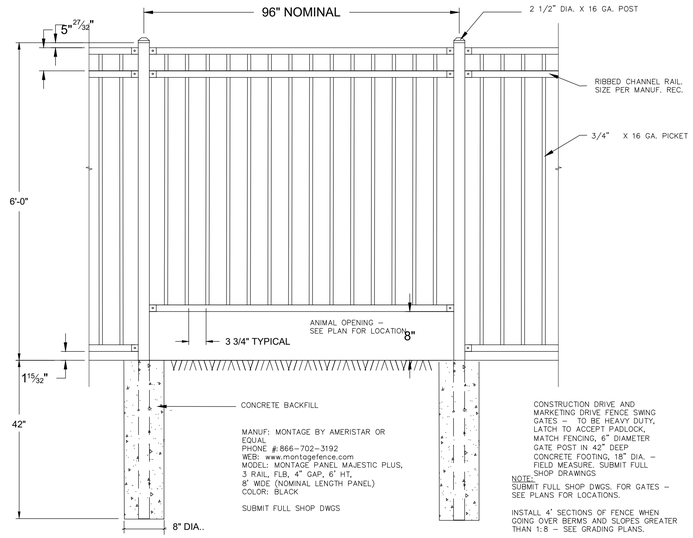
ALL WALLS OVER 5' HT. SUBMIT DESIGNS BY CERTIFIED WALL ENGINEER FOR REVIEW.

SUBMIT COLOR SAMPLES, COMPLETE WALL DESIGN AND SEALED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER.

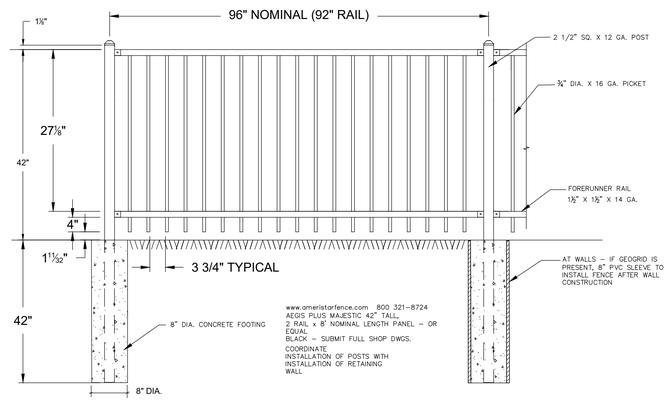


1. LANDSCAPE AREA – SEE PLANTING PLAN
2. 3" STANDARD CAP
3. 8" HT. X 18" WD. X 12" DEEP RETAINING WALL UNIT
   MANUF.: KEYSTONE RETAINING WALL SYSTEM
   PHONE #: 800.747.8971
   MODEL #: COMPAC STANDARD UNIT WITH "CLASSIC STRAIGHT FACE"
   COLOR: TAN
4. 1/2" DIA. FIBERGLASS REINFORCED PIN, PER MANUF.
5. COMPACTED BACKFILL WITH NON-WOVEN FILTER FABRIC, PER MANUF.
6. COMPACTED GRANULAR BASE, DEPTH AND TYPE PER MANUF.
7. COMPACTED SUBGRADE, PER MANUF.
8. 4" DIA. DRAIN TILE, PER MANUF., CONNECT TO STORM SYSTEM
9. SIDEWALK OR LAWN
10. REINFORCEMENT GRID, PER MANUF.
11. 42" HT. FENCE / HANDRAIL SEE 4/L4.03

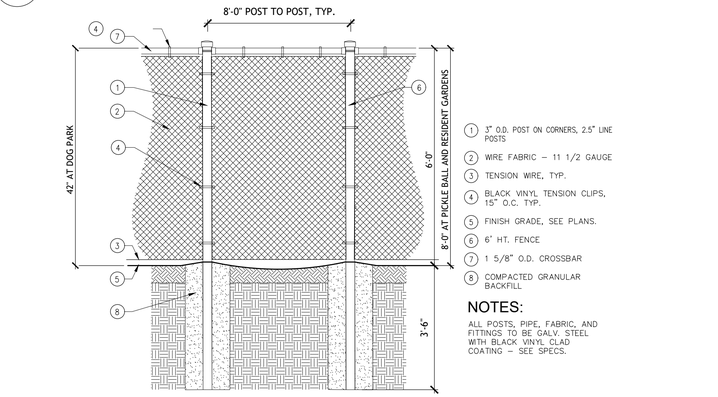
8 COMPAC KEYSTONE RETAINING WALL - SCHEMATIC
NOT TO SCALE



5 SITE FENCE - 6' HT. METAL PICKET FENCE
NO SCALE



4 42" HT. METAL FENCE - TOP OF RETAINING WALLS
NO SCALE

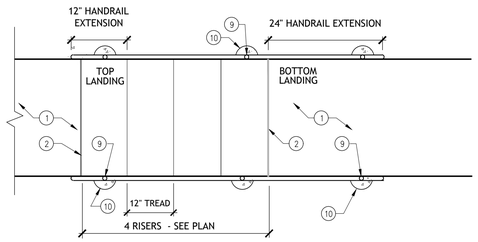


1. 3" O.D. POST ON CORNERS, 2.5" LINE POSTS
2. WIRE FABRIC – 11 1/2 GAUGE
3. TENSION WIRE, TYP.
4. BLACK VINYL TENSION CLIPS, 15" O.C. TYP.
5. FINISH GRADE, SEE PLANS.
6. 6' HT. FENCE
7. 1 5/8" O.D. CROSSBAR
8. COMPACTED GRANULAR BACKFILL

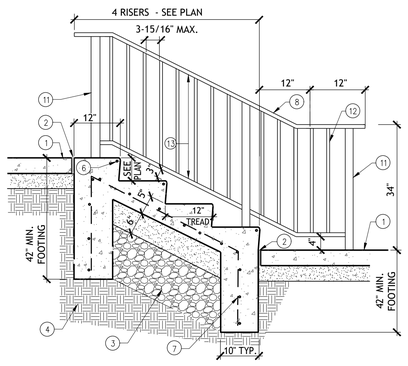
NOTES:
ALL POSTS, PIPE, FABRIC, AND FITTINGS TO BE GALV. STEEL WITH BLACK VINYL CLAD COATING – SEE SPECS.

6 SITE FENCE - BLACK VINYL CHAIN LINK FENCING
NO SCALE

3 L4.04 OVERLOOK - SCHEMATIC - REFERENCE PHOTO
NO SCALE



PLAN VIEW



1. CONCRETE PAVING
2. 1/2" EXPANSION JOINT
3. CRUSHED 21A STONE BASE, COMPACTED TO 95% MIN. UNIT DENSITY
4. UNDISTURBED SUBGRADE OR COMPACTED TO 95% MIN. UNIT DENSITY
5. NO ITEM
6. NO. 4 REBAR IN NOSE OF STEP
7. NO. 4 REBAR, 16" O.C., BOTH WAYS
8. ALUMINUM ORNAMENTAL HANDRAIL, BOTH SIDES – COLOR: BLACK, SATIN FINISH
9. BUTT HANDRAIL POST AGAINST CONCRETE STAIR/ WALK, TYP.
10. 42" DEEP, 8" DIA. CONCRETE FOOTING
11. 2" X 2" SQ. X 12 GA. POST – ALUMINUM
12. 3/4" X 3/4" SQ. X 16 GA. PICKET – ALUMINUM
13. 2 1/2" X 12 GA. CHANNEL– ALUMINUM

SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL

SEE GRADING PLAN FOR NUMBER OF RISERS

SECTION

9 CONCRETE STEPS WITH HANDRAILS - SCHEMATIC
NOT TO SCALE

FOUNTAIN – "MASTER SERIES" – FLOATING FOUNTAIN

1.) AQUAMASTER – 3.5 HP MASTERS SERIES, 208-240V 1-PHASE, 20' HT. X 42' WD – MODEL #M5432-SC
2.) CROWN & GEYSER NOZZLE – MODEL #820067
3.) 8 LIGHT SYSTEM, 22 WATT FIXTURE 120V, WHITE LED LIGHT – MODEL #870610
4.) 125' OF CABLE (FOUNTAIN TO TIMER)

FOUNTAINS BY: AQUAMASTER FOUNTAINS
REGIONAL REP. RUDY HUBER 484-707-3540
RUDI@AQUAMASTERFOUNTAINS.COM

SUBMIT FULL SHOP DRAWINGS FOR REVIEW AND APPROVAL

2 L4.04 FLOATING FOUNTAIN

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5	REVISED PROJECT ENTRANCE	03.31.2023

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KHA Project No.	168141011
Original Issue	01/14/2022
Scale	AS SHOWN

SITE LANDSCAPE DETAILS

L4.05

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L4.05 March 29, 2023 10:22:15am T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-DET.dwg
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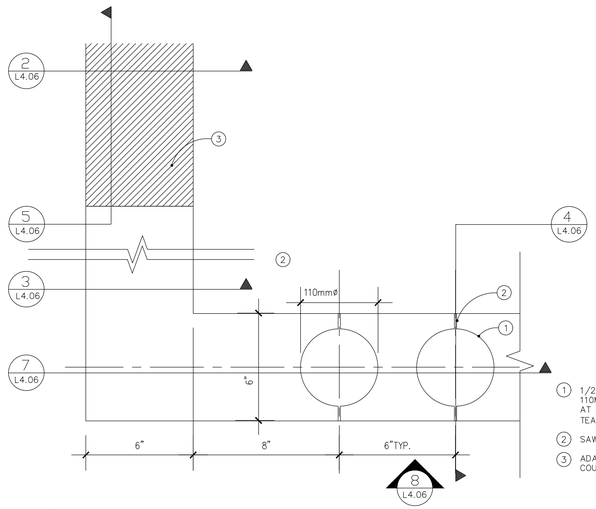
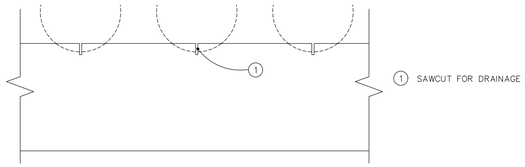
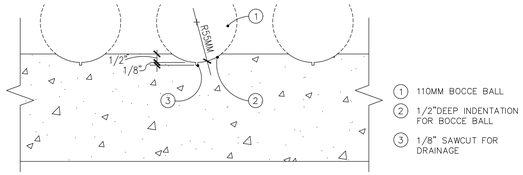
Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



9 L4.06 BOCCE COURT ENLARGED PLAN
SCALE 3" = 1'-0"

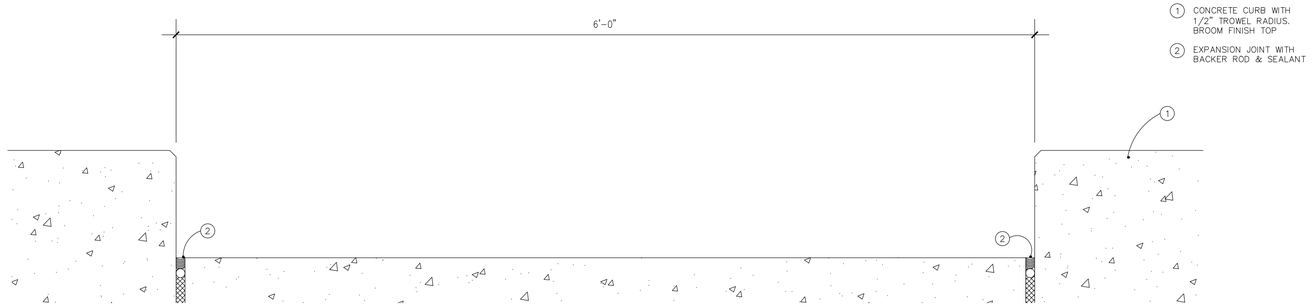


8 L4.06 BOCCE BALL CURB ELEVATION
SCALE 3" = 1'-0"

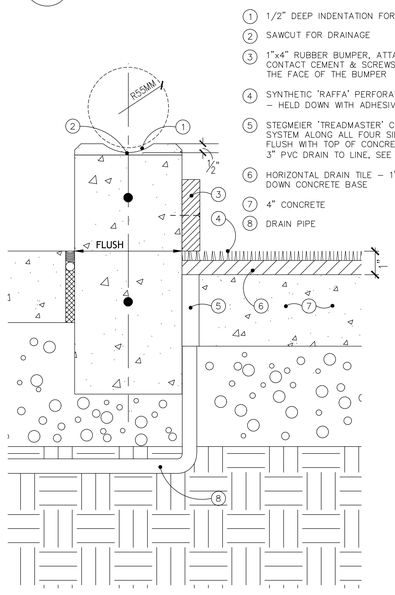


7 L4.06 BOCCE BALL CURB SECTION DETAIL
SCALE 3" = 1'-0"

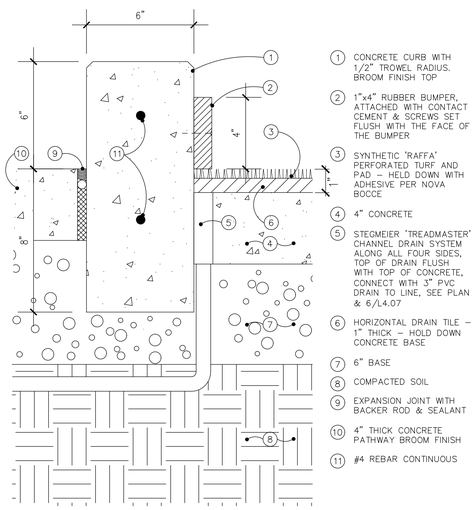
10 L4.06 BOCCE COURT - REFERENCE PHOTO
N.T.S.



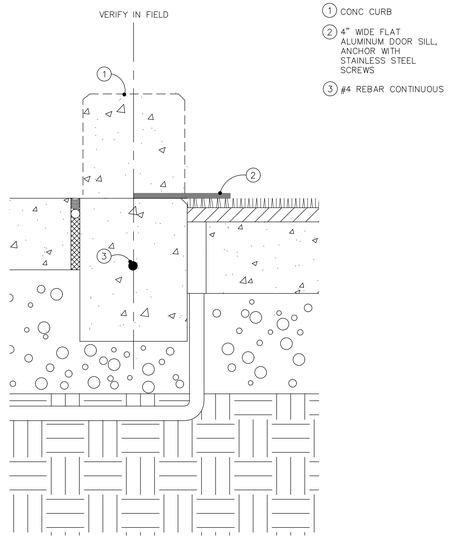
5 L4.06 BOCCE COURT ADA GATE ELEVATION
SCALE 3" = 1'-0"



4 L4.06 BOCCE COURT CURB DETAIL
SCALE 3" = 1'-0"



3 L4.06 BOCCE COURT TYPICAL CURB DETAIL
SCALE 3" = 1'-0"



2 L4.06 BOCCE COURT ADA GATE SECTION
SCALE 3" = 1'-0"

TURF SUPPLIER

CONTACT RICK BURKE
1-423-499-5546
BURKE@NGISPORTS.COM

- RAFFA TURF, PERFORATED WITH PAD
- HORIZONTAL DRAIN TILE
- RUBBER 'BUMPERS'

1 L4.04 90' X 13' BOCCE COURT PLAN - SCHEMATIC
SCALE 1/8" = 1'-0"

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Seal:

KHA Project No.	168141011
Original Issue	01/14/2022
Scale	AS SHOWN

SITE DETAILS - BOCCE COURT

L4.06

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L4.06 March 24, 2023 05:41:50pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-DET-BOCCE.dwg
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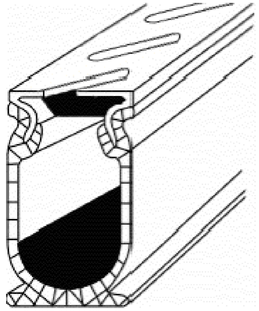
Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



STEGMEIER "TREADMASTER"
COMMERCIAL DECK DRAIN

MODEL #ALD-C-NB
- CLEAR (NATURAL ALUMINUM COLOR) (WITHOUT BASE)
- LOOKS LIKE STAINLESS STEEL

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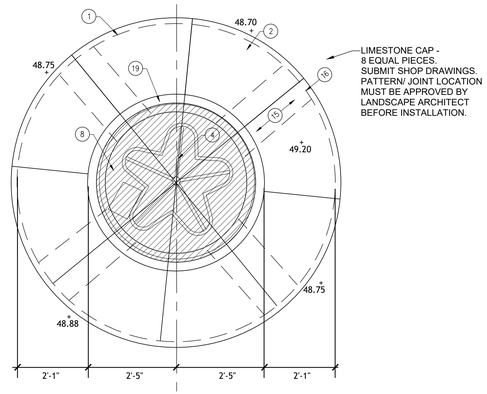
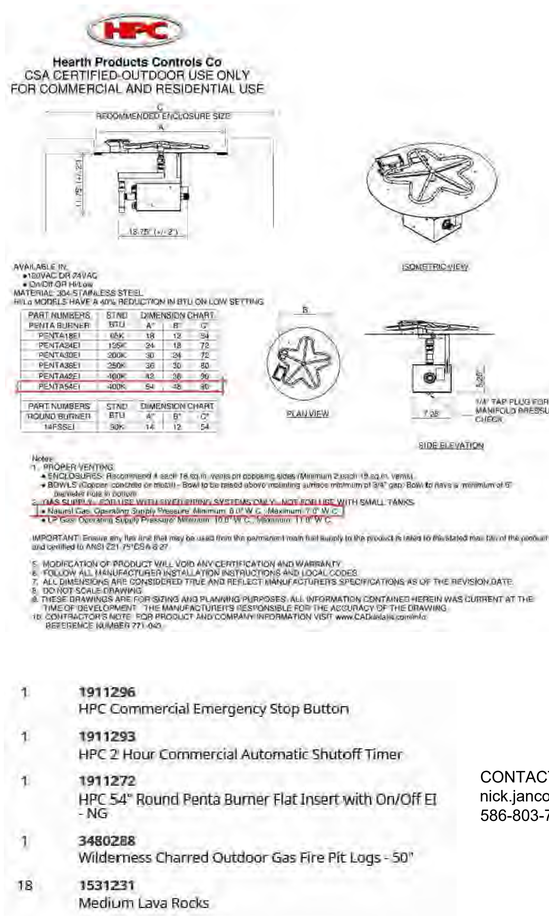
6 L4.06 BOCCE COURT - SCHEMATIC CHANNEL DRAIN
NO SCALE



LIMESTONE CAP - 8 EQUAL PIECES. SUBMIT SHOP DRAWINGS. PATTERN/ JOINT LOCATION MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.

3 L4.07 FIRE CIRCLE - SCHEMATIC PLAN VIEW CAP AND FIRE UNIT
NOT TO SCALE

CONCEPT IMAGE

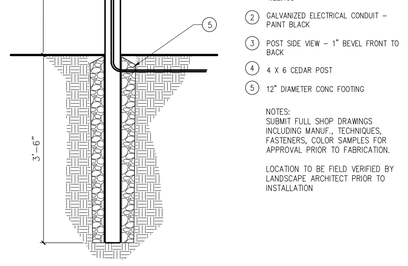


1	1911296	HPC Commercial Emergency Stop Button
1	1911293	HPC 2 Hour Commercial Automatic Shutoff Timer
1	1911272	HPC 54" Round Penta Burner Flat Insert with On/Off EI - NG
1	3480288	Wilderness Charred Outdoor Gas Fire Pit Logs - 50"
18	1531231	Medium Lava Rocks

CONTACT NICK JANCO
nick.janco@woodlanddirect.com
586-803-7299

4 L4.07 FIRE CIRCLE - SCHEMATIC MECHANICAL SPECIFICATIONS
NOT TO SCALE

2 L4.07 FIRE CIRCLE - SCHEMATIC - SECTION THROUGH BASE
NOT TO SCALE

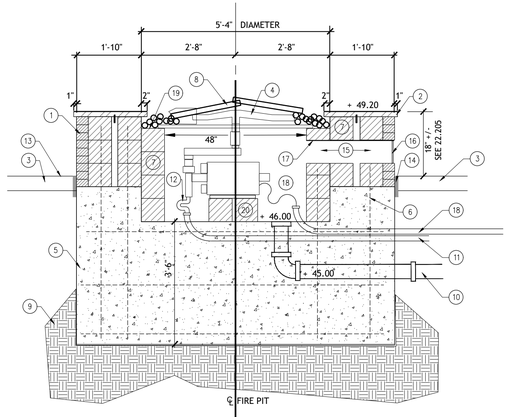


1 EMERGENCY STOP BUTTON – SEE 4.22.108
2 GALVANIZED ELECTRICAL CONDUIT – PAINT BLACK
3 POST SIDE VIEW – 1" BEVEL FRONT TO BACK
4 4 X 6 CEDAR POST
5 12" DIAMETER CONC FOOTING

NOTES:
SUBMIT FULL SHOP DRAWINGS INCLUDING MANUF., TECHNIQUES, FASTENERS, COLOR SAMPLES FOR APPROVAL PRIOR TO FABRICATION.

LOCATION TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

5 L4.07 EMERGENCY STOP BUTTON - SCHEMATIC
SCALE 3/4" = 1'-0"



1 L4.04 FIRE CIRCLE - SCHEMATIC - SECTION
NOT TO SCALE

NOTE KEY: (DETAILS 1-3)

1. BRICK – MATCH CB BUILDING
2. LIMESTONE OR CAST STONE CAP, 2" THICK, SMOOTH FINISH, BUFF LIMESTONE COLOR. FIELD MEASURE FIRE PIT FOR SIZE. STAINLESS STEEL PIN TO SECURE CAPS IN PLACE
3. 4" THICK CONCRETE WALK – SEE CIVIL PLANS
4. ELECTRONIC IGNITION FIRE-PIT INSERT – BY HPC – 54" DIAM.; COMPLETE. SEE 4/L4.07
5. REINFORCED CONCRETE FOOTING, 3000 PSI
6. #4 REBAR, 12" O.C. ALL WAYS
7. 8"X8"X16" CONCRETE BLOCK. FILL ALL VOIDS WITH MORTAR
8. LAVA ROCKS, FIRE-PIT LOGS SEE 4/L4.07
9. UNDISTURBED SUBGRADE OR COMPACTED TO 95% MAX. UNIT DENSITY
10. 4" RIGID PVC WITH 90 DEGREE ELBOWS, CONNECT TO STORM SYSTEM
11. 2" GALV. SLEEVE FOR GAS LINE – CONNECT TO BUILDING SERVICE; COORDINATE WITH BUILDING TRADES
12. FLEXIBLE GAS LINE TO RAISE FIRE-PIT INSEET FOR MAINTENANCE
13. FINISH GRADE
14. 1/2" EXPANSION JOINT WITH SEALANT
15. FOUR VENT OPENINGS 8" X 16"
16. FOUR VENT COVERS BY "FAMCO" 8" X 16" VENT, 28 GAUGE, MODEL SKU:VS; FAMCOMFG.COM. PAINT BLACK, RECESS 1/2" TO 1" INTO WALL UNDER DIRECTION OF LANDSCAPE ARCHITECT
17. 1/8" THICK METAL PLATE ACROSS TOP OF VENT
18. 1" ELECTRICAL CONDUIT CONNECT TO HPC EMERGENCY STOP BUTTON; CONNECT TO BUILDING SERVICE; COORDINATE ELECTRICAL WITH BUILDING TRADES
19. PARGE TOP OF BLOCK SMOOTH FINISH
20. CMU BLOCK AND SHIMS TO SUPPORT FIRE-PIT UNIT

SUBMIT FULL SHOP DRAWINGS FOR STONE CAPS, FIRE-PIT INSET, VENT COVER, ETC. FOR APPROVAL

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Seal:

KHA Project No.	168141011
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SITE DETAILS - FIRE CIRCLE

L4.07

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L4.07 March 24, 2023 05:42:24pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-DET-FIRE.dwg
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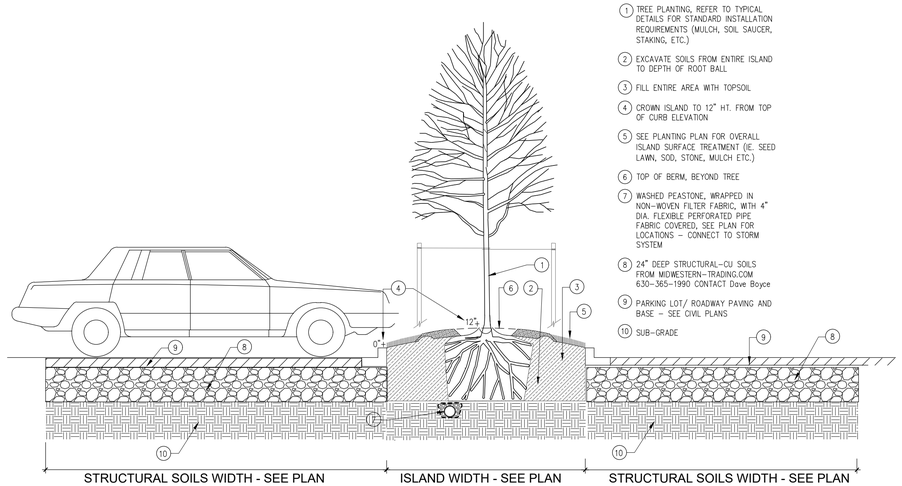
Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

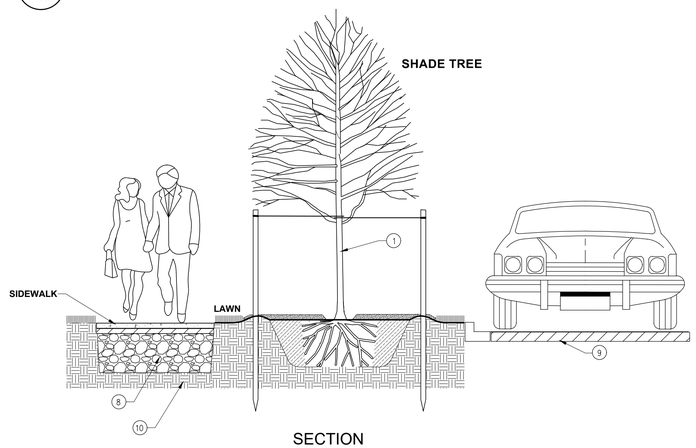
NOTE KEY DETAILS 1 AND 2

1. TREE PLANTING, REFER TO TYPICAL DETAILS FOR STANDARD INSTALLATION REQUIREMENTS (MULCH, SOIL SAUCER, STAKING, ETC.)
2. EXCAVATE SOILS FROM ENTIRE ISLAND TO DEPTH OF ROOT BALL
3. FILL ENTIRE AREA WITH TOPSOIL
4. CROWN ISLAND TO 12" HT. FROM TOP OF CURB ELEVATION
5. SEE PLANTING PLAN FOR OVERALL ISLAND SURFACE TREATMENT (IE. SEED LAWN, SOD, STONE, MULCH ETC.)
6. TOP OF BERM, BEYOND TREE
7. WASHED PEASTONE, WRAPPED IN NON-WOVEN FILTER FABRIC, WITH 4" DIA FLEXIBLE PERFORATED PIPE FABRIC COVERED, SEE PLAN FOR LOCATIONS - CONNECT TO STORM SYSTEM
8. 24" DEEP STRUCTURAL-CU SOILS FROM MIDWESTERN-TRADING.COM 630-365-1990 CONTACT Dave Boyce
9. PARKING LOT/ ROADWAY PAVING AND BASE - SEE CIVIL PLANS
10. SUB-GRADE

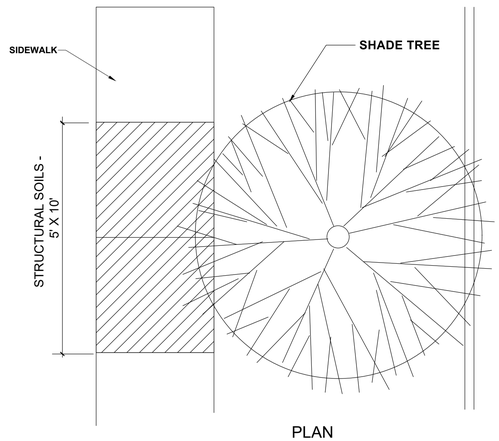


1 / L3.03 SECTION - PARKING LOT ISLAND TREE / ADJACENT STRUCTURAL SOILS UNDER PAVING

NOT TO SCALE



SECTION



PLAN

2 / L3.01 STRUCTURAL SOILS AT SIDEWALK

NOT TO SCALE

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SITE DETAILS

L4.08

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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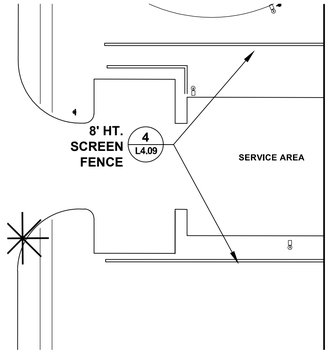
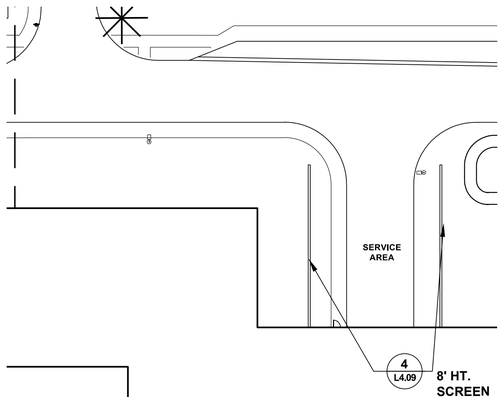


1 L4.09 8' HT. WOOD SCREEN AT CB1.0 SERVICE AREA

SCALE 1" = 30'

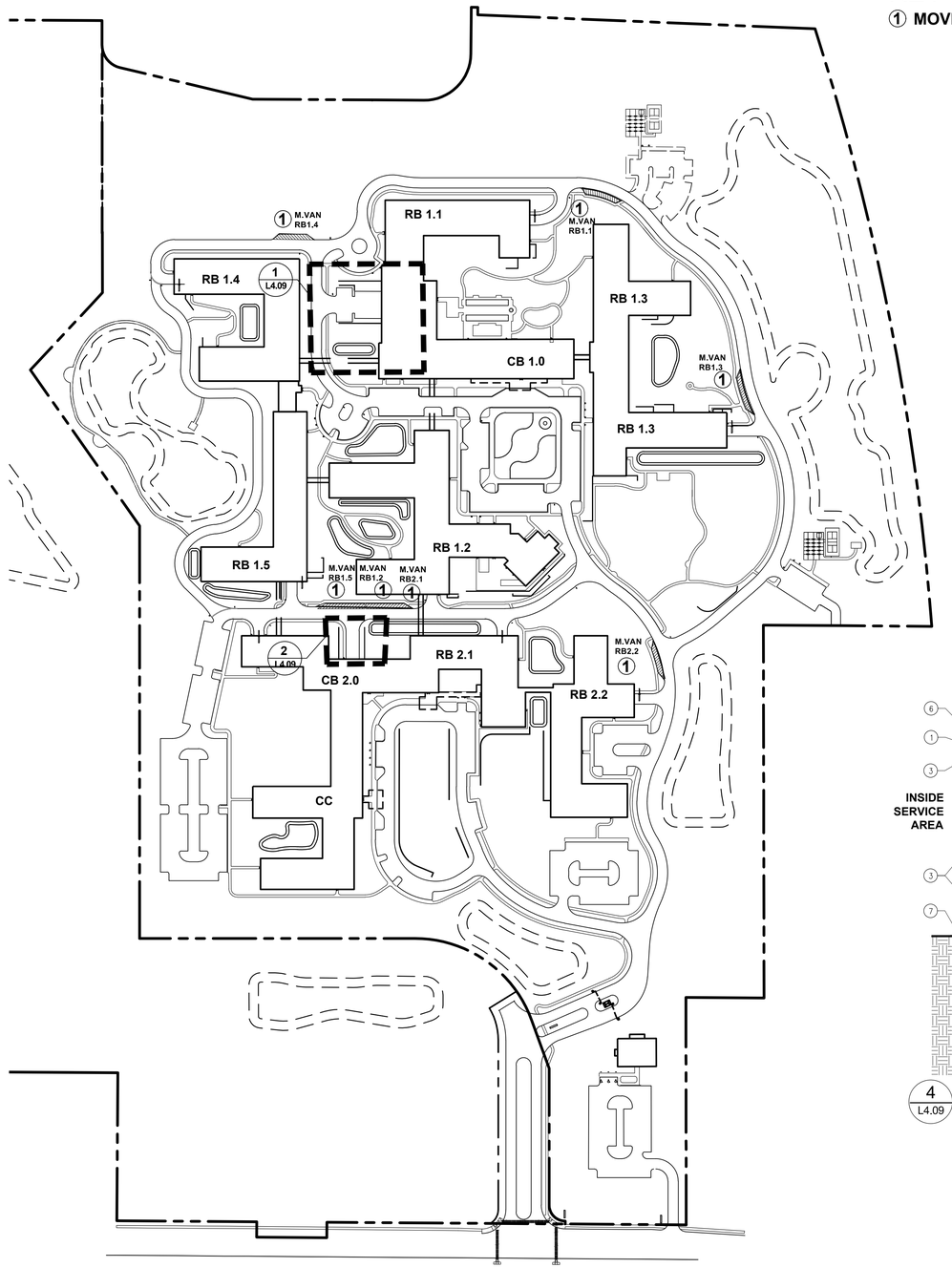


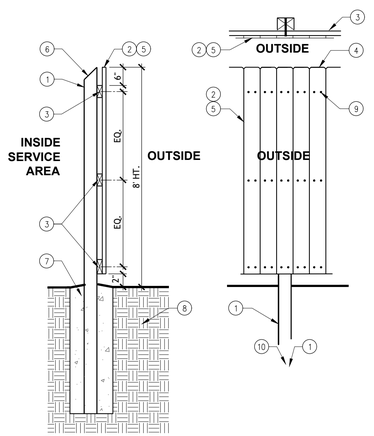
2 L4.09 8' HT. WOOD SCREEN AT CB2.0 SERVICE AREA

SCALE 1" = 30'

KEY

① MOVING VAN PULL OFF AREA





1. 4 X 6 WOLMANIZED WOOD FOR GROUND CONTACT
2. 1 X 4 PICKET
3. 2 X 4 RAIL
4. 45 DEGREE 1" BEVEL ALL PICKETS
5. BUTT JOINT
6. 45 DEGREE CUT ON TOP OF POST
7. 12" DIA. CONCRETE FOOTING
8. SUBGRADE
9. GALVANIZED SCREWS, TYP.
10. GALVANIZED BOLTS, TYP.

NOTES:

ALL WOOD:

#1 RUFF SAWN RED CEDAR

CABOT STAIN, "JAMES HARDI" WOODSTOCK BROWN, 2 COATS – SEE ARCH. DWGS.

MAZE STORM GUARD GALV. SCREWS – NO NAILS.

4 L4.09 8' HT. CEDAR SCREEN FENCE AT SERVICE AREA

NOT TO SCALE

MOVING VANS/ LOADING AREAS

NO SCALE

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Cook County, Illinois

Erickson SENIOR LIVING®

701 MAIDEN CHOICE LANE
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ISSUE SCHEDULE

1	REVISED PER VILLAGE COMMENTS	03.30.2022
2	REVISED PER VILLAGE COMMENTS	05.27.2022
3	REVISED PER VILLAGE COMMENTS	08.22.2022
4	REVISED PER VILLAGE COMMENTS	03.24.2023
5	REVISED PROJECT ENTRANCE	03.31.2023

Seal:

THESE DRAWINGS ARE FOR MASTER PLAN PURPOSES ONLY AND NOT FOR CONSTRUCTION

KHA Project No.	168141011
Original Issue	01/14/2022
Scale	AS SHOWN

MOVING VAN / LOADING AREAS LOCATIONS

L4.09

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L4.09 March 28, 2023 03:42:52pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-DET.dwg
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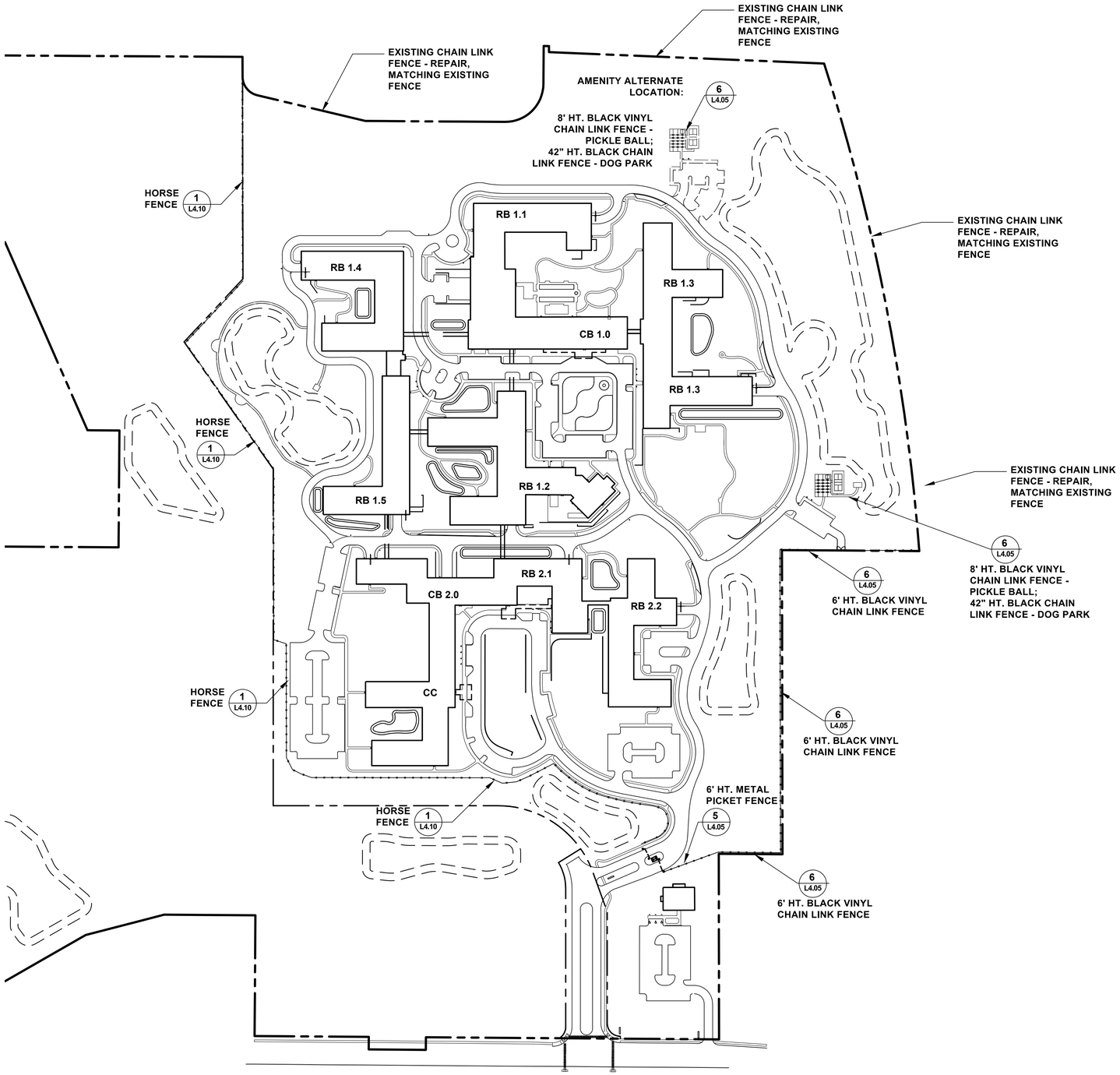
Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



SITE FENCING

NO SCALE

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Original Issue	01/14/2022
Scale	AS SHOWN

FENCING

L4.10

Attachment: H2 - Landscape Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Ken Sheet Set:Erickson West Creek Master Plan Layout:L4.10 March 28, 2023 05:20:04pm T:\Data Files\Client Files\ERC\DWG\NBROOK\SITE\230331\NB-DET.dwg
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DRAWING LIST

A 1 COVER SHEET
A 2 COMMUNITY BUILDING 1.0 & RESIDENTIAL BUILDING 1.1 GARAGE LEVEL
A 3 COMMUNITY BUILDING 1.0 FIRST FLOOR PLAN
A 4 COMMUNITY BUILDING 1.0 ELEVATION
A 5 RESIDENTIAL BUILDING 1.1 FIRST FLOOR PLAN
A 6 RESIDENTIAL BUILDING 1.1 ELEVATION
A 7 RESIDENTIAL BUILDING 1.2 GARAGE LEVEL PLAN
A 8 RESIDENTIAL BUILDING 1.2 FIRST FLOOR PLAN
A 9 RESIDENTIAL BUILDING 1.2 ELEVATION
A 10 RESIDENTIAL BUILDING 1.3 GARAGE LEVEL PLAN
A 11 RESIDENTIAL BUILDING 1.3 FIRST FLOOR PLAN
A 12 RESIDENTIAL BUILDING 1.3 ELEVATION
A 13 RESIDENTIAL BUILDING 1.4 GARAGE LEVEL PLAN
A 14 RESIDENTIAL BUILDING 1.4 FIRST FLOOR PLAN
A 15 RESIDENTIAL BUILDING 1.4 ELEVATION
A 16 RESIDENTIAL BUILDING 1.5 GARAGE LEVEL PLAN
A 17 RESIDENTIAL BUILDING 1.5 FIRST FLOOR PLAN
A 18 RESIDENTIAL BUILDING 1.5 ELEVATION
A 19 RESIDENTIAL BUILDING 2.1 GARAGE LEVEL PLAN
A 20 RESIDENTIAL BUILDING 2.1 FIRST FLOOR PLAN
A 21 RESIDENTIAL BUILDING 2.1 ELEVATION
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A 29 AERIAL VIEW
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BUILDING DATA

BUILDING NAME	UNIT TOTAL	ONE BEDROOM	TWO BEDROOM
Marketing Center			
Gatehouse			
Community Building 1.0	20	7	13
Residential Building 1.1	114	43	71
Residential Building 1.2	132	47	85
Residential Building 1.3	139	43	96
Residential Building 1.4	103	36	67
Residential Building 1.5	92	36	56
Residential Building 2.1	105	18	87
Residential Building 2.2	95	28	67
Care Center	108	62	46

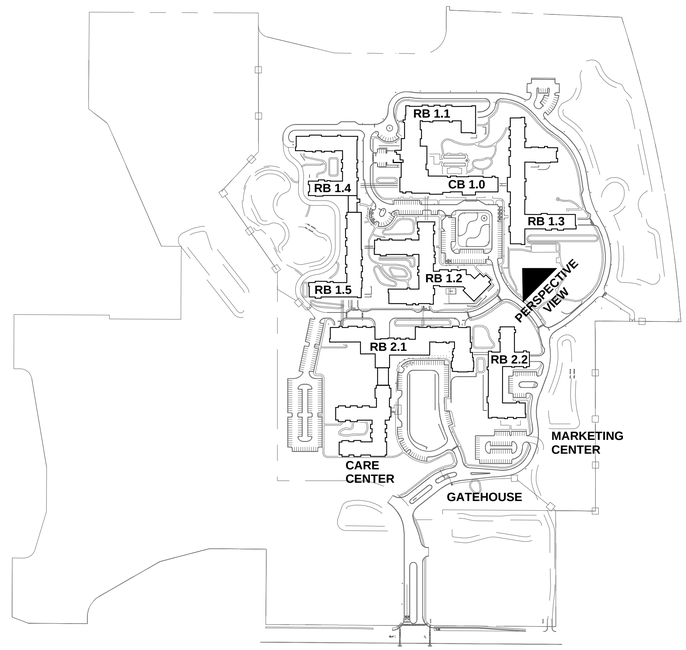
GARAGE PARKING	NUMBER OF FLOORS	GROSS AREA
	1	4,970
	1	120
34	3	41,048
131	4	208,514
132	4	215,211
148	4	227,201
98	4	152,005
89	4	136,900
110	4	216,067
95	4	150,726
	3	114,233

Total Independent Living Units	800
Total Care Center Units	108
Total Care Center Beds	154

Total Gross Area (sf)	1,466,995

BUILDING DATA NOTE:
The number of units, the unit mix chart indicating the number of bedrooms, building areas and amenity spaces listed herein are accurate and can be utilized in the Village's review. However, there may be minor adjustments to the final unit mix, the building areas and amenity spaces over time in response to the local market conditions and the changing needs of seniors.

CAMPUS AMENITIES
Residents shall have access to the following Indoor Amenity Spaces:
Library and Reading Room, Business / Media Center, Movie Theatre, Creative Arts / Art Studio, Gardening Room, Educational Endeavors, Classrooms, Cards Rooms, Game Lounges, Woodshop, Life Enrichment Center, Group Fitness / Pickleball Space, Golf Simulator, Fitness Center, Aquatic Center, Medical Center, Salon / Spa, Barber, Pharmacy, Six separate on site restaurants with varied menus.
In addition, residents shall have access to the following Outdoor Amenity Spaces:
Walking trails, Courtyards, Bocce Courts, Lawn Game areas, Resident Gardens, Dog Park, Pickleball court, Yoga Terrace, Fire Pits



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ERICKSON SENIOR LIVING AT NORTHBROOK

VILLAGE OF NORTHBROOK, ILLINOIS

Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

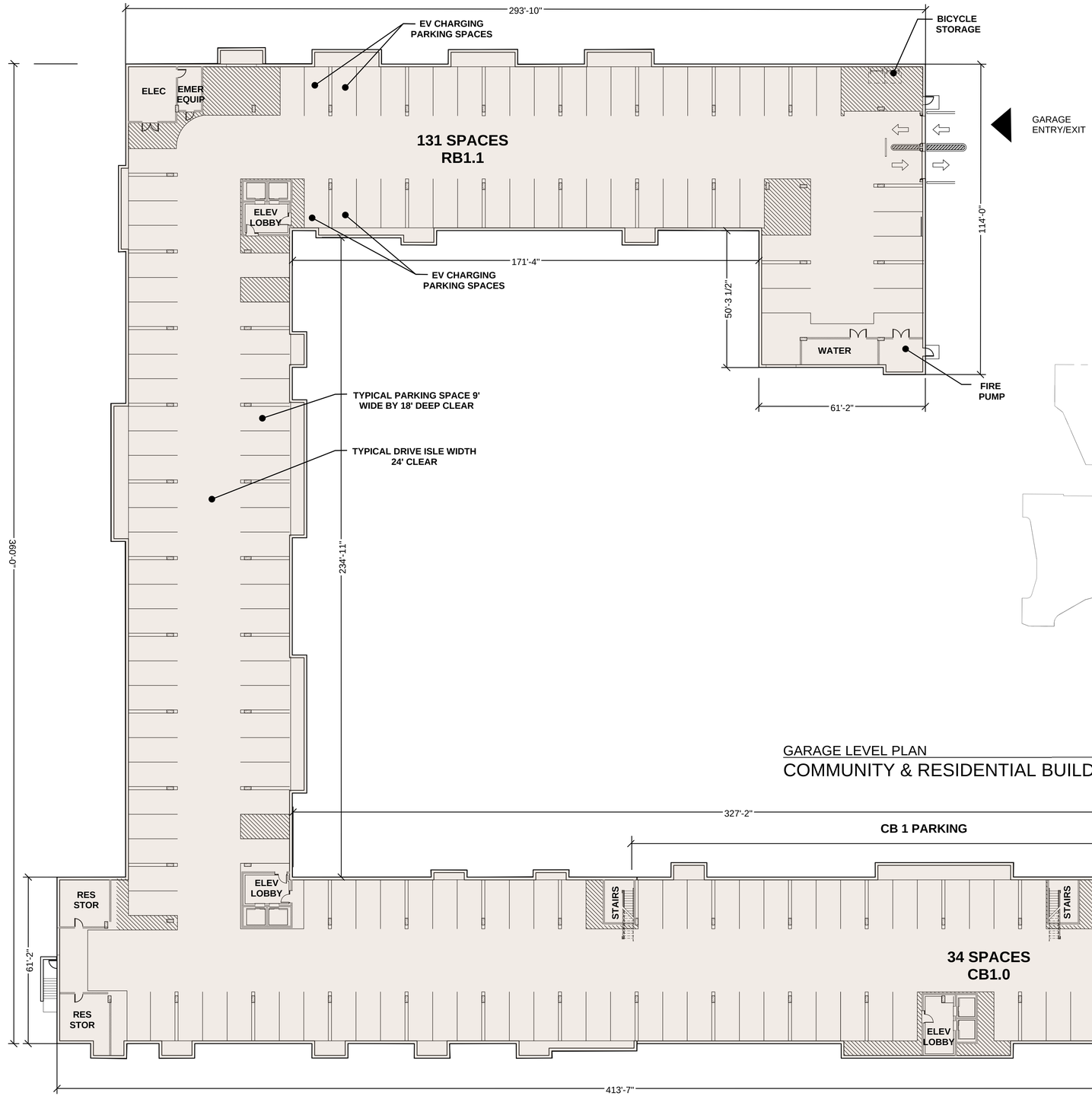
PROJECT NO:	DATE:

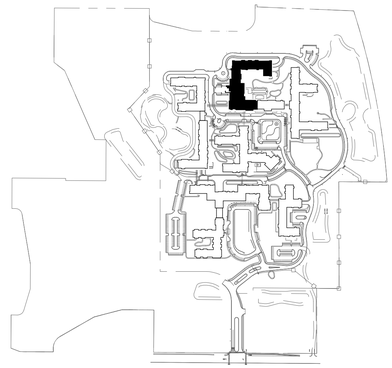
REVISIONS

DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

COVER SHEET

A 1





KEY PLAN

NORTH

GARAGE LEVEL PLAN
COMMUNITY & RESIDENTIAL BUILDING 1.1

Scale 1 inch = 20 feet
0' 20' 40'

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COMMUNITY & RESIDENTIAL BUILDING 1.1 GARAGE

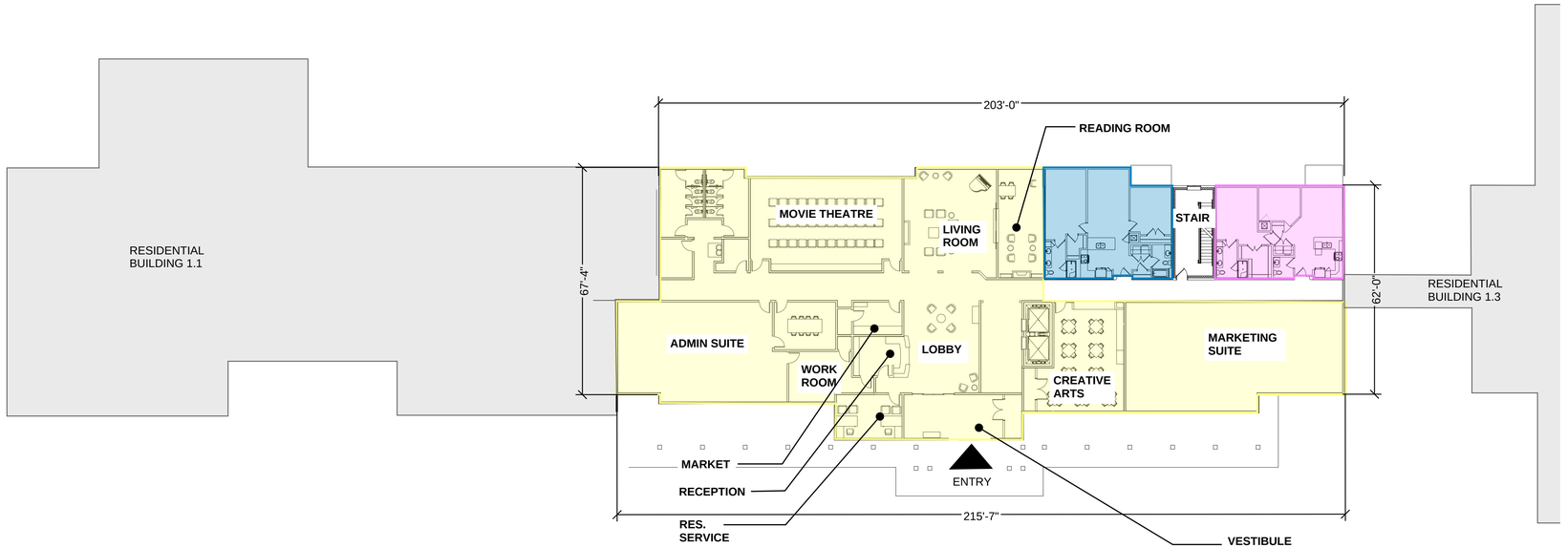
A 2

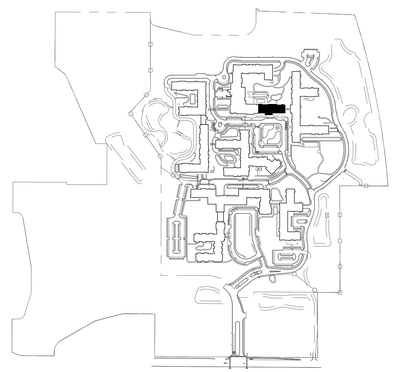
Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

ONE BEDROOM UNIT

TWO BEDROOM UNIT

AMENITY SPACE





KEY PLAN

NORTH

Scale 1 inch = 20 feet

0' 20' 40'

FIRST FLOOR PLAN
COMMUNITY BUILDING 1.0

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COMMUNITY BUILDING 1.0 FIRST FLOOR

A 3

SOUTH ELEVATION
COMMUNITY BUILDING 1.0

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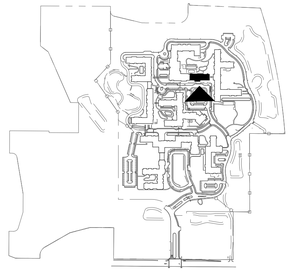

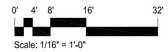

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3/24/23	REVISED SUBMISSION

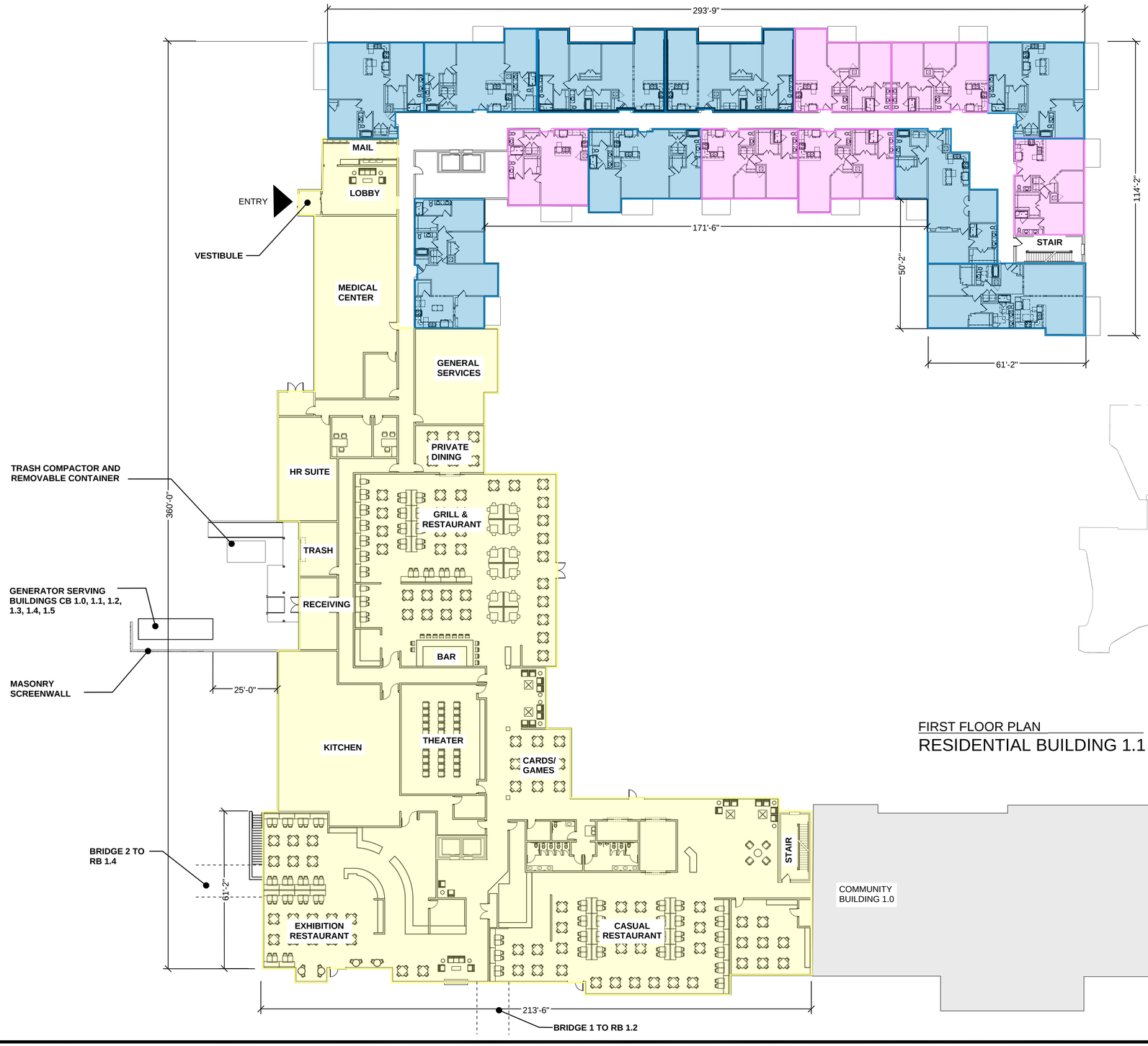
COMMUNITY BUILDING 1.0

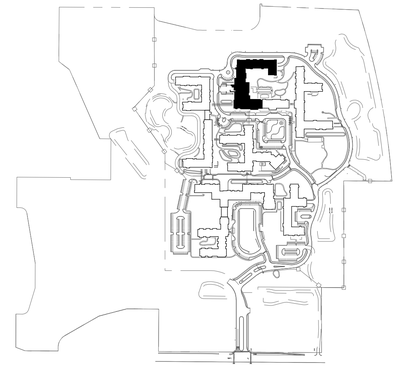
A 4

ONE BEDROOM UNIT

TWO BEDROOM UNIT

AMENITY SPACE





KEY PLAN

FIRST FLOOR PLAN
RESIDENTIAL BUILDING 1.1

Scale 1 inch = 20 feet
0' 20' 40'

NORTH

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VILLAGE OF NORTHBROOK, ILLINOIS

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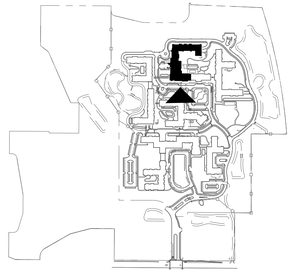
RESIDENTIAL BUILDING 1.1 FIRST FLOOR

A 5

Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

SOUTH ELEVATION
RESIDENTIAL BUILDING 1.1



NORTH

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

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RESIDENTIAL BUILDING 1.1

A 6

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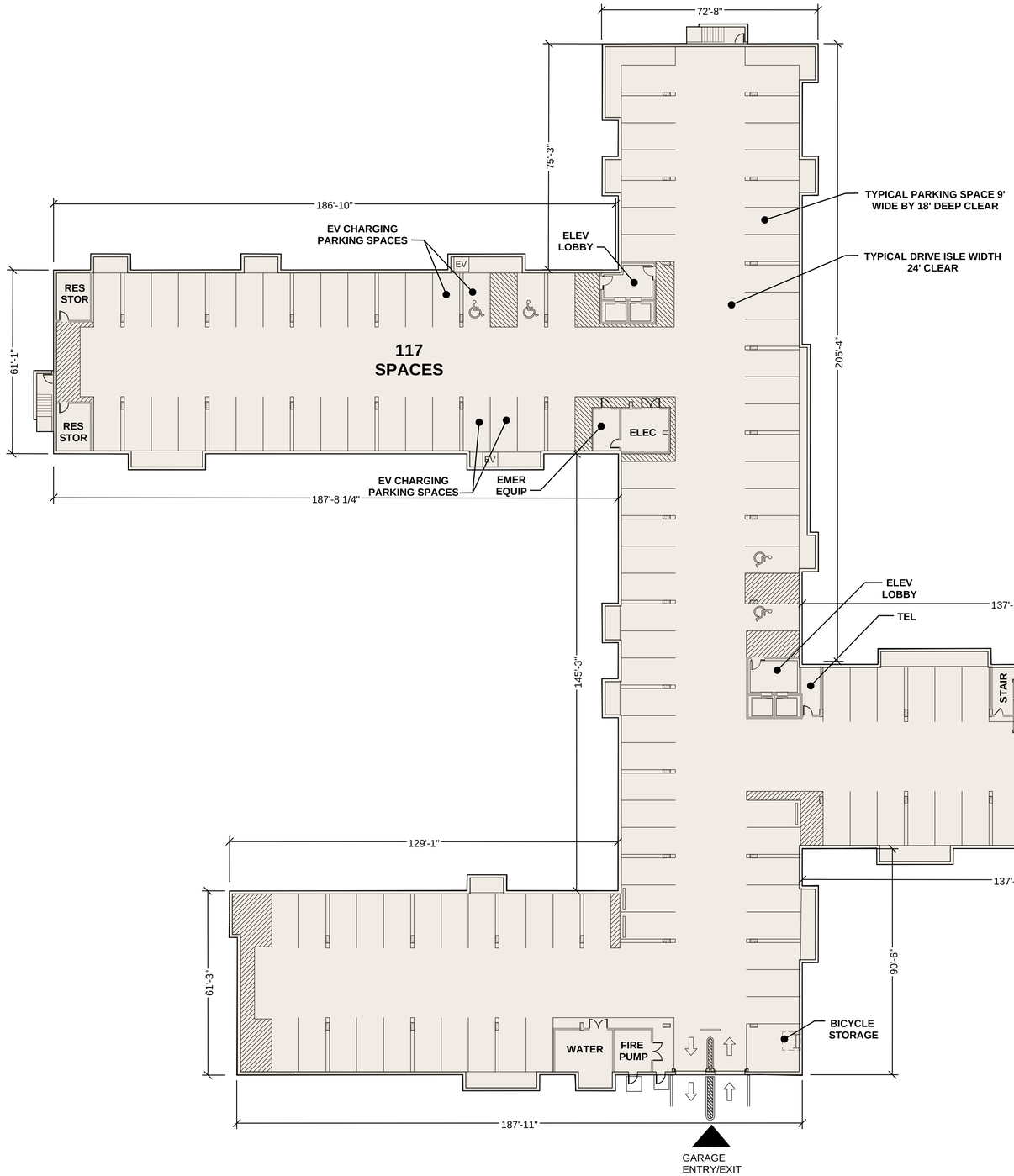

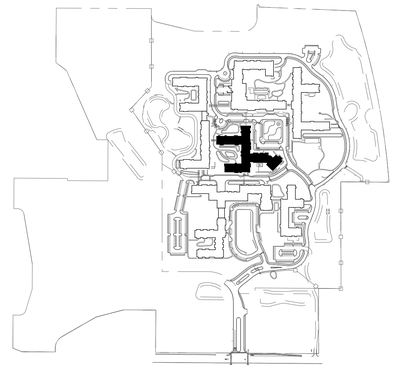

KEY PLAN

NORTH

Scale 1 inch = 20 feet

0' 20' 40'

GARAGE LEVEL PLAN

RESIDENTIAL BUILDING 1.2

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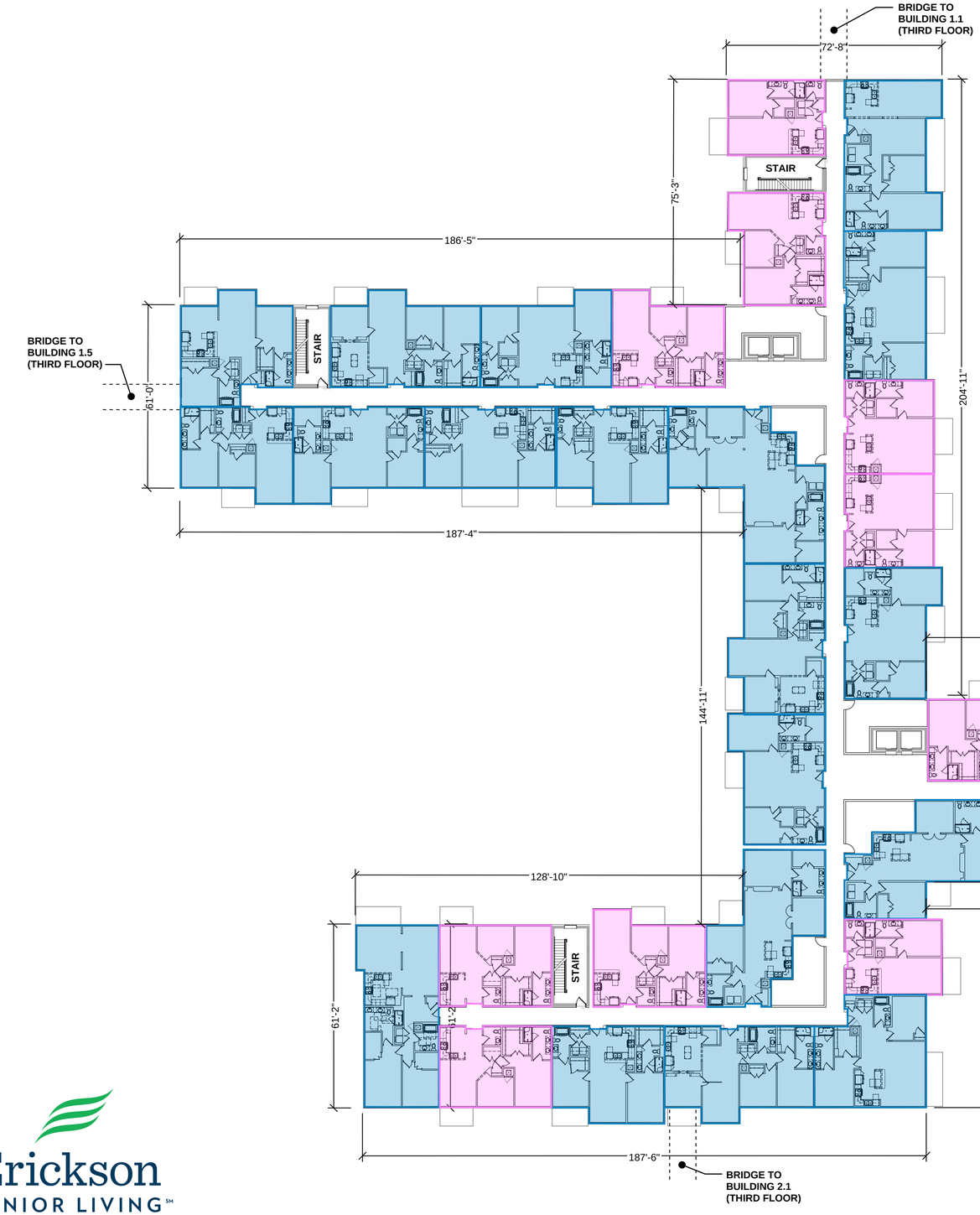
RESIDENTIAL BUILDING 1.2 GARAGE

A 7

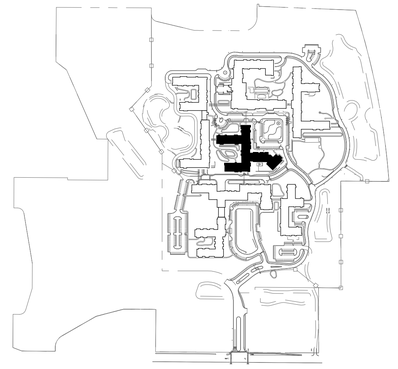
Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



ONE BEDROOM UNIT

TWO BEDROOM UNIT

AMENITY SPACE



KEY PLAN

NORTH

FIRST FLOOR PLAN

RESIDENTIAL BUILDING 1.2

Scale 1 inch = 20 feet

0' 20' 40'

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RESIDENTIAL BUILDING 1.2 FIRST FLOOR

A 8

Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

EAST ELEVATION
RESIDENTIAL BUILDING 1.2

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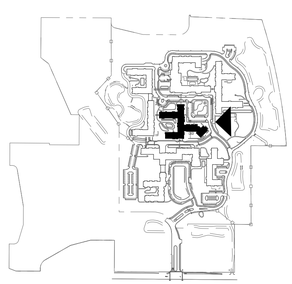

NORTH

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

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VILLAGE OF NORTHBROOK, ILLINOIS

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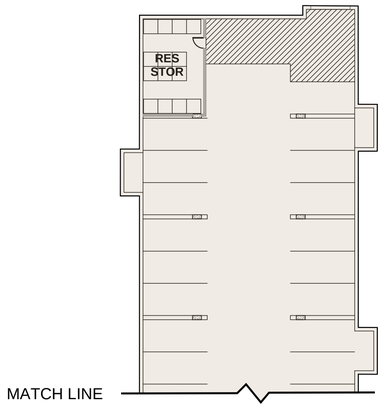
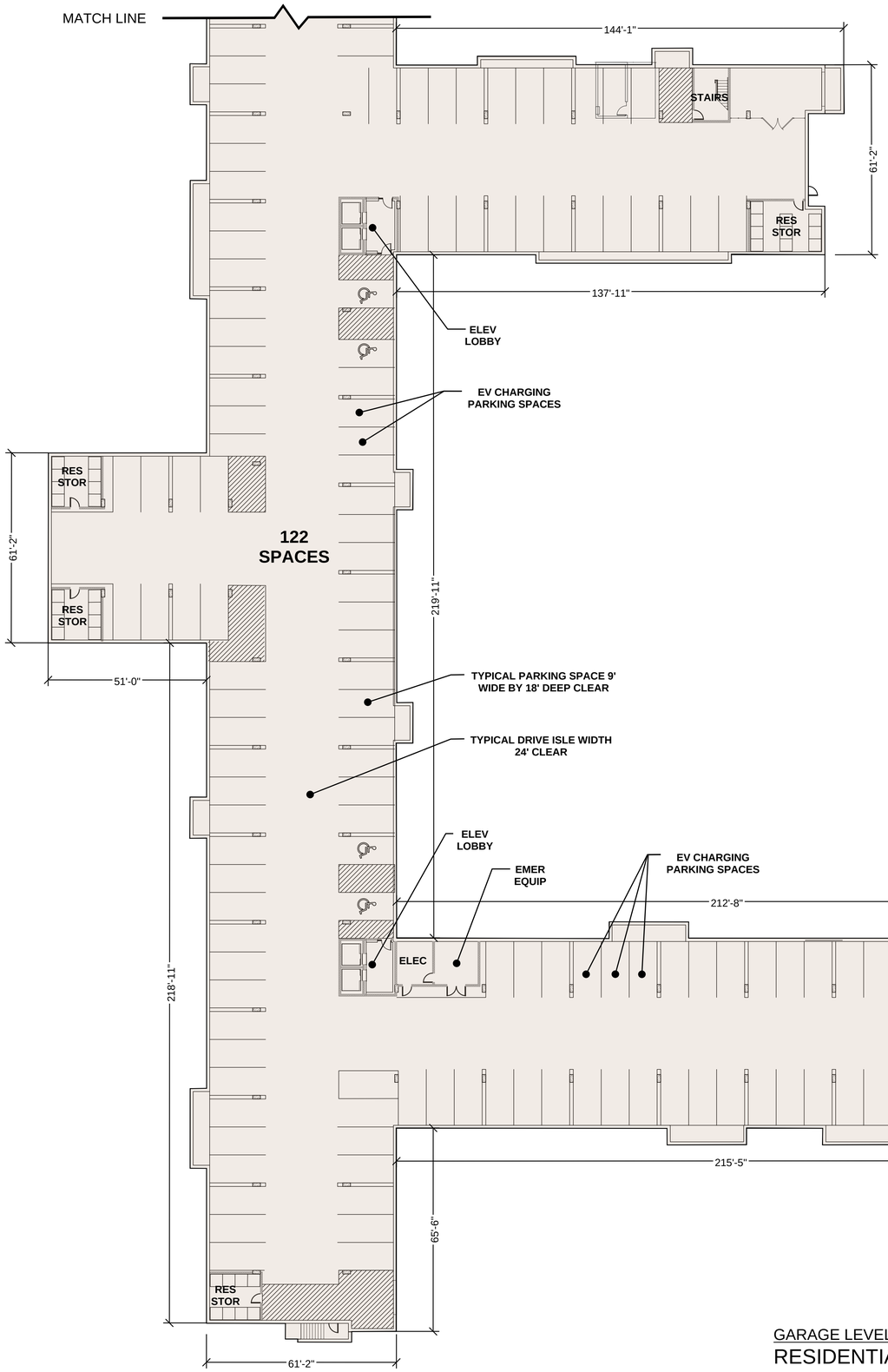
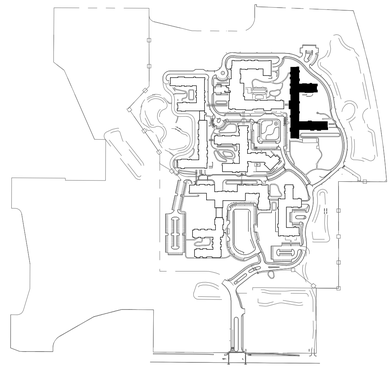
RESIDENTIAL BUILDING 1.2

A 9

Attachment: 11 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)







GARAGE LEVEL PLAN
RESIDENTIAL BUILDING 1.3

NORTH

Scale 1 inch = 20 feet
0' 20' 40'

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VILLAGE OF NORTHBROOK, ILLINOIS

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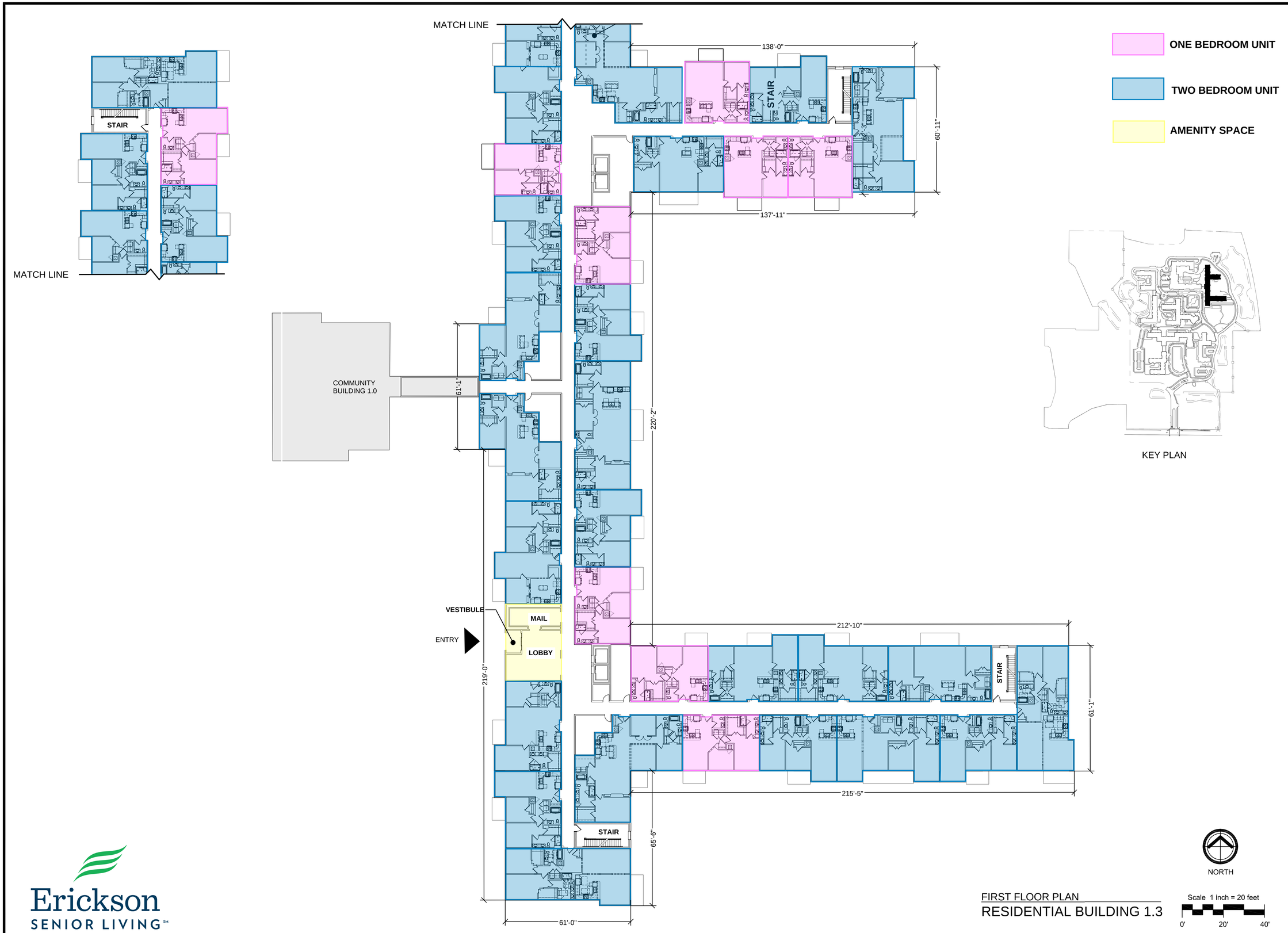
RESIDENTIAL BUILDING 1.3 GARAGE

A 10

Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



KEY PLAN

NORTH

FIRST FLOOR PLAN
RESIDENTIAL BUILDING 1.3

Scale 1 inch = 20 feet
0' 20' 40'

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VILLAGE OF NORTHBROOK, ILLINOIS

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RESIDENTIAL BUILDING 1.3 FIRST FLOOR

A 11

Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

WEST ELEVATION
RESIDENTIAL BUILDING 1.3

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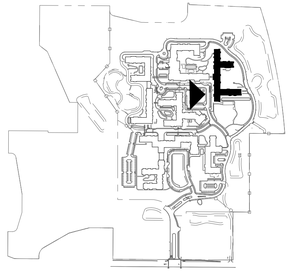

NORTH

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

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ERICKSON SENIOR LIVING AT NORTHBROOK

VILLAGE OF NORTHBROOK, ILLINOIS

PROJECT NO:	DATE:

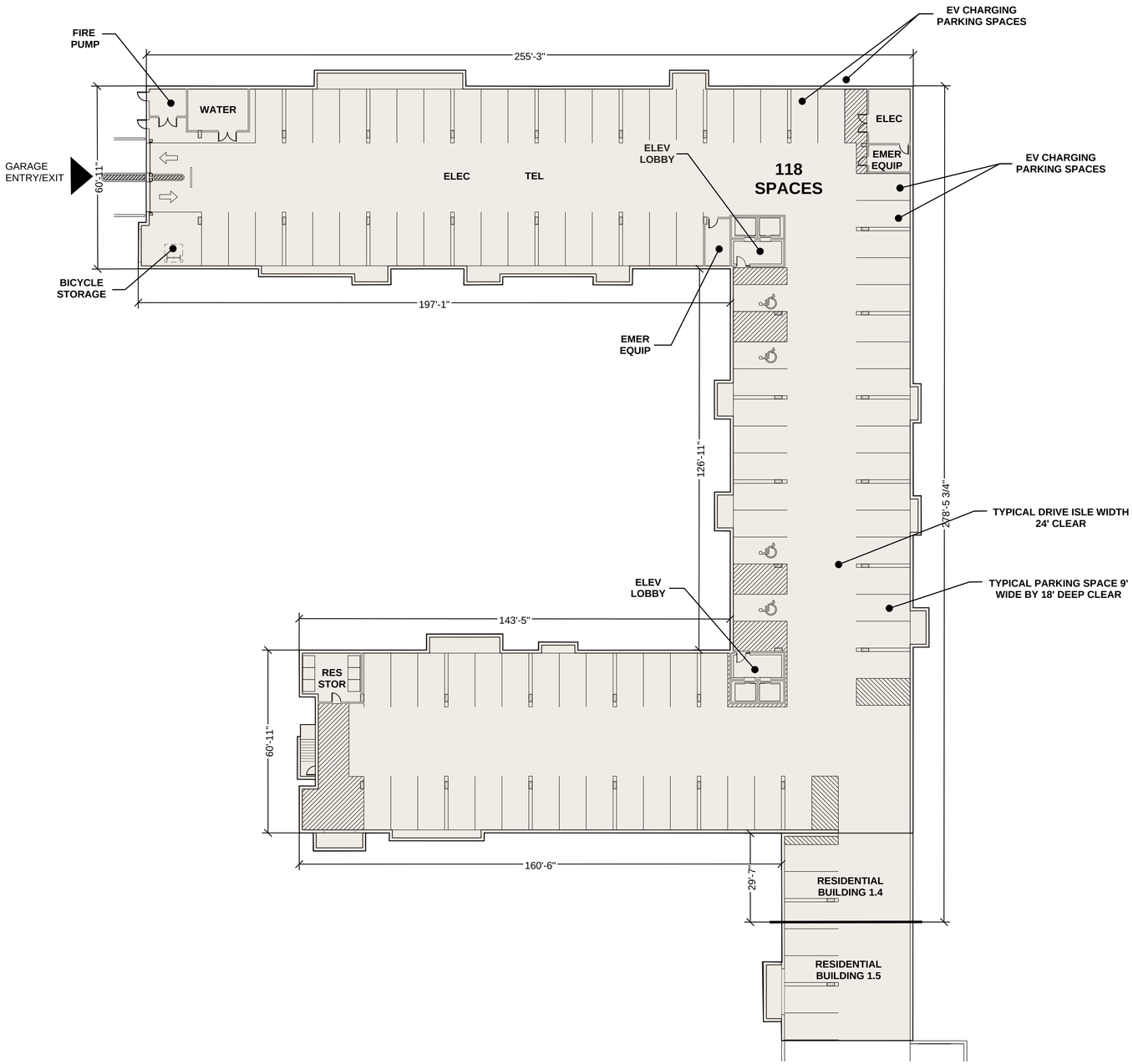
REVISIONS

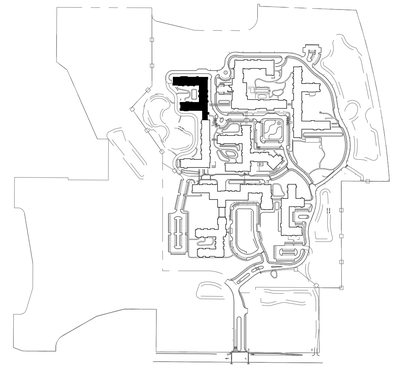
DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 1.3

A 12

Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)





KEY PLAN

NORTH

GARAGE LEVEL PLAN
RESIDENTIAL BUILDING 1.4

Scale 1 inch = 20 feet
0' 20' 40'

Erickson SENIOR LIVING℠

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VILLAGE OF NORTHBROOK, ILLINOIS

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REVISIONS

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3/30/22	RESPONSE SUBMISSION
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3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 1.4 GARAGE

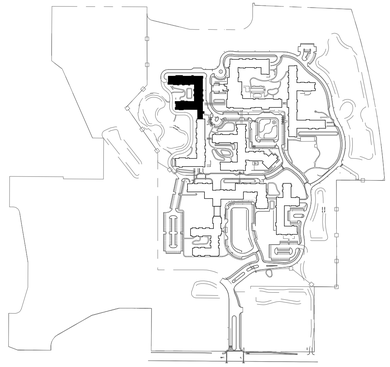
A 13

Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

ONE BEDROOM UNIT

TWO BEDROOM UNIT

AMENITY SPACE



KEY PLAN

NORTH

FIRST FLOOR PLAN
RESIDENTIAL BUILDING 1.4

Scale 1 inch = 20 feet
0' 20' 40'

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VILLAGE OF NORTHBROOK, ILLINOIS

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REVISIONS

DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 1.4 FIRST FLOOR

A 14

Attachment: I1 - Architecture Plans part 1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

EAST ELEVATION
RESIDENTIAL BUILDING 1.4

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VILLAGE OF NORTHBROOK, ILLINOIS

Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

PROJECT NO:	DATE:

REVISIONS

DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

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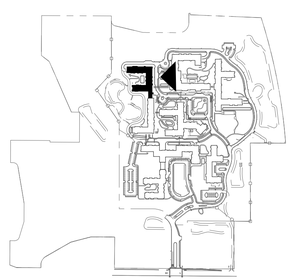
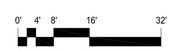
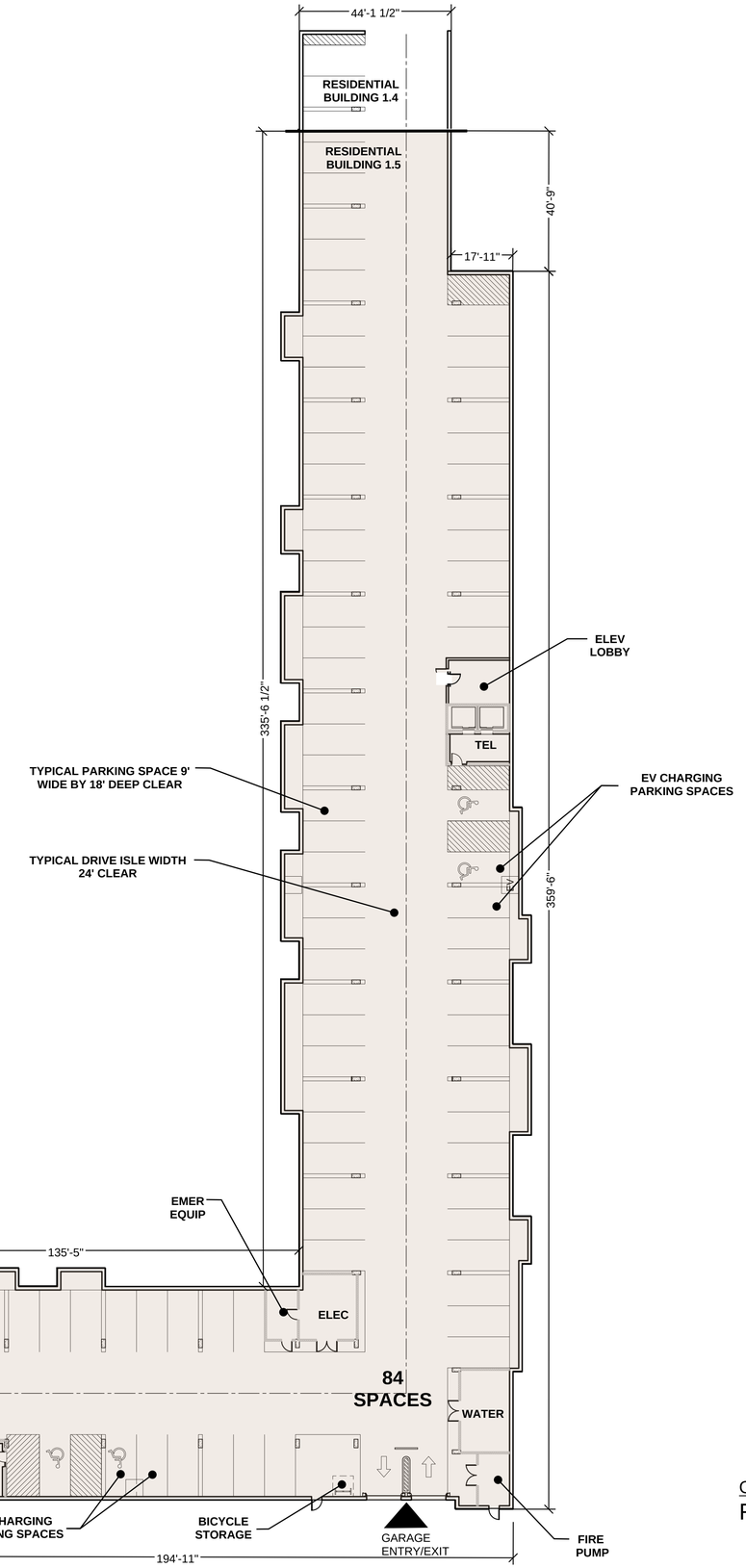
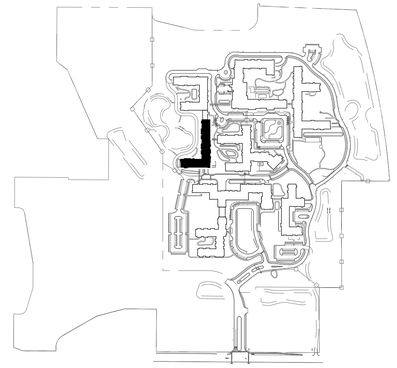




RESIDENTIAL BUILDING 1.4

A 15





KEY PLAN

GARAGE LEVEL PLAN
RESIDENTIAL BUILDING 1.5

NORTH

Scale 1 inch = 20 feet
0' 20' 40'

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PROJECT NO:	DATE:

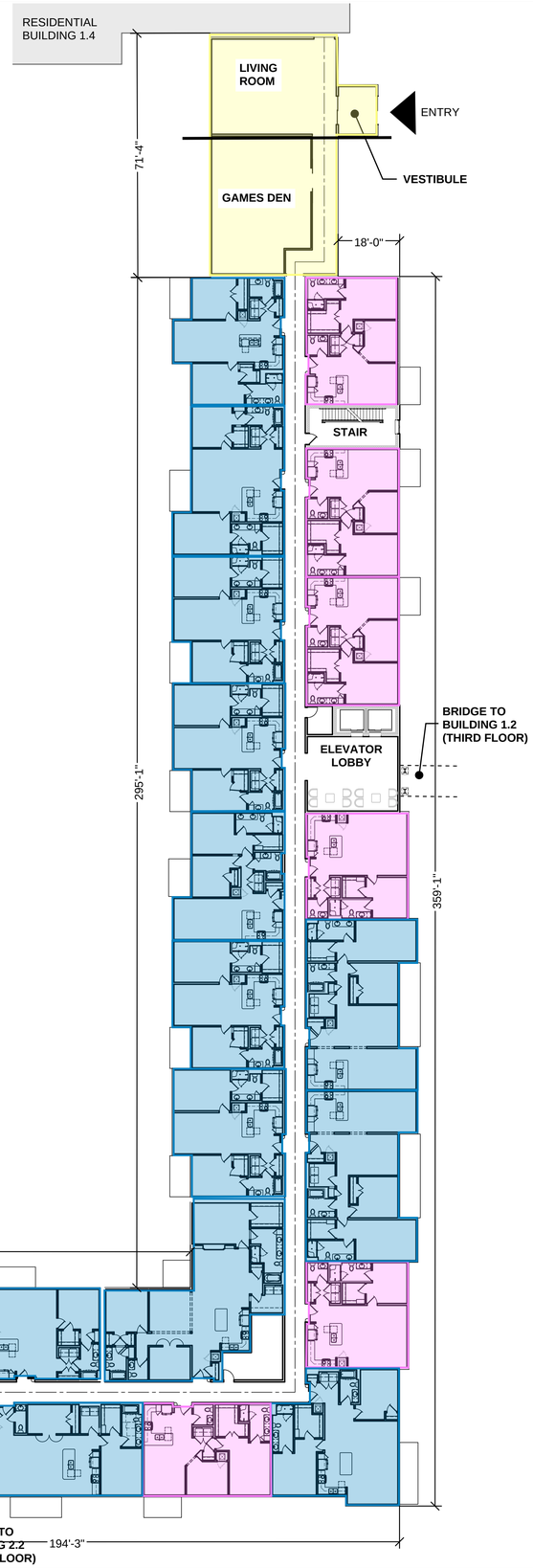
REVISIONS

DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 1.5 GARAGE

A 16

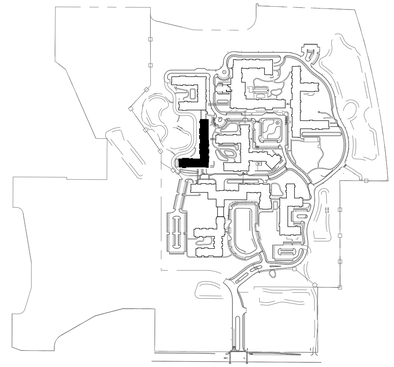
Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



ONE BEDROOM UNIT

TWO BEDROOM UNIT

AMENITY SPACE



KEY PLAN

Erickson
SENIOR LIVING℠

FIRST FLOOR PLAN
RESIDENTIAL BUILDING 1.5

NORTH

Scale 1 inch = 20 feet
0' 20' 40'

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VILLAGE OF NORTHBROOK, ILLINOIS

PROJECT NO:	DATE:
REVISIONS	
DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

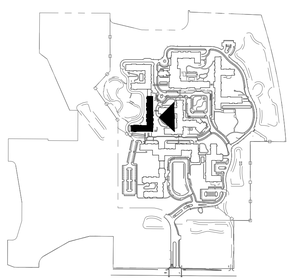
RESIDENTIAL BUILDING 1.5 FIRST FLOOR

A 17

Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

EAST ELEVATION
RESIDENTIAL BUILDING 1.5

Erickson SENIOR LIVING℠



NORTH

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

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PROJECT NO:	DATE:

REVISIONS

DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
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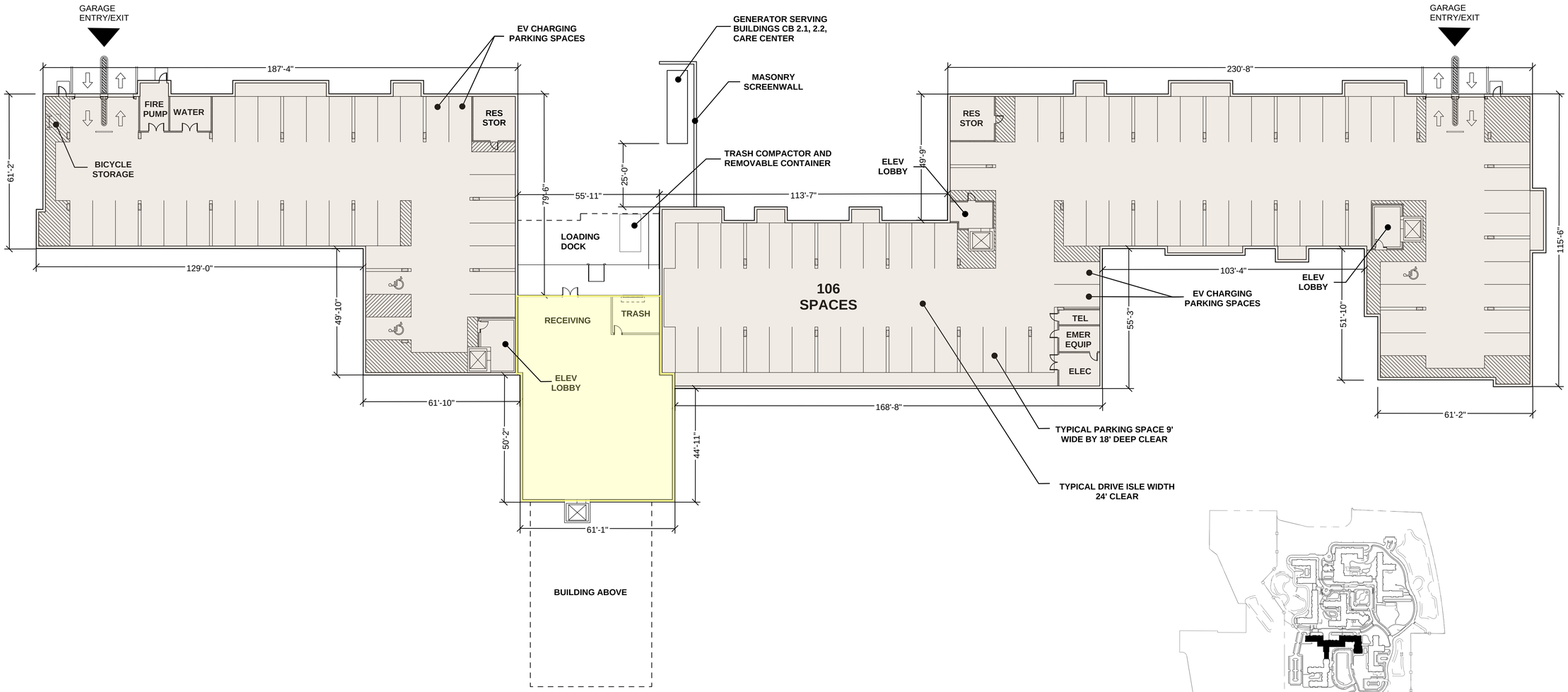
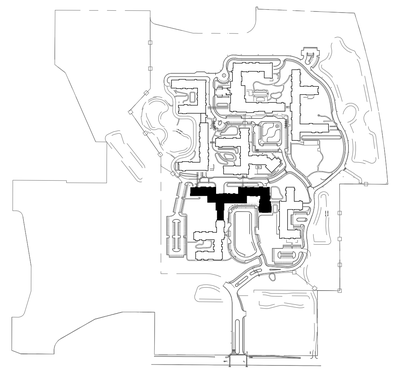
3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 1.5

A 18

Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)





KEY PLAN

NORTH

GARAGE LEVEL PLAN
RESIDENTIAL BUILDING 2.1

Scale 1 inch = 20 feet
0' 20' 40'

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Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

PROJECT NO:	DATE:

REVISIONS

DATE	DESCRIPTION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

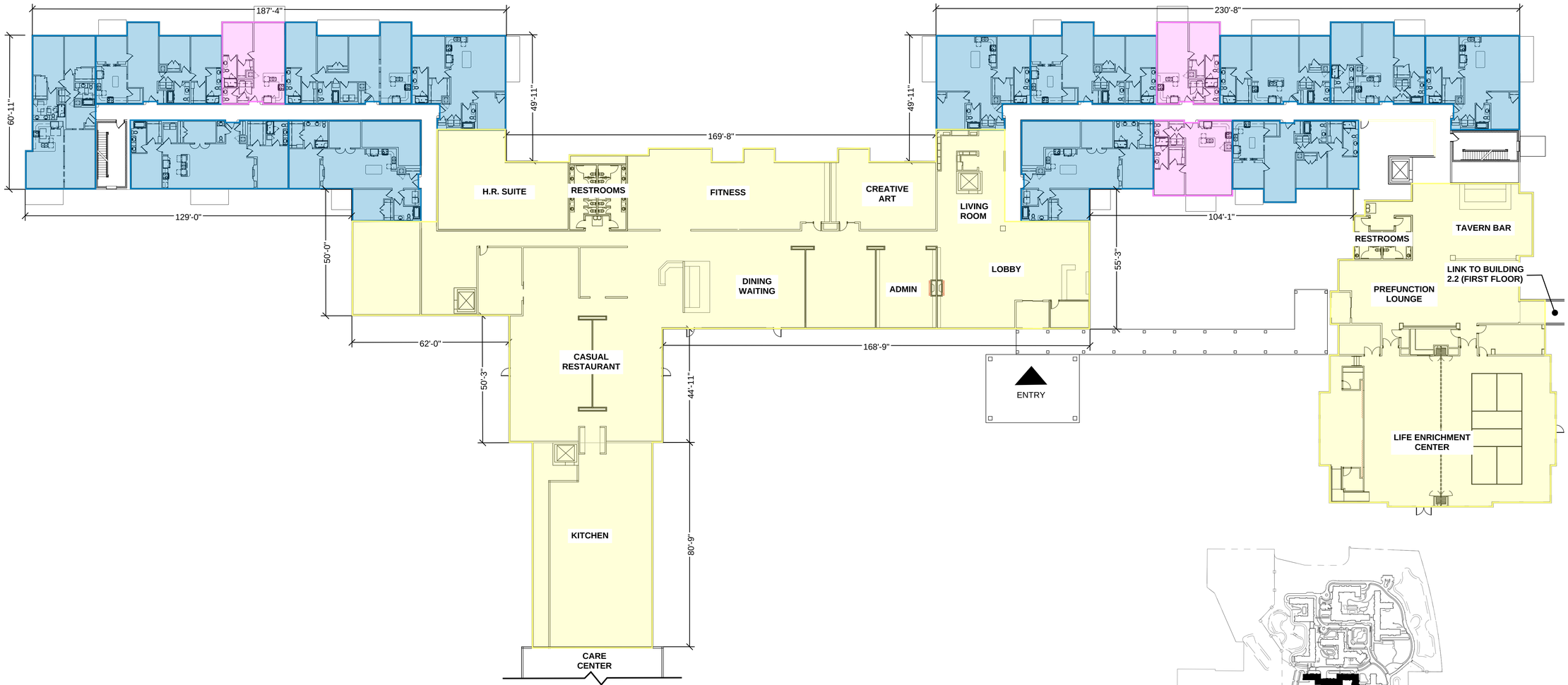
RESIDENTIAL BUILDING 2.1 GARAGE

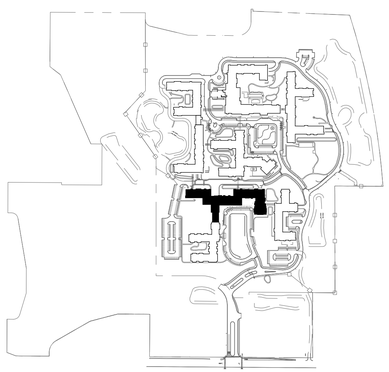
A 19

ONE BEDROOM UNIT

TWO BEDROOM UNIT

AMENITY SPACE





KEY PLAN

NORTH

FIRST FLOOR PLAN

RESIDENTIAL BUILDING 2.1

Scale 1 inch = 20 feet

0' 20' 40'

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VILLAGE OF NORTHBROOK, ILLINOIS

PROJECT NO:	DATE:

REVISIONS

DATE	DESCRIPTION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 2.1 FIRST FLOOR

A 20

Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

SOUTH ELEVATION

RESIDENTIAL BUILDING 2.1

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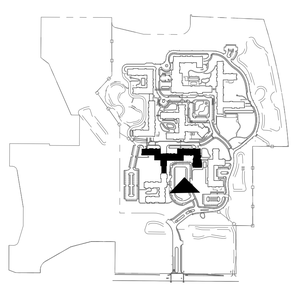

NORTH

0' 4' 8' 16' 32'

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

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Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

PROJECT NO:	DATE:
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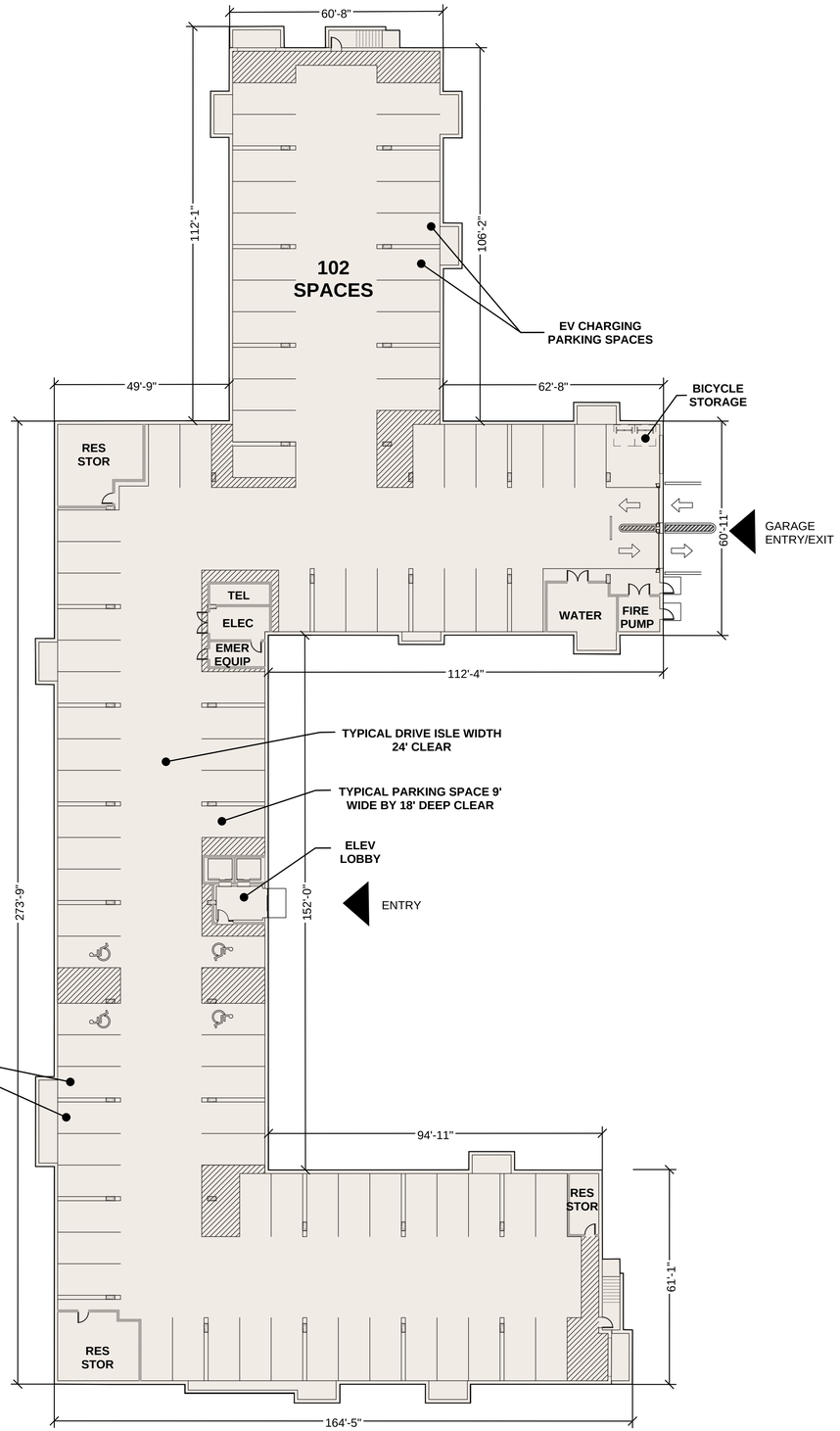
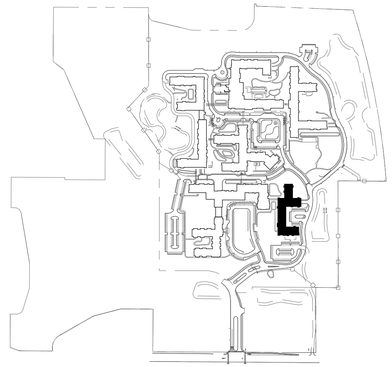
DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 2.1

A 21





KEY PLAN

NORTH

GARAGE LEVEL PLAN
RESIDENTIAL BUILDING 2.2

Scale 1 inch = 20 feet
0' 20' 40'

Erickson
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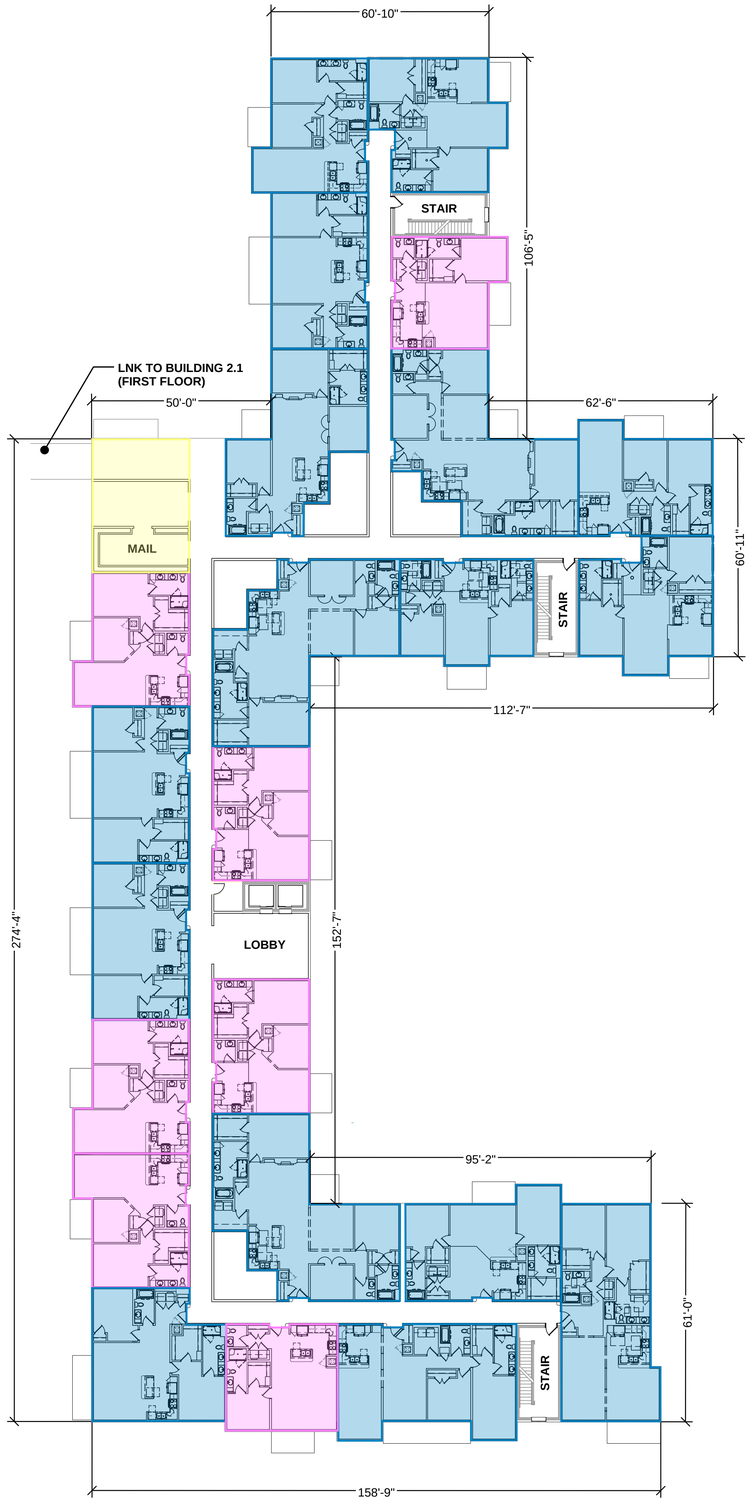
VILLAGE OF NORTHBROOK, ILLINOIS

PROJECT NO:	DATE:
REVISIONS	
DATE	DESCRIPTION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 2.2 GARAGE

A 22

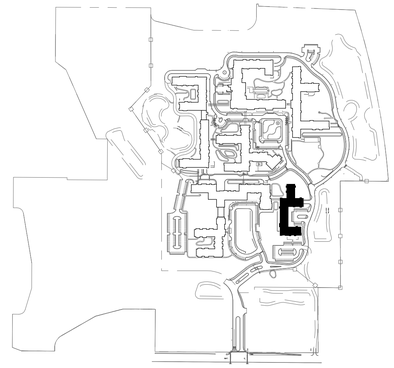
Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



ONE BEDROOM UNIT

TWO BEDROOM UNIT

AMENITY SPACE



KEY PLAN

NORTH

FIRST FLOOR PLAN
RESIDENTIAL BUILDING 2.2

Scale 1 inch = 20 feet
0' 20' 40'

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VILLAGE OF NORTHBROOK, ILLINOIS

PROJECT NO:	DATE:

REVISIONS

DATE	DESCRIPTION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

RESIDENTIAL BUILDING 2.2 FIRST FLOOR

A 23

Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

EAST ELEVATION
RESIDENTIAL BUILDING 2.2

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Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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VILLAGE OF NORTHBROOK, ILLINOIS

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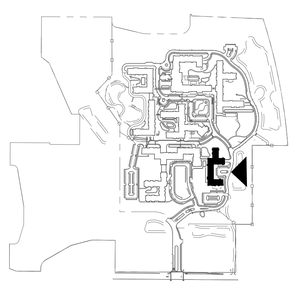
3/24/23	REVISED SUBMISSION



NORTH

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

RESIDENTIAL BUILDING 2.2

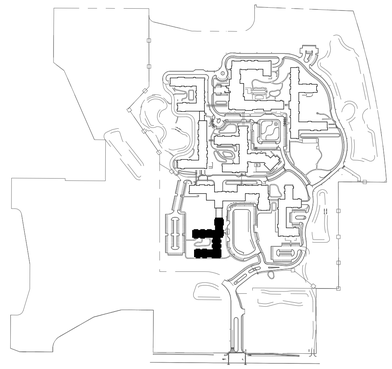
A 24

Erickson SENIOR LIVING℠

RESIDENTIAL SPACE

AMENITY SPACE

BACK OF HOUSE



KEY PLAN

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Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

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FIRST FLOOR PLAN
CARE CENTER

NORTH

Scale 1 inch = 20 feet

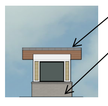
0' 20' 40'

CARE CENTER
FIRST FLOOR

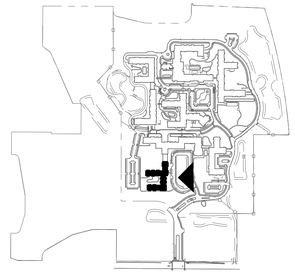
A 25

WEST ELEVATION
CARE CENTER

NORTH ELEVATION
MARKETING CENTER



SOUTH ELEVATION
GATE HOUSE



NORTH

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

Erickson SENIOR LIVING℠

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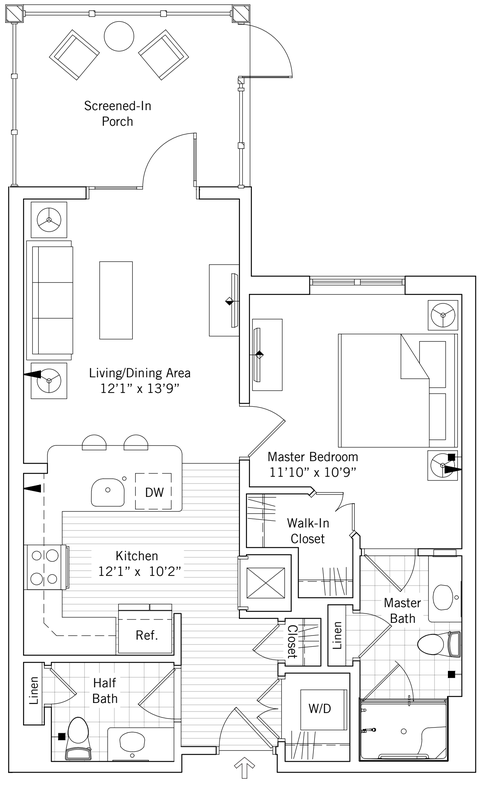
3/24/23	REVISED SUBMISSION

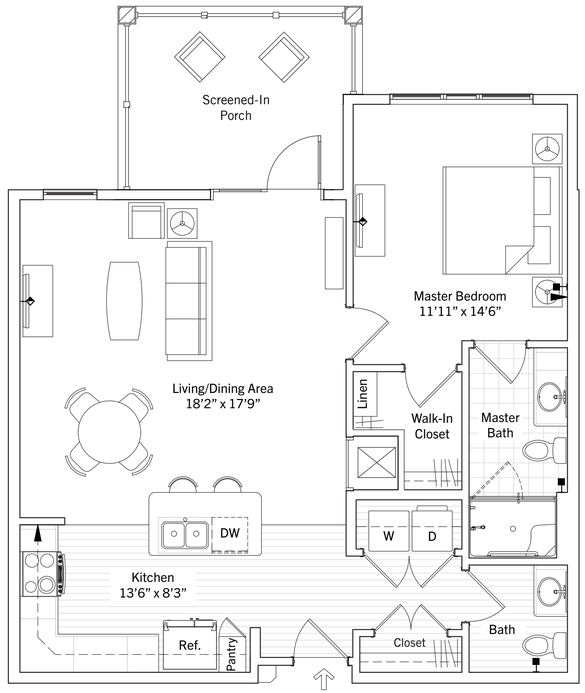
CARE CENTER

A 26

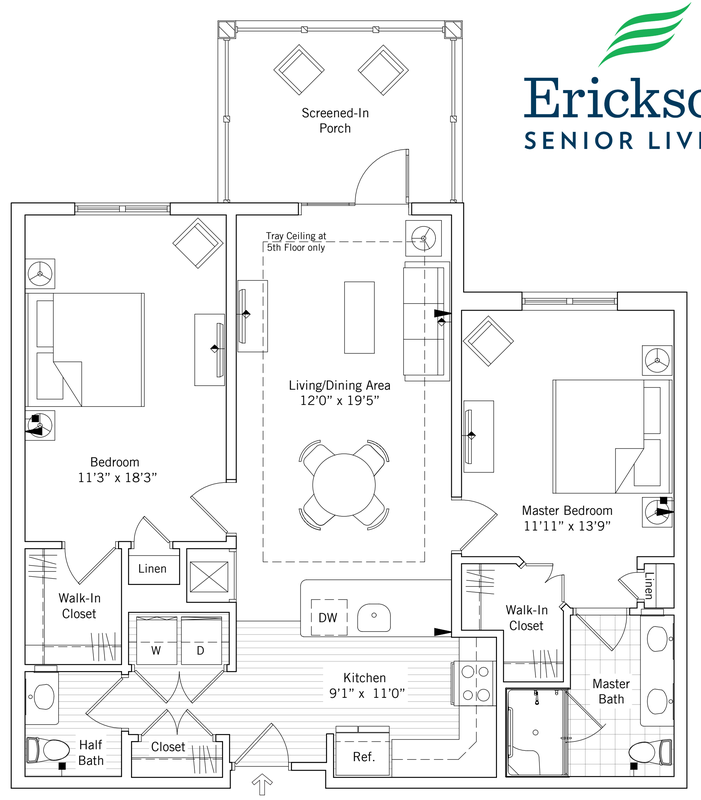
Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



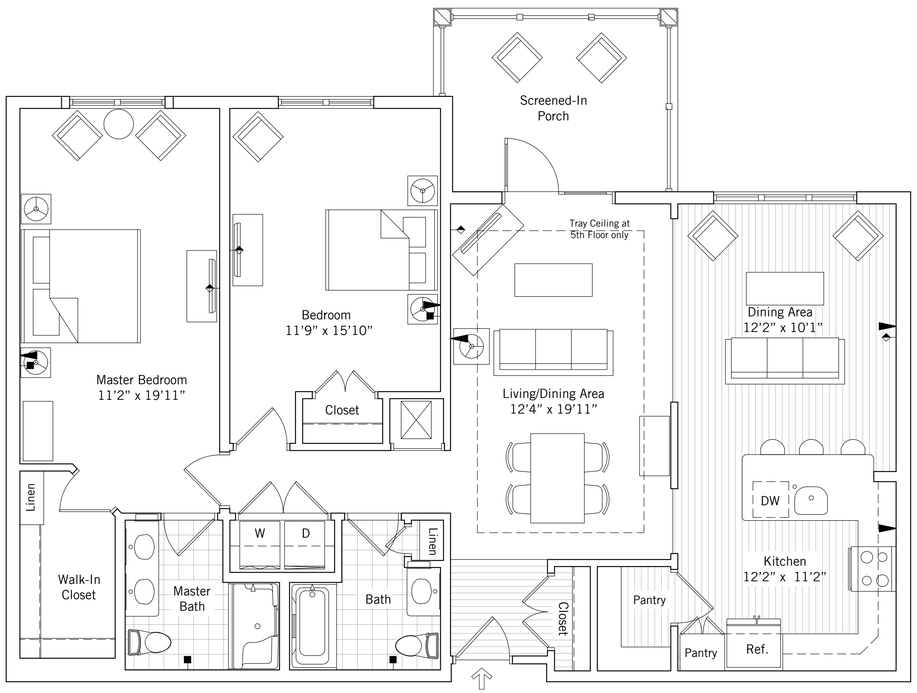
1 ONE BEDROOM APARTMENT
SCALE: 1/4" = 1'-0"



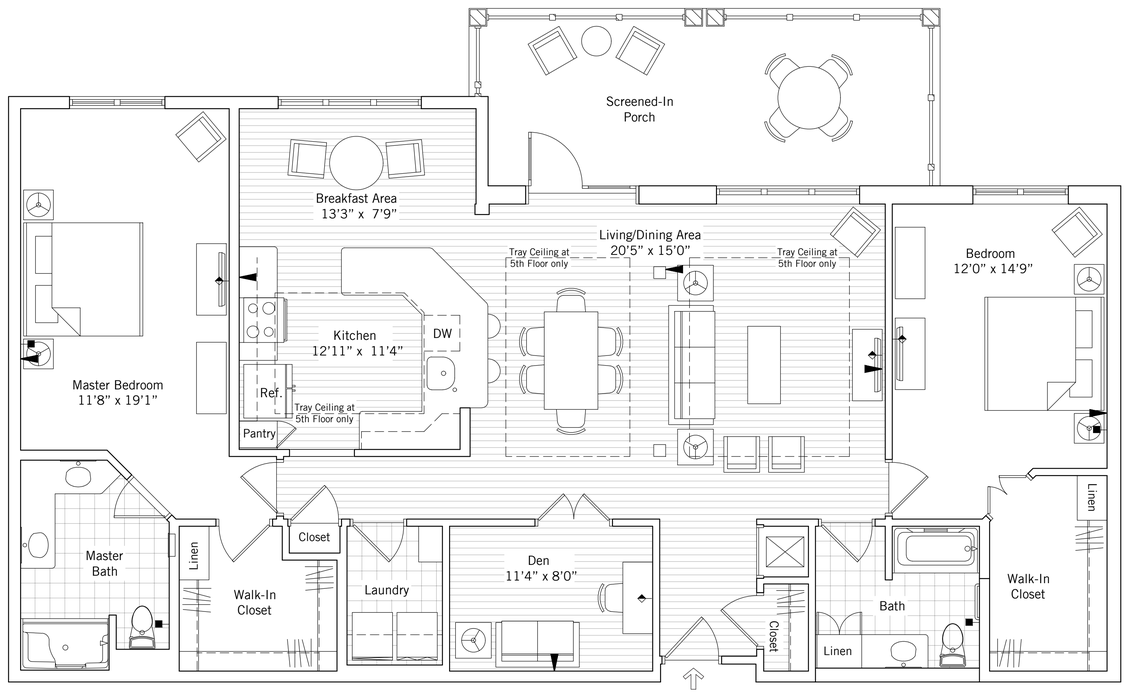
2 ONE BEDROOM LARGE APARTMENT
SCALE: 1/4" = 1'-0"



3 TWO BEDROOM APARTMENT
SCALE: 1/4" = 1'-0"



4 TWO BEDROOM APARTMENT
SCALE: 1/4" = 1'-0"



5 TWO BEDROOM LARGE APARTMENT
SCALE: 1/4" = 1'-0"

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ERICKSON SENIOR LIVING AT NORTHBROOK

VILLAGE OF NORTHBROOK, ILLINOIS

Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

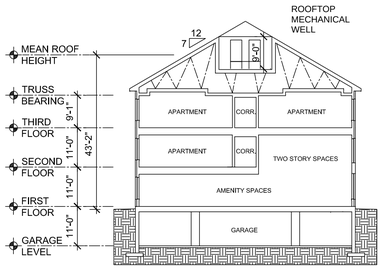
PROJECT NO:	DATE:

REVISIONS

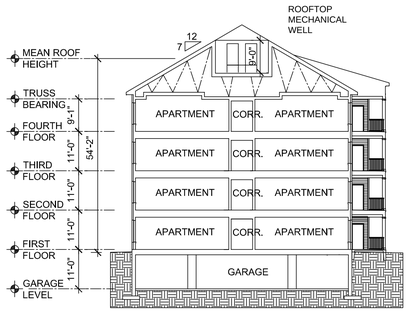
DATE	DESCRIPTION
3/30/22	RESPONSE SUBMISSION
8/22/22	REVISED SUBMISSION
3/24/23	REVISED SUBMISSION

TYPICAL APARTMENT PLANS

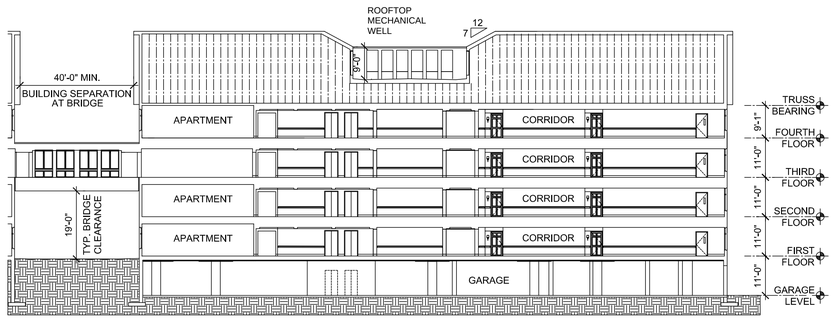
A 27



1 BUILDING SECTION
COMMUNITY BUILDING 1.0

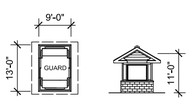


2 BUILDING SECTION
RESIDENTIAL BUILDING 1.1

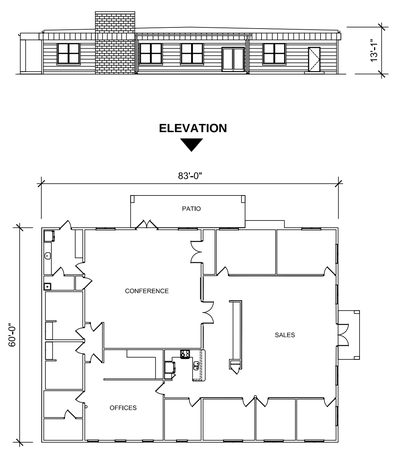


3 BUILDING SECTION
RESIDENTIAL BUILDING 1.2

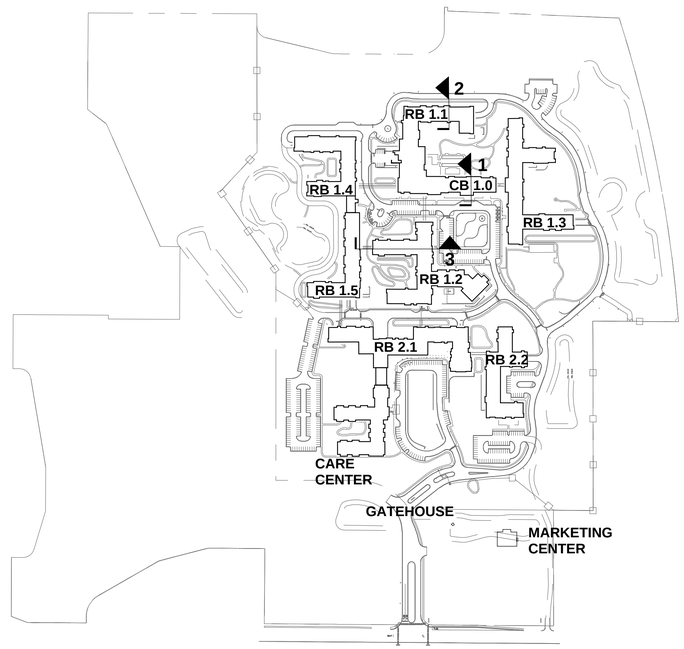
Graphic Scale" 1 inch = 20 feet
0' 20' 40' 60'



PLAN AND ELEVATION
GATEHOUSE



PLAN AND ELEVATION
MARKETING CENTER



KEY PLAN
SCALE: 1" = 300'-0"

Erickson SENIOR LIVING℠

MOSELEYARCHITECTS
1414 KEY HIGHWAY, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

ERICKSON SENIOR LIVING AT NORTHBROOK

VILLAGE OF NORTHBROOK, ILLINOIS

PROJECT NO:	DATE:
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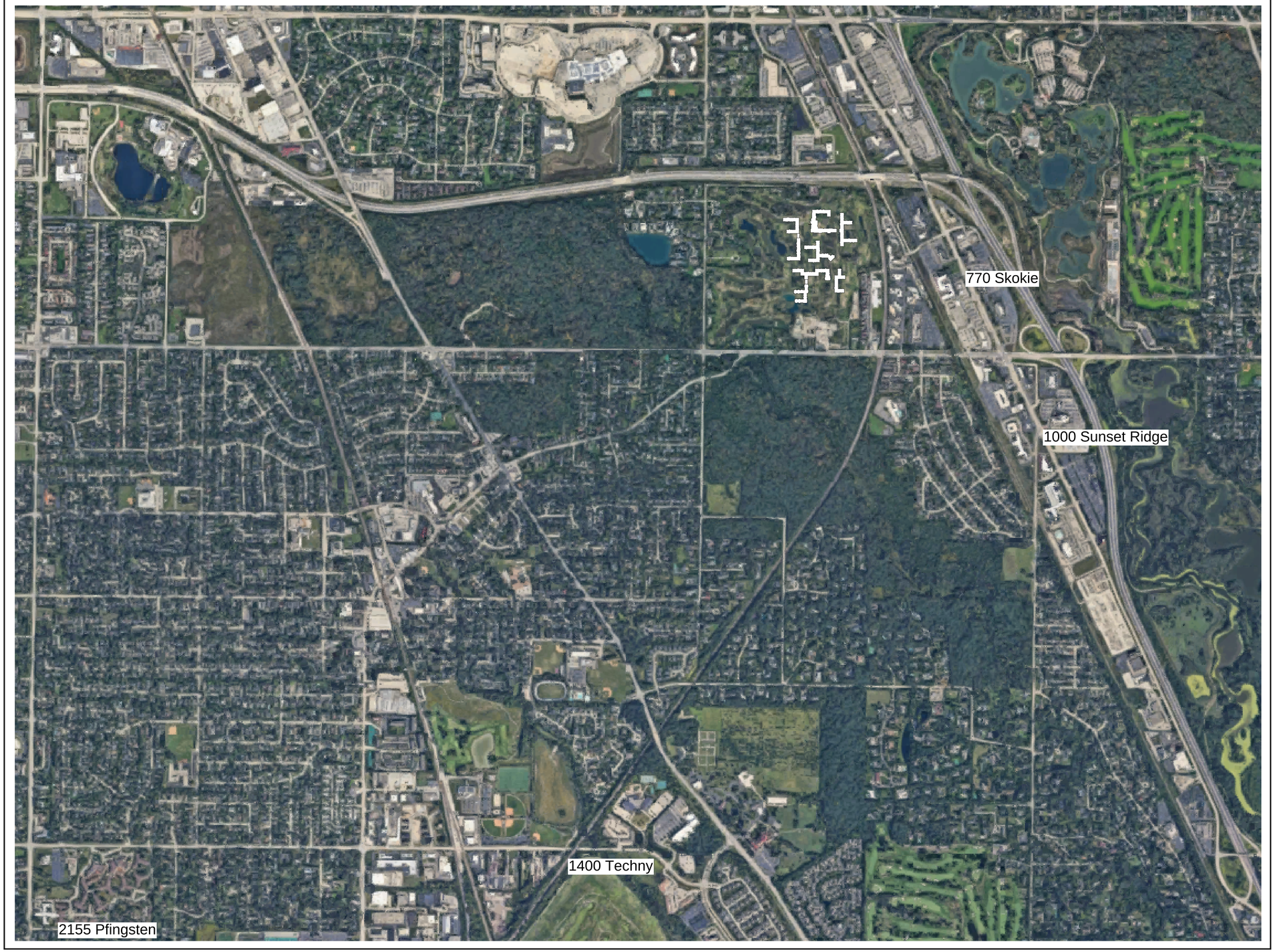
TYPICAL BUILDING SECTIONS

A 28

Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



ERICKSON SENIOR LIVING AT NORTHBROOK
AERIAL IMAGE

Erickson SENIOR LIVING℠

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PHONE (410) 539-4300 FAX (410) 539-0660
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ERICKSON SENIOR LIVING AT NORTHBROOK
VILLAGE OF NORTHBROOK, ILLINOIS

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AERIAL IMAGE

A 29

BUILDING	BRICK	SIDING
COMMUNITY BUILDING 1.0	LAKE SHORE BLEND	PEARL GRAY / MONTEREY TAUPE
RESIDENTIAL BUILDING 1.1	LAKE SHORE BLEND / REGAL BLEND SMOOTH	PEARL GRAY / MONTEREY TAUPE
RESIDENTIAL BUILDING 1.2	LAKE SHORE BLEND / REGAL BLEND SMOOTH	PEARL GRAY / MONTEREY TAUPE
RESIDENTIAL BUILDING 1.3	LAKE SHORE BLEND / REGAL BLEND SMOOTH	PEARL GRAY / MONTEREY TAUPE
RESIDENTIAL BUILDING 1.4	LAKE SHORE BLEND	MOUNTAIN SAGE / MONTEREY TAUPE
RESIDENTIAL BUILDING 1.5	LAKE SHORE BLEND	MOUNTAIN SAGE / MONTEREY TAUPE
RESIDENTIAL BUILDING 2.1	LAKE SHORE BLEND	COUNTRY LANE RED / PEARL GRAY / MONTEREY TAUPE
RESIDENTIAL BUILDING 2.2	LAKE SHORE BLEND	PEARL GRAY / MONTEREY TAUPE
CARE CENTER BUILDING	LAKE SHORE BLEND	MOUNTAIN SAGE / MONTEREY TAUPE
MARKETING CENTER	LAKE SHORE BLEND	MONTEREY TAUPE
GATE HOUSE	LAKE SHORE BLEND	MONTEREY TAUPE

STANDING SEAM METAL ROOF
SLATE GRAY COLOR

ASPHALT/FIBERGLASS SHINGLE
WEATHERED WOOD COLOR

JAMES HARDIE SIDING
MOUNTAIN SAGE COLOR

JAMES HARDIE SIDING
COUNTRY LANE RED COLOR

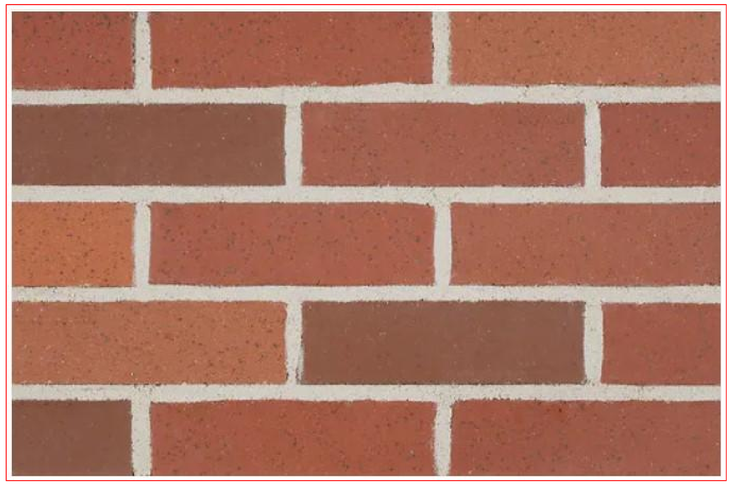
JAMES HARDIE SIDING
RICH ESPRESSO COLOR

JAMES HARDIE SIDING
PEARL GRAY COLOR

JAMES HARDIE SIDING
MONTEREY TAUPE COLOR

WINDOW FRAME
BRONZE COLOR

TAN PRECAST



BELDEN BRICK REGAL BLEND SMOOTH

BELDEN BRICK LAKE SHORE BLEND

Erickson SENIOR LIVING℠

MOSELEY ARCHITECTS
1414 KEY HIGHWAY, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

ERICKSON SENIOR LIVING AT NORTHBROOK

VILLAGE OF NORTHBROOK, ILLINOIS

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EXTERIOR MATERIALS

A 30

Attachment: I2 - Architecture Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

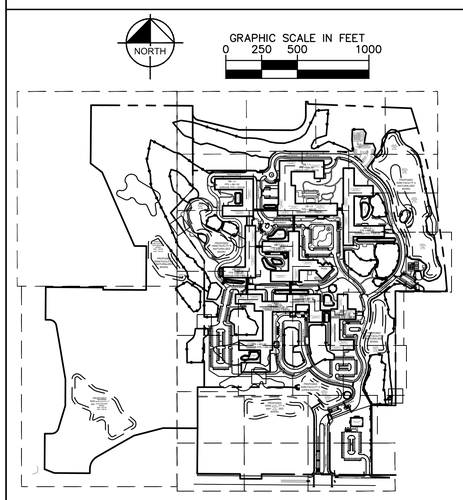
ERICKSON SENIOR LIVING COMMUNITY

PRELIMINARY ENGINEERING PLANS

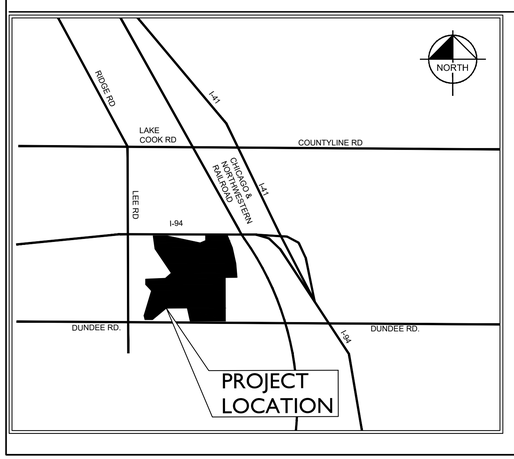
OWNER
ERICKSON LIVING
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 242-2880

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-5550

SITE MASTER PLAN



SITE LOCATION MAP



BENCHMARKS

BM-1 = City of Northbrook Benchmark #94. Chisled cross in square, south corner of headwall, located at north side of Dundee Road and west side of Lee Road. NGVD 29

Elev. = 645.07'

BM-2 = Cut box on top of ROW marker at Morrison Lane at the northeast corner of dead end.

Elev. = 650.37'

BM-3 = Cross cut on valve vault rim approximately 100' west of the east property corner, north side of bike path.

Elev. = 651.82'

GENERAL CONTACTS

PLANNING/ZONING

1225 CEDAR LANE
NORTHBROOK, IL 60062
PHONE: (847) 664-4051
CONTACT: MICHAELA KOHLSTEDT, AICP
EMAIL: MICHAELA.KOHLSTEDT@NORTHBROOK.IL.US

ENVIRONMENTAL & LAND DEVELOPMENT REVIEW

1225 CEDAR LANE
NORTHBROOK, IL 60062

CIVIL & ENVIRONMENTAL ENGINEER
PHONE: (847) 272-4711
CONTACT: MATT FARMER
EMAIL: MATT.FARMER@NORTHBROOK.IL.US

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1225 CEDAR LANE
NORTHBROOK, IL 60062
PHONE: (847) 556-5835
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EMAIL: MATT.FARMER@NORTHBROOK.IL.US

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1225 CEDAR LANE
NORTHBROOK, IL 60062
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CONTACT: JACKIE CLAWSON
EMAIL: JACKIE.GLAWSON@NORTHBROOK.IL.US

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MOSELEY ARCHITECTS
1414 KEY HIGHWAY, 2ND FLOOR
BALTIMORE, MARYLAND 21230
PHONE: (410) 539-4300
CONTACT: MIKE STUMPFOLL

SURVEY
SPACECO INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
PHONE: (847) 696-4060
CONTACT: REBECCA POPECK, I.P.L.S.

LANDSCAPE ARCHITECT
HWLA
33203 BIDDESTONE LANE
FARMINGTON HILLS, MI 48334
PHONE: (248) 477-3600
CONTACT: KEN WEIKAL, L.A.

MEP
IMEG
KENNETH A. URBANEK
TOWNSON, MD 21204
PHONE: (410) 494-1111
CONTACT: SHAWN R. BURSTYN

SHEET INDEX

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.00	OVERALL EXISTING CONDITION AND DEMOLITION PLAN
C2.01	EXISTING CONDITION AND DEMOLITION PLAN
C2.02	EXISTING CONDITION AND DEMOLITION PLAN
C2.03	EXISTING CONDITION AND DEMOLITION PLAN
C2.04	EXISTING CONDITION AND DEMOLITION PLAN
C2.05	EXISTING CONDITION AND DEMOLITION PLAN
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C2.07	EXISTING CONDITION AND DEMOLITION PLAN
C2.08	EXISTING CONDITION AND DEMOLITION PLAN
C2.09	EXISTING CONDITION AND DEMOLITION PLAN
C3.0	OVERALL CAMPUS SITE PLAN
C3.01	CAMPUS CONSTRUCTION PHASING PLAN
C3.02	UNIT PHASING PLAN
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C3.04	SITE PLAN
C3.05	SITE PLAN
C3.06	SITE PLAN
C3.07	SITE PLAN
C3.08	SITE PLAN
C3.09	SITE PLAN
C3.10	SITE PLAN
C3.11	SITE PLAN
C3.12	SITE PLAN
C3.13	SITE PLAN
C3.14	SITE PLAN
C3.15	SITE PLAN
C3.16	SITE PLAN
C3.17	SITE PLAN
C3.18	SITE PLAN
C3.19	SITE PLAN
C3.20	SITE PLAN
C3.21	SITE PLAN
C3.22	SITE PLAN
C3.23	SITE PLAN
C3.24	SITE PLAN
C3.25	SITE PLAN
C3.26	SITE PLAN
C3.27	SITE PLAN
C3.28	SITE PLAN
C3.29	SITE PLAN
C3.30	SITE PLAN
C3.33	FIRE TRUCK TURN PLAN
C3.34	FIRE TRUCK TURN PLAN - NW
C3.35	FIRE TRUCK TURN PLAN - NE
C3.36	FIRE TRUCK TURN PLAN - SW
C3.37	FIRE TRUCK TURN PLAN - SE
C4.0	OVERALL GRADING PLAN
C4.01	GRADING PLAN
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C4.03	GRADING PLAN
C4.04	GRADING PLAN
C4.05	GRADING PLAN
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C4.26	GRADING PLAN
C4.27	GRADING PLAN
C4.28	GRADING PLAN
C4.29	GRADING PLAN
C4.30	GRADING PLAN
C4.31	GRADING PLANS
C4.32	GRADING PLANS
C5.0	OVERALL UTILITY PLAN
C5.01	UTILITY PLAN
C5.02	UTILITY PLAN
C5.03	UTILITY PLAN
C5.04	UTILITY PLAN
C5.05	UTILITY PLAN
C5.06	UTILITY PLAN
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C5.28	UTILITY PLAN
C5.29	UTILITY PLAN
C5.30	UTILITY PLAN
C5.31	UTILITY PLAN
C5.32	UTILITY PLAN

SITE STATISTICS

PROPERTY IDENTIFICATION NUMBER (PIN): 04-02-300-046-000
EXISTING ZONING: OS (OPEN SPACE DISTRICT)
PROPOSED ZONING: RS (RESIDENTIAL SPECIALTY DISTRICT WITH PUD)
OWNER: GA NORTHBROOK COLLIERS
1588B LAKESIDE DR
WAUKEGAN, IL 60085
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL (CONTINUING CARE RETIREMENT COMMUNITY)
TOTAL PARCEL SITE AREA: 82 AC
TOTAL DISTURBED AREA: 66 AC
IMPERVIOUS COVERAGE RATIO: 41.72% (34.21 IMPERVIOUS ACRES)/(82 ACRES)
TOTAL BUILDINGS: 11
TOTAL UNITS (MAXIMUM): 1200
BUILDING COVERAGE: 14.91% (12.23 AC)/(82 AC)
FLOOD ZONE: ZONE AE AT SOUTHWEST CORNER OF SITE
WATER: VILLAGE OF NORTHBROOK
SEWER: METROPOLITAN WATER RECLAMATION DISTRICT (MWRD)
SOURCE OF TOPOGRAPHY: ALTA AND TOPOGRAPHIC SUREY PERFORMED BY SPACECO, INC.
DATUM: National Geodetic Vertical Datum (NGVD) 29
LATITUDE: 42.141462N
LONGITUDE: 87.802890W
RECEIVING WATER(S): SKOKIE RIVER AND NORTH BRANCH CHICAGO RIVER

SITE SETBACKS
FRONT AND CORNER: 25
INTERIOR SIDE: 6
REAR: 30

PERMITTING AGENCIES

IHPA
CONTACT: LADONNA YOUNG
PHONE: (217) 782-4836
LADONNA.YOUNG@ILLINOIS.GOV
PERMIT#: PENDING

IDNR EcoCAT
CONTACT: ADAM RAWE
PHONE: (217) 785-5500
ADAM.RAWE@ILLINOIS.GOV
PERMIT#: PENDING

IEPA-NOI
CONTACT: MELISSA PARROTT
PHONE: (217) 782-0610
MELISSA.PARROTT@ILLINOIS.GOV
PERMIT#: PENDING

IEPA-WATERMAIN
CONTACT: BARB LIEBEROFF
PHONE: (217) 524-3038
BARB.LIEBEROFF@ILLINOIS.GOV
PERMIT#: PENDING

IEPA-SANITARY
CONTACT: BARB LIEBEROFF
PHONE: (217) 524-3038
BARB.LIEBEROFF@ILLINOIS.GOV
PERMIT#: PENDING

VILLAGE OF NORTHBROOK
CONTACT: MICHAELA KOHLSTEDT, AICP
PHONE: 847-664-4051
MICHAELA.KOHLSTEDT@NORTHBROOK.IL.US
PERMIT#: PENDING

IDOT
CONTACT: TBD
PHONE: TBD
TBD
PERMIT#: PENDING

METROPOLITAN WATER RECLAMATION DISCTRICT OF GREATER CHICAGO (MWRDGC)
CONTACT: TBD
PHONE: TBD
TBD
PERMIT#: PENDING

MOSELEYARCHITECTS
DESIGNING SOLUTIONS. BUILDING TRUST. ENRICHING LIVES.
1414 KEY HIGHWAY, 2ND FLOOR
BALTIMORE, MARYLAND 21230
PHONE: 410.539.4300

Kimley»Horn

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4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

NORTHBROOK
MASTER PLANS
Dundee Rd
Cook County, Illinois

Erickson SENIOR LIVING®
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
T. 410.242.2880
F. 410.402.2420

ISSUE SCHEDULE

1	REVISED PER VILLAGE COMMENTS	03/30/2022
2	REVISED PER VILLAGE COMMENTS	05/27/2022
3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

THESE DRAWING ARE FOR CONCEPTUAL PLAN PURPOSES ONLY AND NOT FOR CONSTRUCTION

KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

COVER SHEET

C0.0

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Colubok, David Sheet Set:Erickson West Creek Master Plan Layout:C0.0 COVER SHEET March 31, 2023 10:06:11am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C0.0 – COVER SHEET.dwg
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GENERAL NOTES

CONFLICT BETWEEN COMPONENT PARTS OF SPECIFICATIONS:

IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER AND OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

1. VILLAGE OF NORTHBROOK STANDARD DETAILS
2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
3. PLANS
4. ADDENDUM TO SPECIFICATIONS
5. SPECIAL PROVISIONS

---

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   SPACECO INC.
   9575 W. HIGGINS ROAD, SUITE 700
   ROSEMONT, IL 60018
   TEL: (847) 696-4060

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. 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

3. THE DEVELOPER SHALL PROVIDE A SITE ENGINEER TO MONITOR THE INSTALLATION OF UNDERGROUND UTILITIES, ROADWAY, CURB/GUTTER, SIDEWALK, WITNESS SEWER AND WATER MAIN PRESSURE TESTS, ETC. INCLUDING CREATION OF DAILY REPORTS AND VERIFY INSTALLATION REQUIREMENTS HAVE BEEN MET. THE SITE ENGINEER WILL BE ONSITE FULL TIME WHILE THESE WORK ITEMS ARE TAKING PLACE. THE DEVELOPER SHALL ALSO PROVIDE A GEOTECHNICAL ENGINEER ONSITE FOR THE ROADWAY PROOF ROLL. NUCLEAR DENSITY TESTS SHALL BE PERFORMED DURING THE HMA WORK.

4. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

5. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF NORTHBROOK, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE MORE STRINGENT SHALL GOVERN. WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, OR FAILURE TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC. THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF NORTHBROOK, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. VILLAGE HOURS OF CONSTRUCTION SHALL BE STRICTLY ENFORCED ACCORDING TO THE MUNICIPAL CODE (SECTION 16- 52). NO OPERATIONS SHALL TAKE PLACE ON THE PROPERTY THAT CREATE NOISE OUTSIDE OF ALLOWABLE HOURS. THIS INCLUDES STARTING DIESEL ENGINES OR DUMP TRUCKS ARRIVING PRIOR TO THE DESIGNATED TIME.

17. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

18. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

20. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

21. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

22. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

23. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

24. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF NORTHBROOK. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF NORTHBROOK PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

25. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE VILLAGE OF NORTHBROOK FOR UTILITY LOCATIONS.

27. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

28. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

29. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

30. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

31. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING RESULTING FROM HYDRANT FLUSHING AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

33. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

34. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

36. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

37. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND MAINTAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

38. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND/OR LOCAL MUNICIPALITY. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND OBTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC AND IDOT SEDIMENT CONTROL FIELD GUIDE FOR CONSTRUCTION INSPECTION. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES, INSPECTIONS AND REPORTS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, REGULATORY AGENCIES, KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

39. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

40. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

41. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

42. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

43. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES AVOID RIDGES AND DEPRESSIONS.

44. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

45. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE VILLAGE OF NORTHBROOK, AS NECESSARY.

EARTHWORK NOTES

IF ANY ITEMS BELOW ARE FOUND TO BE IN CONFLICT WITH VILLAGE REQUIREMENTS, REFER TO 'CONFLICTS BETWEEN COMPONENT, PARTS OR SPECIFICATIONS' UNDER THE GENERAL NOTES.

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUIRED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

      ECS MIDWEST, LLC
      1575 BARCLAY BOULEVARD
      BUFFALO GROVE, IL 60089
      TEL: (847) 279-0366

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. AND/ACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

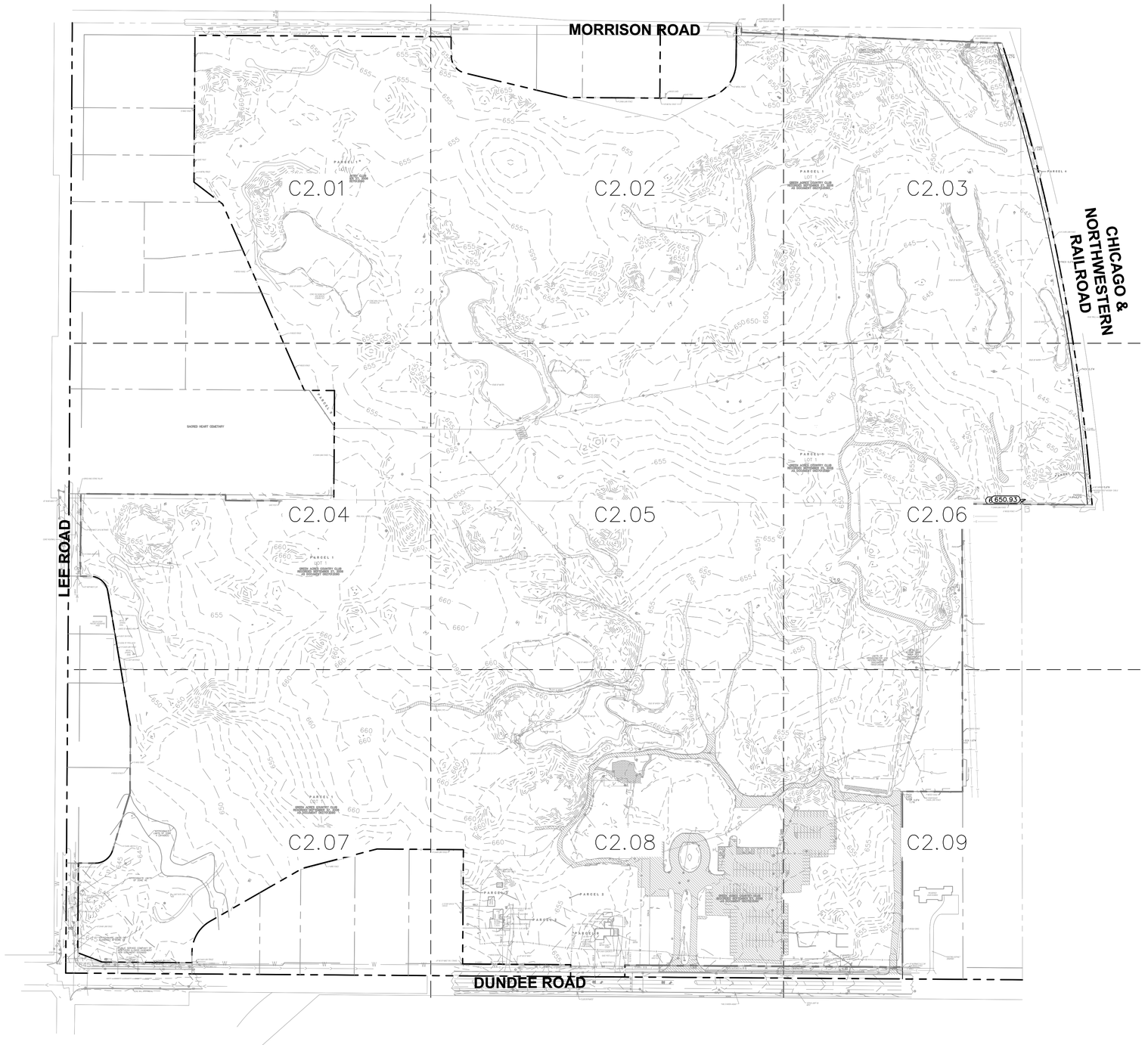
   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LO



NORTH

GRAPHIC SCALE IN FEET
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DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NOTE: CONTRACTOR TO VERIFY EXISTING STORM DRAINAGE PIPING AND NOTIFY ENGINEER WITH ANY CONFLICTS IN FIELD.

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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

OVERALL EXISTING CONDITION AND DEMOLITION PLAN

C2.00

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C2.00 - EXISTING CONDITION & DEMO PLAN March 31, 2023 10:06:55am K:\Chi_LDEV\16814101_Erickson_Northbrook_IL\2_Design\CAD\PlanSheets\Master Plan\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg
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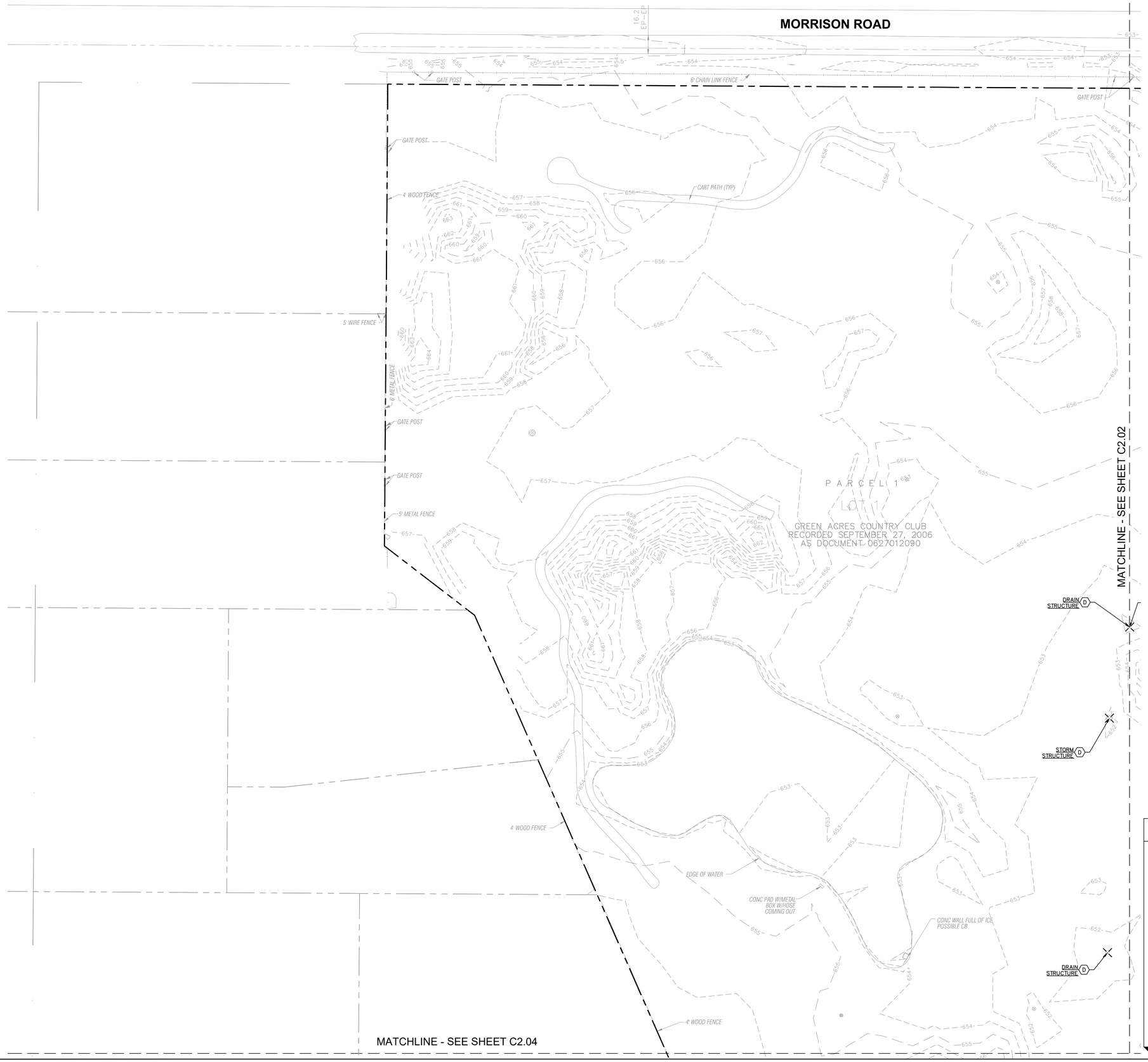


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

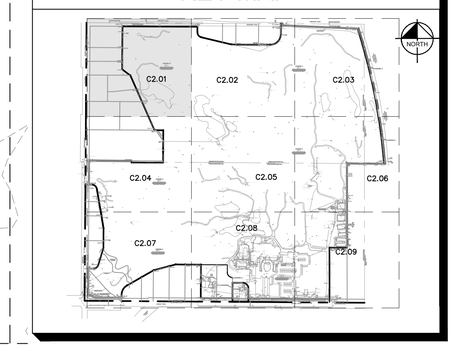
WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

- A — ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- B — CURB REMOVAL
- C — UTILITY REMOVAL
- D — ITEM TO BE REMOVED
- E — FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- F — CONCRETE REMOVAL
- G — BUILDING REMOVAL
- H — ASPHALT 1.5" MILL
- I — SAWCUT LINE
- J — FENCE/WALL REMOVAL

NOTE: CONTRACTOR TO VERIFY EXISTING STORM DRAINAGE PIPING AND NOTIFY ENGINEER WITH ANY CONFLICTS IN FIELD.

KEY MAP



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KHA Project No.	16814101
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Scale	AS SHOWN

EXISTING CONDITION AND DEMOLITION PLAN

C2.01

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C2.01 - EXISTING CONDITION AND DEMOLITION PLAN March 31, 2023 10:07:04am K:\CHS_LDEV\168141011_Erickson Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg
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MORRISON ROAD

MATCHLINE - SEE SHEET C2.01

MATCHLINE - SEE SHEET C2.03

MATCHLINE - SEE SHEET C2.05

EDGE OF WATER

TRANS

6 DIAMETER CONC BASE FOR HIGH TENSION WIRES

BRICK AND STONE PILLAR

6' METAL FENCE

5' METAL FENCE

WOOD SHED

GATE POST

4' CHAIN LINK FENCE

6' METAL FENCE

DRAIN STRUCTURE (D)

SPRINKLER CONTROL BOX (D)

SIREN (D)

CART PATH (D)

IRRIGATION CONTROL BOXES (D)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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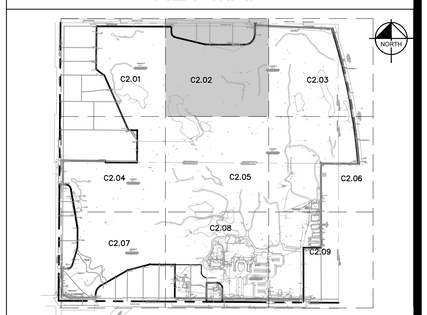

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KHA Project No.	16814101
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Scale	AS SHOWN

EXISTING CONDITION AND DEMOLITION PLAN

C2.02

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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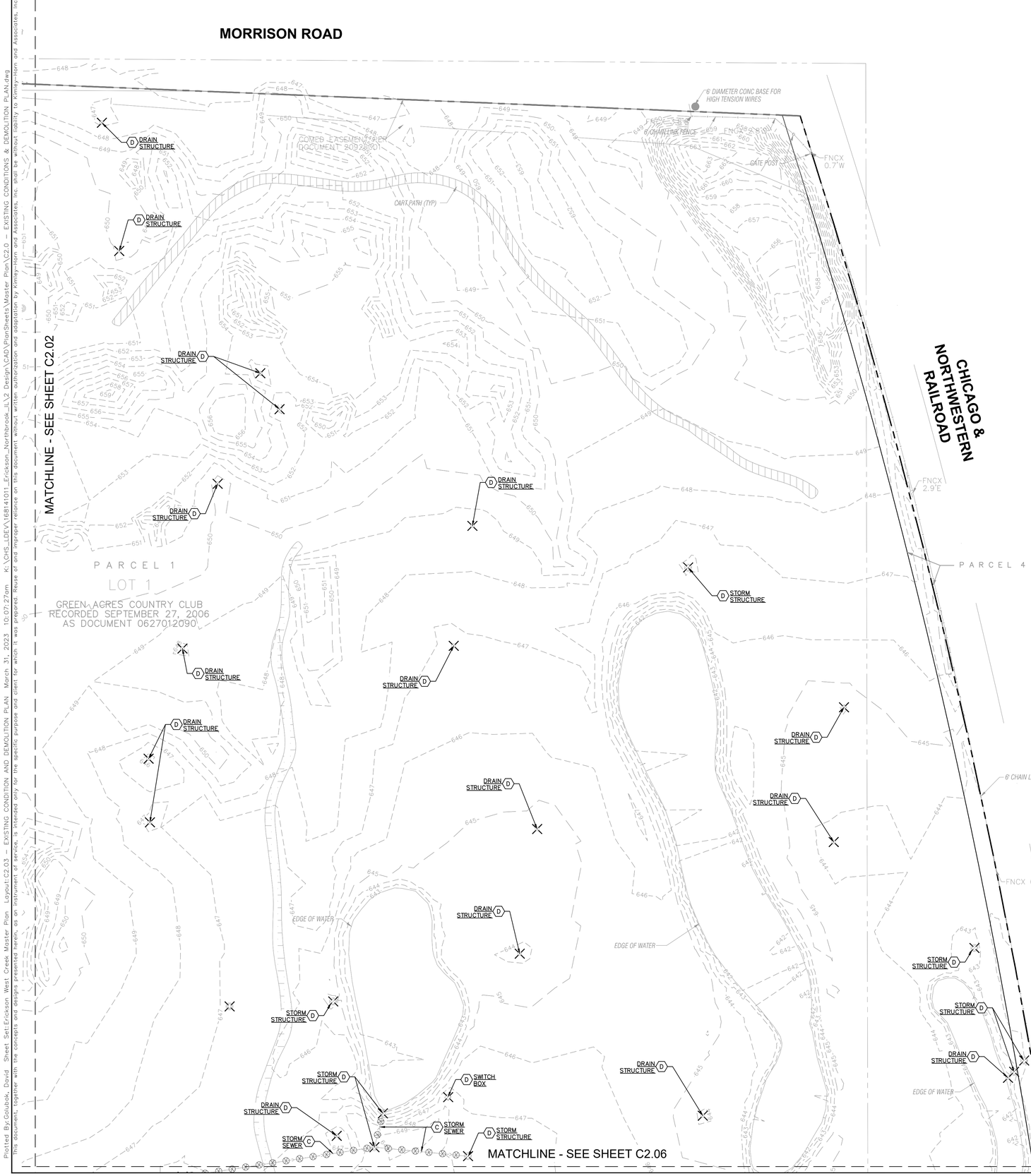

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GRAPHIC SCALE IN FEET
0 20 40 80

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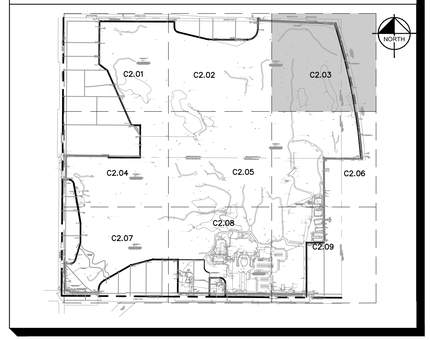

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EXISTING CONDITION AND DEMOLITION PLAN

C2.03

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Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

MATCHLINE - SEE SHEET C2.01

4' WOOD FENCE

PARCEL 5

SACRED HEART CEMETARY

501.6

MATCHLINE - SEE SHEET C2.05

6' CHAIN LINK FENCE

BRICK AND STONE PILLAR

GATE POST

SPRINKLER CONTROL BOX (4 TYP.)

UP W/@ MAST E,W & W/TRANS

7 WIRES

6' CHAIN LINK FENCE

VAULT

PARCEL 1
LOT 1
GREEN ACRES COUNTRY CLUB
RECORDED SEPTEMBER 27, 2006
AS DOCUMENT 0627012090

CART PATH (TYP)

UP W/@ MAST E,W

6 WIRES

MULTI-STORY PRECAST RESIDENCE #655

METAL SPORTS GOAL

LIMITS OF MOWED AREA

LIGHT ON FENCE

EDGE OF POOL DECK

4' CHAIN LINK FENCE

METAL SPORTS GOAL

LIGHT ON FENCE

GATE POST

DRAIN STRUCTURE (D)

MATCHLINE - SEE SHEET C2.07

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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NOTE: CONTRACTOR TO VERIFY EXISTING STORM DRAINAGE PIPING AND NOTIFY ENGINEER WITH ANY CONFLICTS IN FIELD.

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KHA Project No.	16814101
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EXISTING CONDITION AND DEMOLITION PLAN

C2.04

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MATCHLINE - SEE SHEET C2.02

MATCHLINE - SEE SHEET C2.04

MATCHLINE - SEE SHEET C2.06

MATCHLINE - SEE SHEET C2.08

EDGE OF WATER

DRAIN STRUCTURE

STORM SEWER

STORM STRUCTURE

CART PATH

BUILDING

ONE STORY BRICK BUILDING

SPRINKLER CONTROL BOX

ELECTRIC METER

TRANS ON CONCRETE PAD

SANITARY STRUCTURE

8"PVC UPRIGHT

6"PVC UPRIGHT

CART PATH (TYP)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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KHA Project No.	16814101
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EXISTING CONDITION AND DEMOLITION PLAN

C2.05

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Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

MATCHLINE - SEE SHEET C2.03

MATCHLINE - SEE SHEET C2.05

MATCHLINE - SEE SHEET C2.09

SEWER

STORM STRUCTURE (D)

DRAIN STRUCTURE (D)

WEATHER STATION (D)

EDGE OF WATER

FNCX 0.3'W

CHICAGO & NORTHWESTERN RAILROAD

6' CHAIN LINK FENCE

CART PATH (D)

SPRINKLER CONTROL BOX (D)

ELECTRIC OUTLET (D)

PARCEL 1

LOT 1

GREEN ACRES COUNTRY CLUB
RECORDED SEPTEMBER 27, 2006
AS DOCUMENT 0627012090

BUILDING (G)

IBT MARKER 5.9'W

WOODEN POST W/SIGN "CABLE ROUTE"

FNCEND 14.3'N 6.9'W

VALVE
WATER PIPE CONNECTION

WATER MAIN 93 (A)

FENCE (J)

GATE POST

WELL (A)

7' CHAIN LINK FENCE

6' WOOD FENCE

CONC PAD FOR PUMP AND ELEC SWITCH BOX

TRANS

IRRIGATION CONTROL VALVES (D)

TRANS ON CONCRETE PAD (D)

STONE RETAINING WALL (D)

ELECTRIC PANEL AND ELECTRIC METER (D)

TALL POLES WITH NETTING (J)

TRANSFORMER

CONC. HEADWALL

STORM SEWER (C)

LIMITS OF SEALED SUMP AREA PER DOCUMENT 2006520

LIMITS OF GROUNDWATER USE RESTRICTION PER DOCUMENT 1602134006

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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1	REVISED PER VILLAGE COMMENTS	03/30/2022
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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

EXISTING CONDITION AND DEMOLITION PLAN

C2.06

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubek, David Sheet Set:Erickson West Creek Master Plan Layout:C2.06 – EXISTING CONDITION AND DEMOLITION PLAN March 31, 2023 10:07:58am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C2.0 – EXISTING CONDITIONS & DEMOLITION PLAN.dwg
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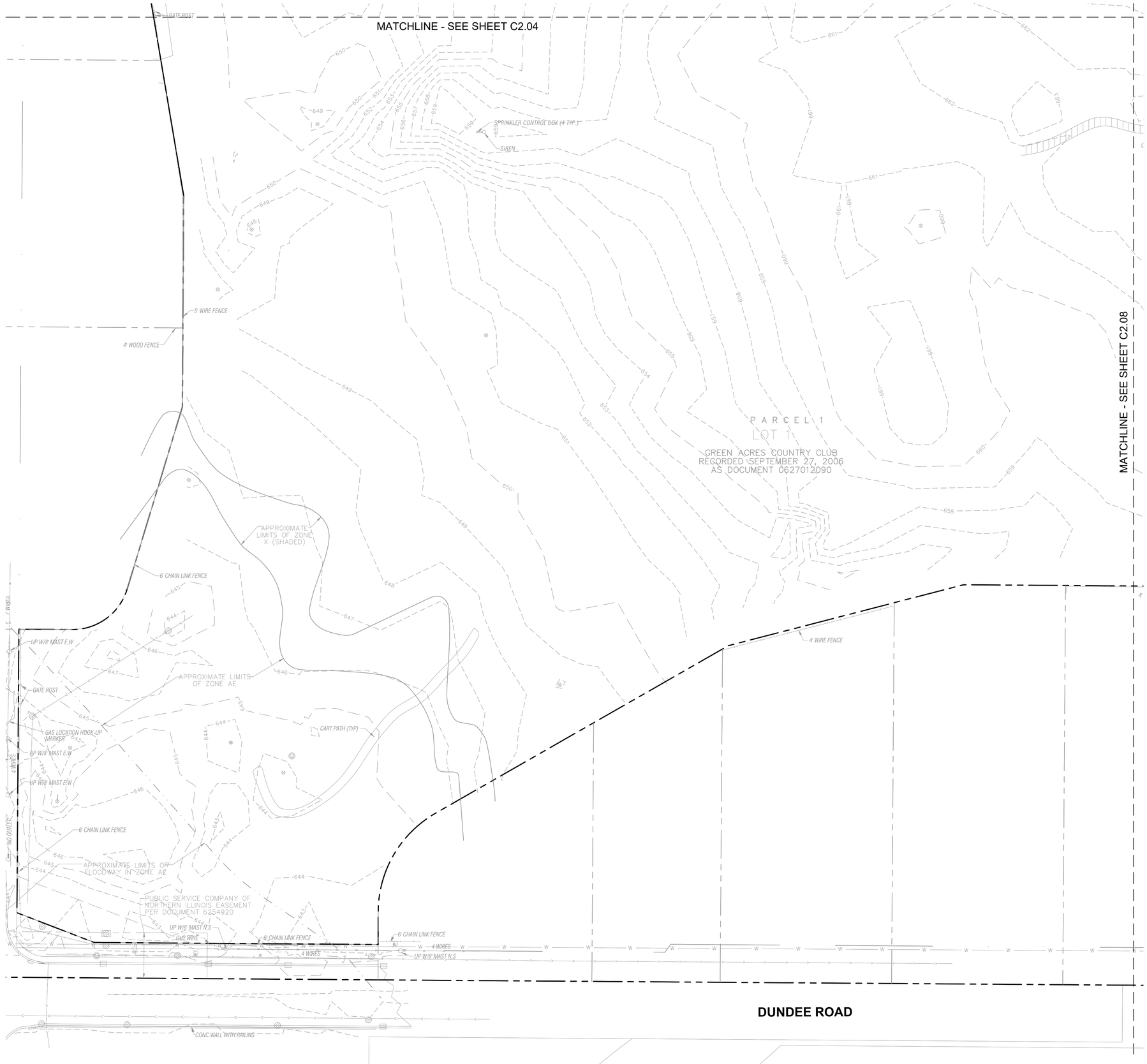

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
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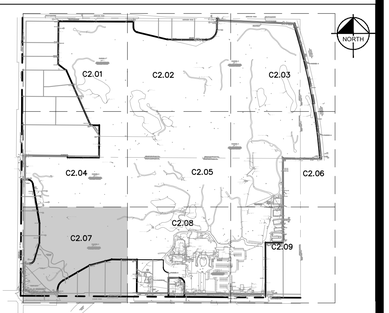
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) ASPHALT 1.5" MILL
- (I) SAWCUT LINE
- (J) FENCE/WALL REMOVAL

NOTE: CONTRACTOR TO VERIFY EXISTING STORM DRAINAGE PIPING AND NOTIFY ENGINEER WITH ANY CONFLICTS IN FIELD.

KEY MAP



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Scale	AS SHOWN

EXISTING CONDITION AND DEMOLITION PLAN

C2.07

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MATCHLINE - SEE SHEET C2.05

MATCHLINE - SEE SHEET C2.07

MATCHLINE - SEE SHEET C2.09

RETAINING WALL (J)
DRAIN STRUCTURE (D)
WOODEN BRIDGE (D)
WOOD STEPS (D)
CLOCK (D)
CART PATH (TYP)
EDGE OF WATER
CONCRETE SLAB/BOULDER (D)
SPRINKLER CONTROL BOX (3 TYP.)
STORM STRUCTURE (D)
LIGHT (TYP.) (D)
SANITARY STRUCTURE (D)
SANITARY CLEANOUT (D)
CURB (B)
ASPHALT PAVEMENT (E)
WATER STRUCTURE (D)
WATERMAINS (C)
FENCE (J)
STORM SEWER (C)
SANITARY SEWER (C)
UTILITY BOX (D)
GATE POST (D)
GAS STRUCTURE (D)
ELECTRIC BOX (D)
SIGN (D)
CURB ROADWAY (B)
WATER MAIN (A)
PROPOSED SAWCUT
4' CHAIN LINK FENCE
CONC POST
6' TEMPORARY CHAIN-LINK FENCE
WOOD SHED
FRAME GARAGE
2 STORY BRICK HOUSE
2 STORY FRAME BUILDING #1004 RIDGE RD
WOOD STEP AND PORCH
FLAGSTONE
WINDOW WELL
ELEC METER
6' CHAIN LINK DOG RUN
TIMBER BORDER
CONC. STOOP
CONC. WINDOW WELL
AC UNIT
2 STORY BRICK FRAME RESIDENCE #940 DUNDEE
GAS METER CONC STOOP
ROOF OVER CONCRETE
GATE POST
4' WOOD FENCE
4' WOOD FENCE
FLAGSTONE PATIO
ELEC. METER
UP W/10' MAST W/1 TRANS
UP W/8' MAST N.S
UP W/8' MAST N.S W/SLS
10 WIRES
PARCEL 3
PARCEL 2
PARCEL 6
LOT 1
GREEN ACRES COUNTRY CLUB
RECORDED SEPTEMBER 27, 2006
AS DOCUMENT 0627012090
334.9
103.3
99.5'
55.3
68.2
34.7
DUNDEE ROAD
"CLUB ENTRANCE"

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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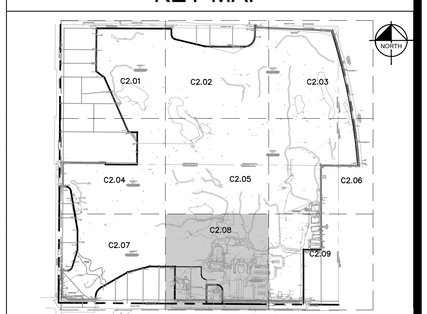
KEY MAP



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Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

EXISTING CONDITION AND DEMOLITION PLAN

C2.08

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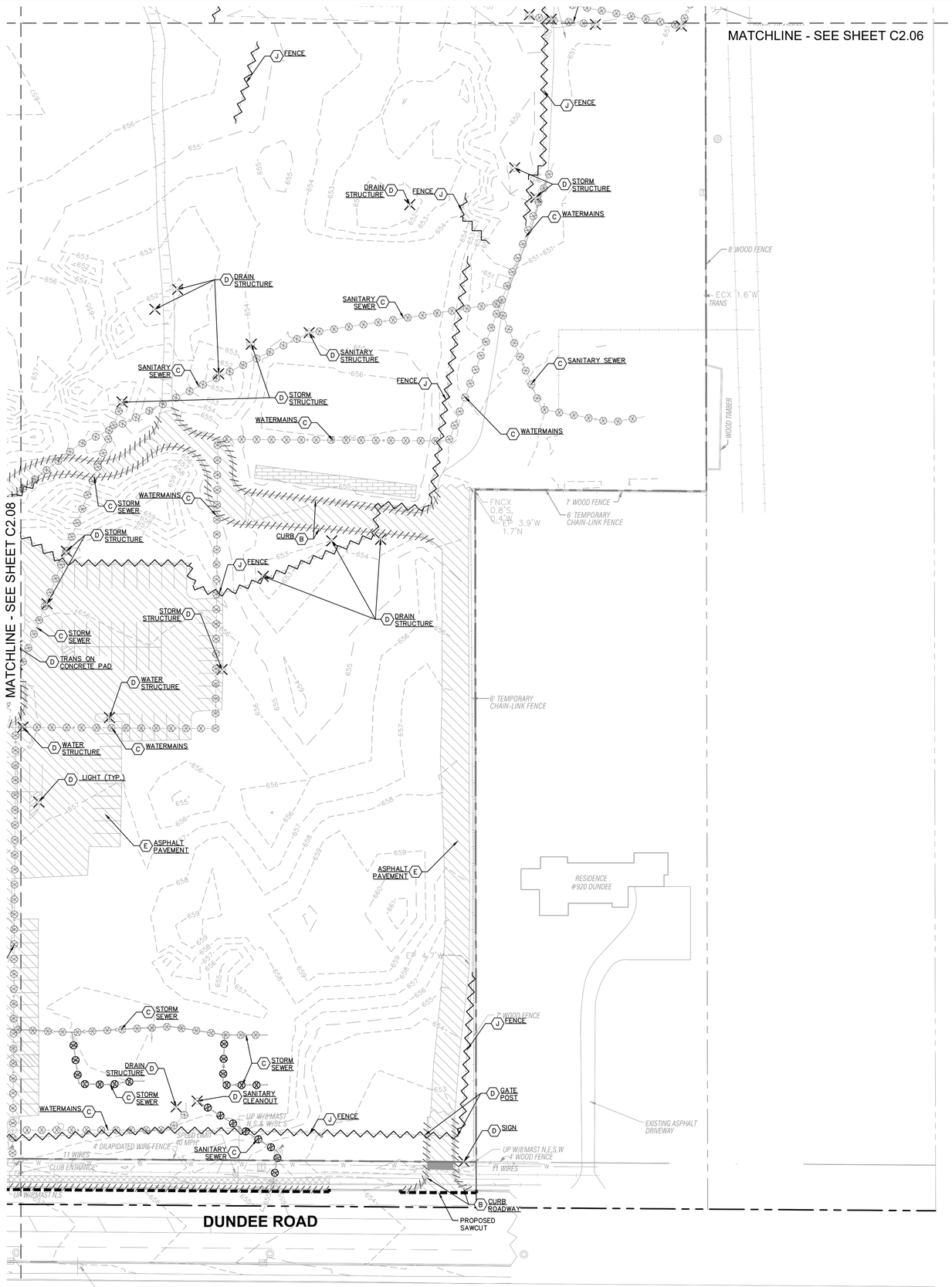

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0 20 40 80

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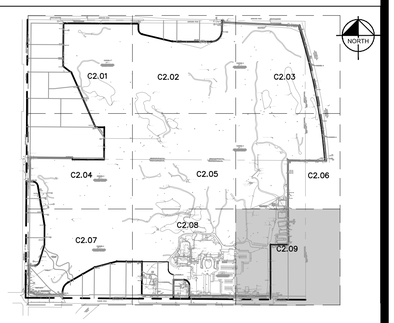

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KHA Project No.	16814101
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EXISTING CONDITION AND DEMOLITION PLAN

C2.09

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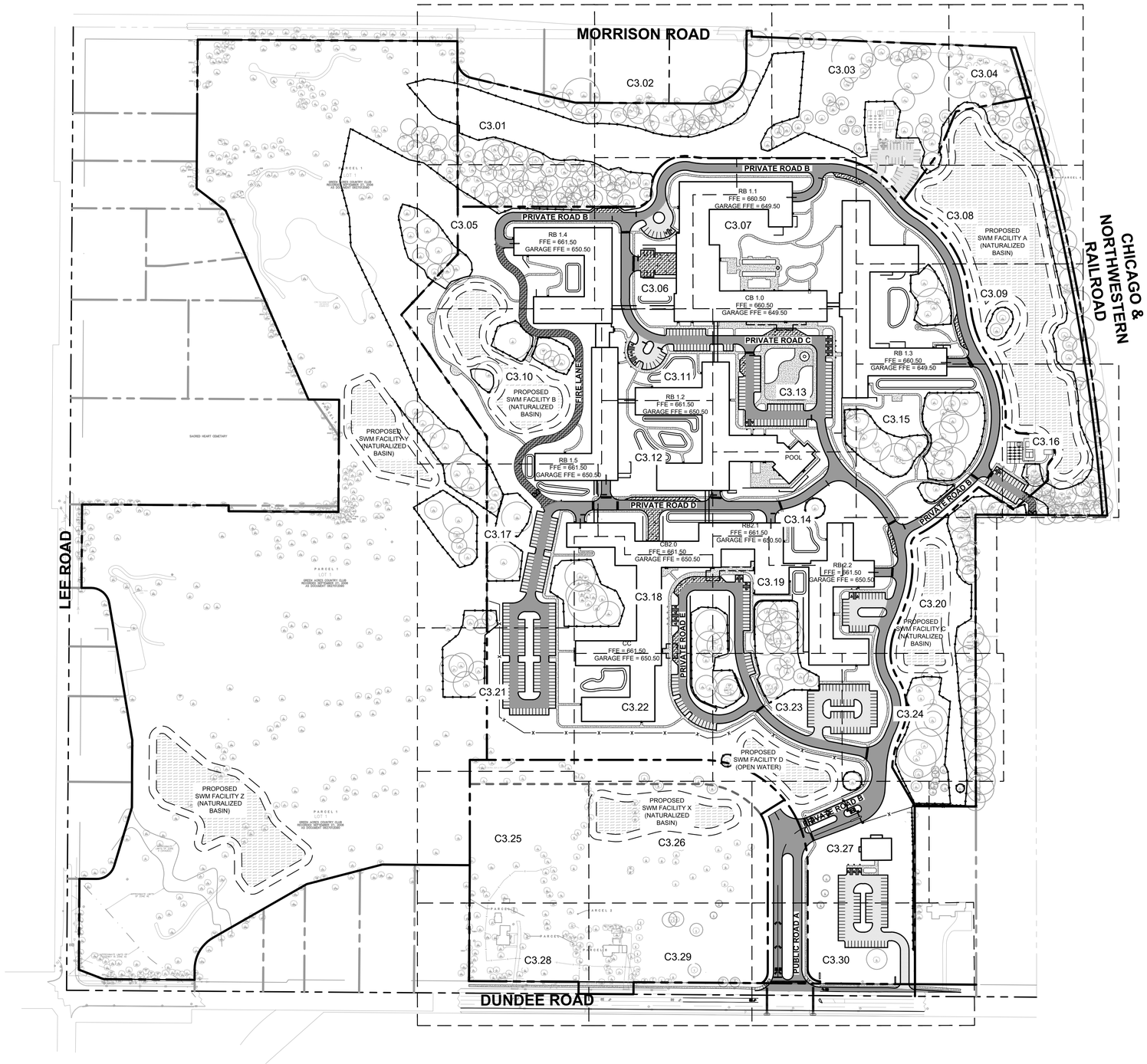

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0 75 150 300

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

GARAGE PARKING SPACES PROVIDED	= 837	SPACES
SURFACE PARKING SPACES PROVIDED	= 474	SPACES
ACCESSIBLE SURFACE PARKING SPACES PROVIDED	= 27	SPACES
TOTAL PARKING SPACES PROVIDED	= 1338	SPACES

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STORMWATER MANAGEMENT FACILITY — SEE TYPICAL SECTIONS AND LANDSCAPE PLAN FOR DETAILS
- FIRE LANE — SEE HEAVY DUTY ASPHALT SECTION FOR DETAILS
- TEMPORARY ACCESS DRIVE — SEE HEAVY DUTY ASPHALT SECTION FOR DETAILS
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PRE-PAVING INSPECTION NOTE

1. A PRE-PAVING INSPECTION SHALL BE SCHEDULED WITH NORTHBROOK PUBLIC WORKS AT 847-272-4711. A MATERIALS ENGINEER (P.E.) HIRED BY THE CONTRACTOR OR DEVELOPER SHALL ATTEND THE MEETING AND SHALL BE PRESENT DURING THE PROOF ROLL. THE MATERIALS ENGINEER SHALL PROVIDE A WRITTEN DETERMINATION OF THE SUITABILITY OF THE SUBGRADE

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KHA Project No.	16814101
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OVERALL CAMPUS SITE PLAN

C3.0

Attachment: J1 - Preliminary Engineering Plans part1 (6549 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.0 - OVERALL CAMPUS SITE PLAN March 31, 2023 10:08:53am K:\CHS_LOE\16814101_Erickson_Northbrook_JLV2_Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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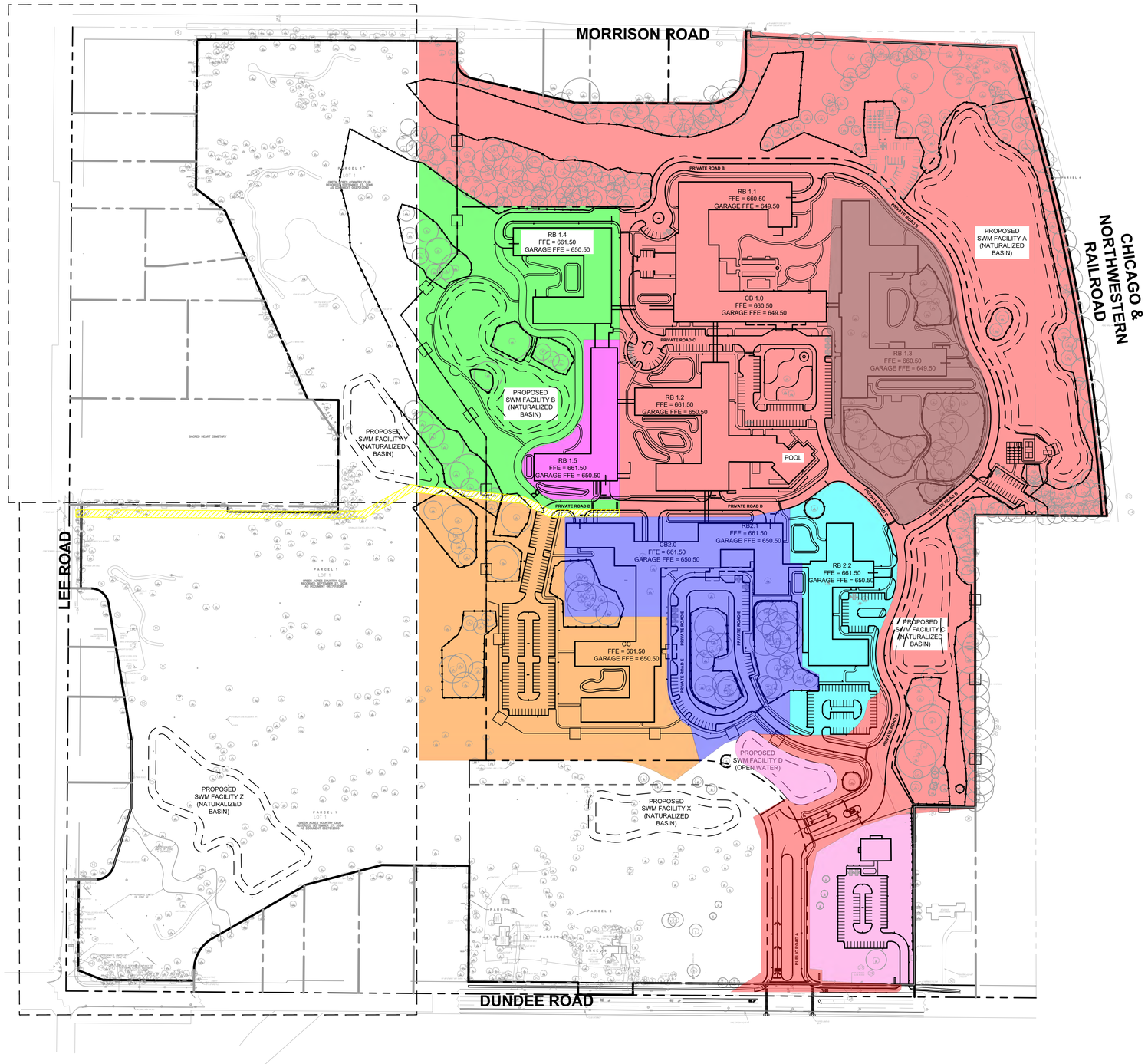

PHASING LEGEND

- PHASE 1A
- PHASE 1B
- PHASE 1B; WATERMAIN CONNECTION TO LEE ROAD
- PHASE 1C
- PHASE 1D
- PHASE 1E
- PHASE 2A
- PHASE 2B
- PHASE 2C

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CAMPUS CONSTRUCTION PHASING PLAN

C3.01

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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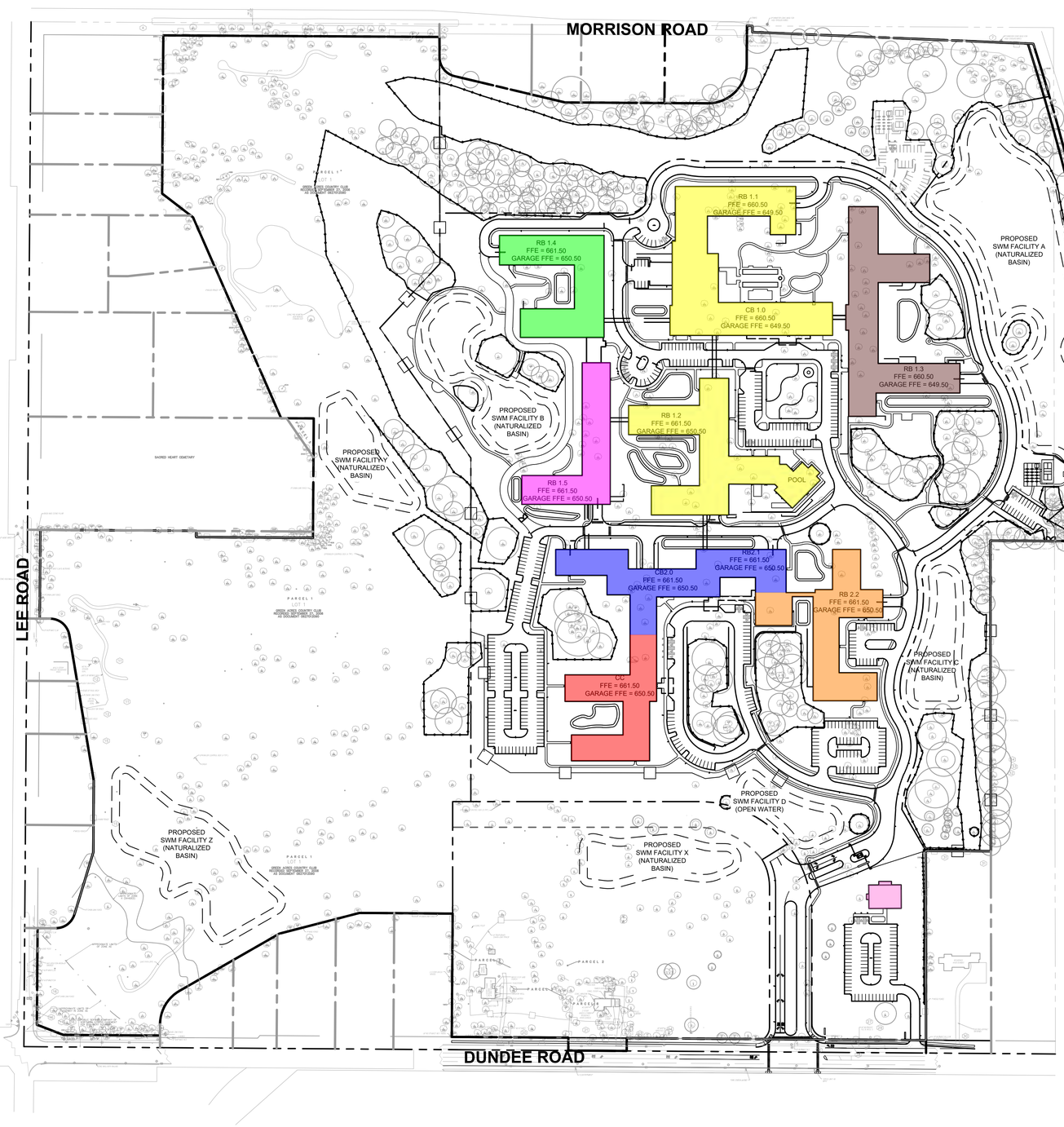

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BUILDING PHASING LEGEND

1. MARKETING CENTER (START CONSTRUCTION Q3–2024)
2. CB1.0, RB1.1, RB1.2 (START CONSTRUCTION Q4–2024)
3. RB1.3
4. RB1.4
5. RB1.5
6. CC BUILDING
7. CB2.0/RB2.1
8. RB2.2

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UNIT PHASING PLAN

C3.02

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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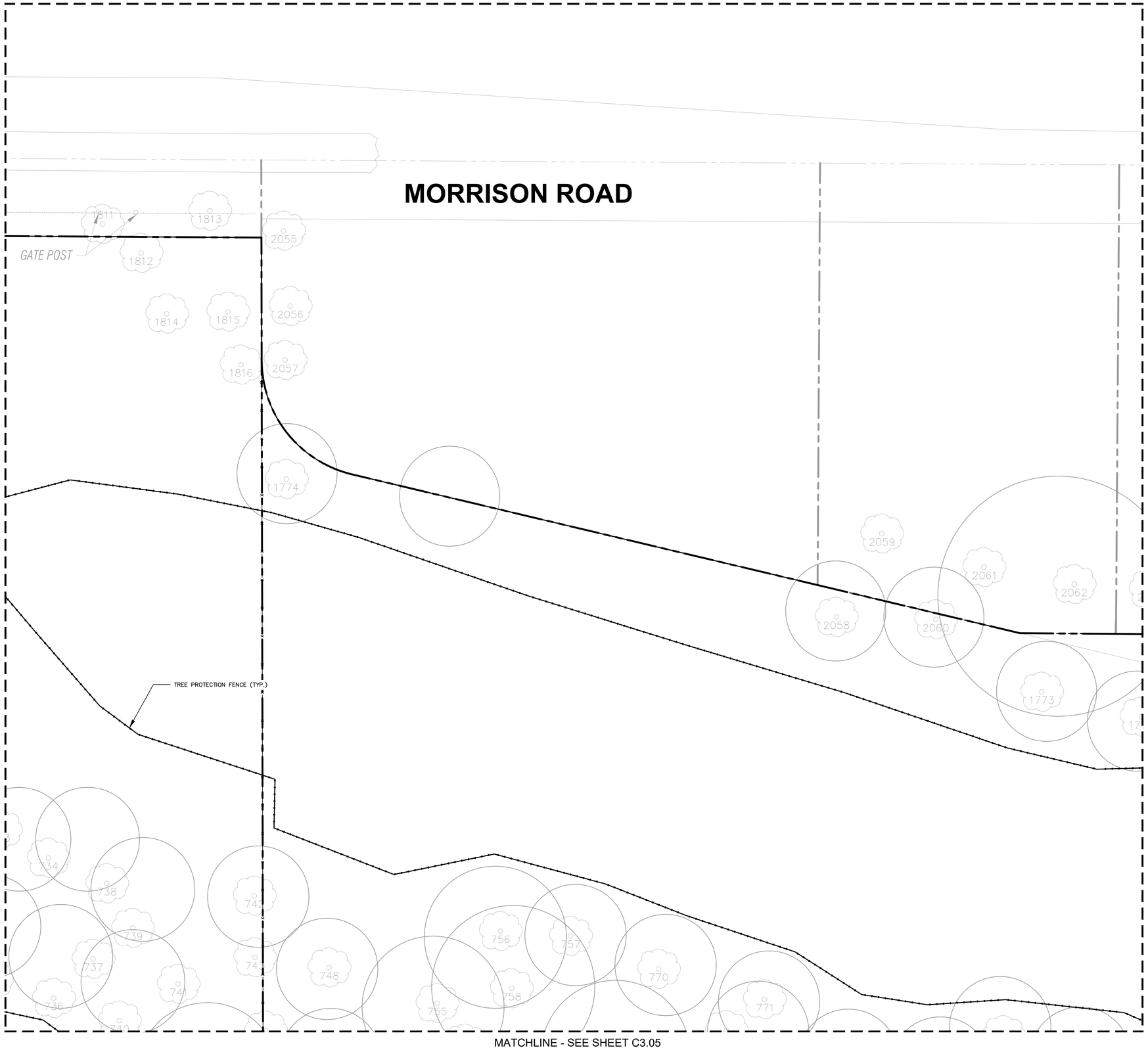

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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE WHITE THERMOPLASTIC SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. TRANSFORMER PAD (FOR REFERENCE ONLY)
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27. M4.12 MOUNTABLE CURB (SEE DETAILS)
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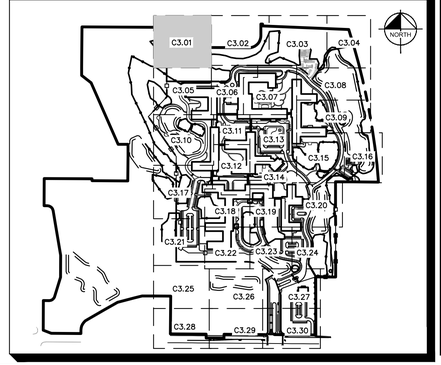
KEY MAP



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Seal:

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KHA Project No.	16814101
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SITE PLAN

C3.01

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubek, David Sheet Set:Erickson West Creek Master Plan Layout:C3.01 - SITE PLAN March 31, 2023 10:09:54am K:\CHS_LDEV\168141011_Erickson_Northbrook_JL\2_Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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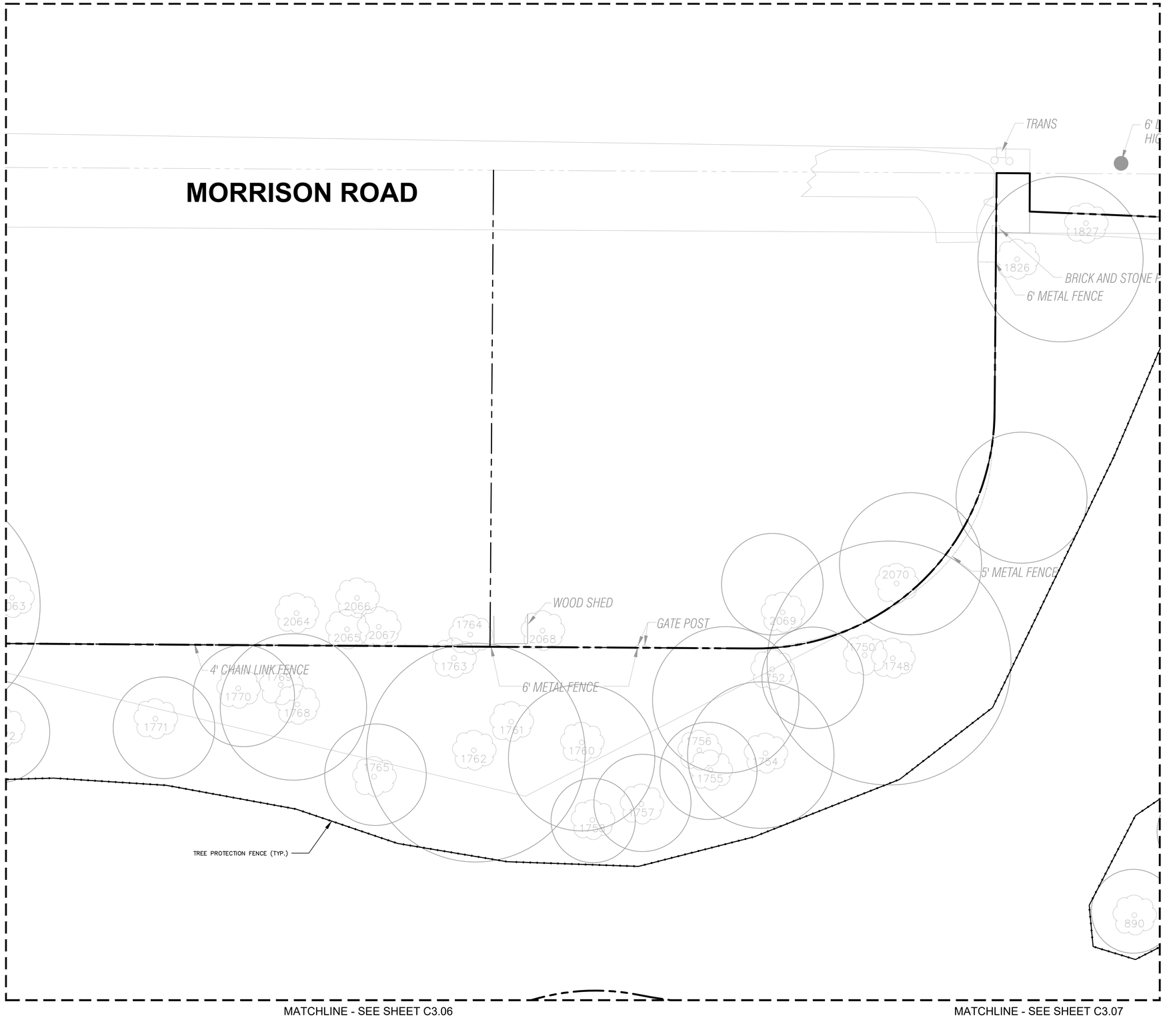

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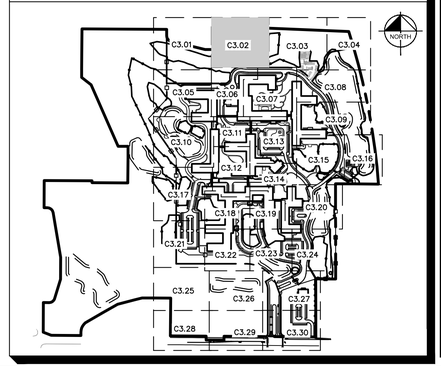

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SITE PLAN

C3.02

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Golubok, David Sheet Set: Erickson West Creek Master Plan Layout: C3.02 - SITE PLAN March 31, 2023 10:10:04am K:\CHS_LDE\168141011_Erickson_Northbrook_JL\2_Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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IAMETER CONC BASE FOR
H TENSION WIRES

MORRISON ROAD

LLAR

TREE PROTECTION FENCE (TYP.)

PROPOSED ALTERNATIVE RESIDENT GARDENS LOCATION

PROPOSED ALTERNATIVE PICKLEBALL COURT LOCATION

PROPOSED ALTERNATIVE PARKING LOT LOCATION

MATCHLINE - SEE SHEET C3.02

MATCHLINE - SEE SHEET C3.04

MATCHLINE - SEE SHEET C3.07

MATCHLINE - SEE SHEET C3.08

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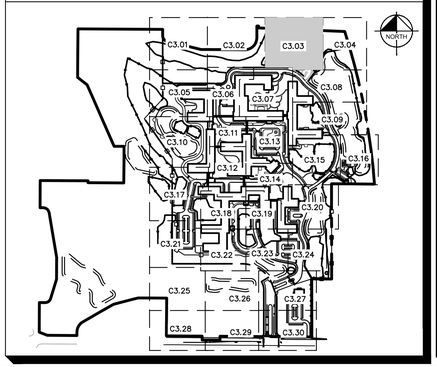

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Seal:

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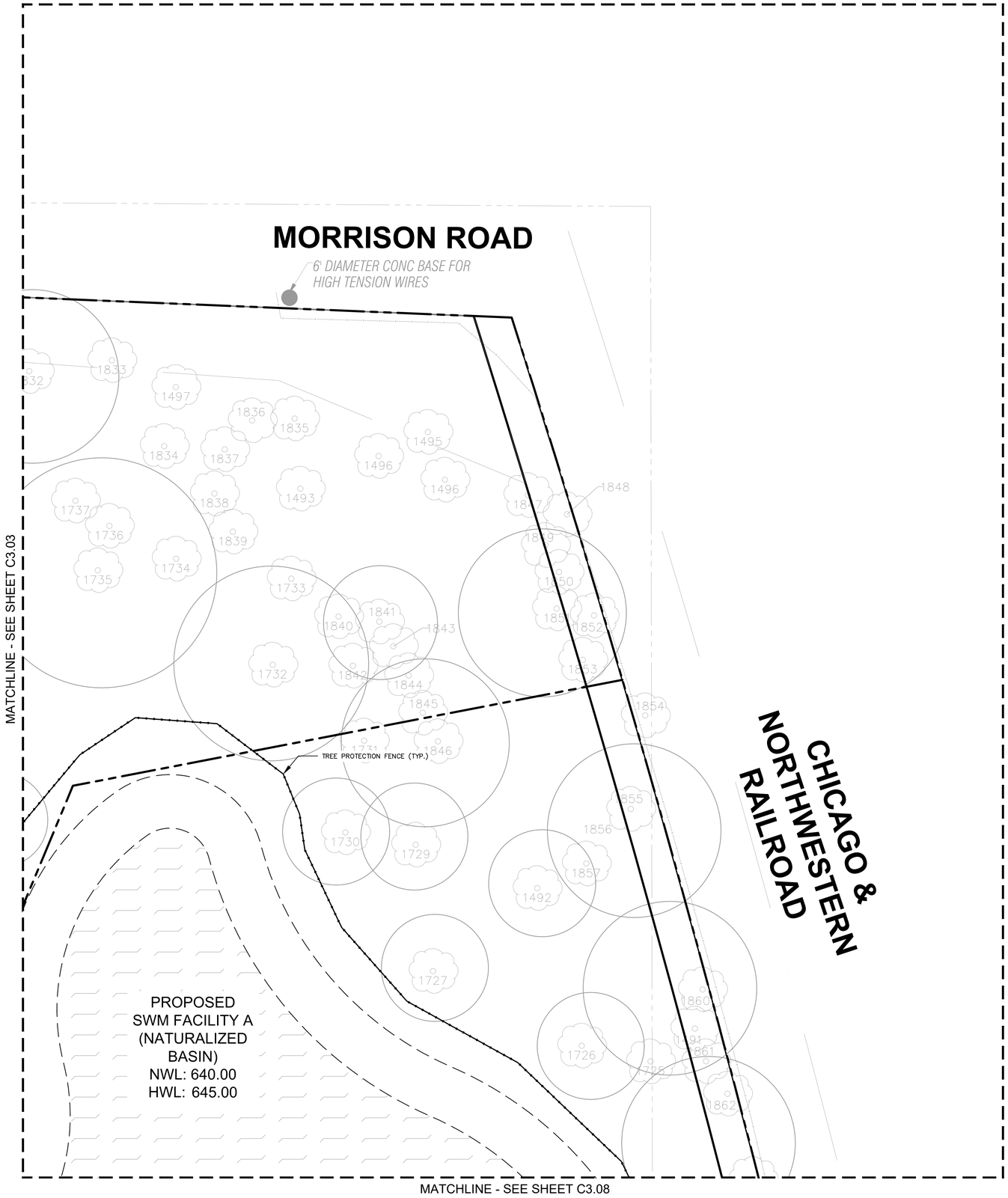
SITE PLAN

C3.03

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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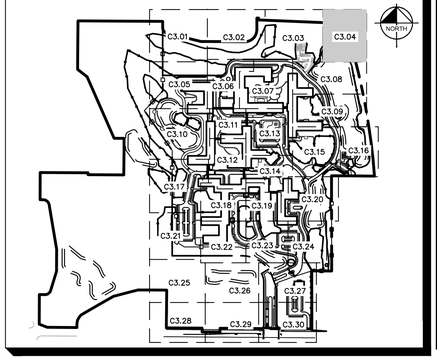

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SITE PLAN

C3.04

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MATCHLINE - SEE SHEET C3.01

TREE PROTECTION FENCE (TYP.)

PRIVATE ROAD B

62+00 | 24.0' | 61+00

83+00

110+40

140+00

63+88

PROPOSED BUILDING RB 1.4
FFE = 661.50
GARAGE FFE = 650.50

MATCHLINE - SEE SHEET C3.06

24.0'

104+20

FIRE LANE

BIORETENTION AREA

PROPOSED
SWM FACILITY B
(NATURALIZED
BASIN)
NWL: 644.00
HWL: 649.00

MATCHLINE - SEE SHEET C3.10

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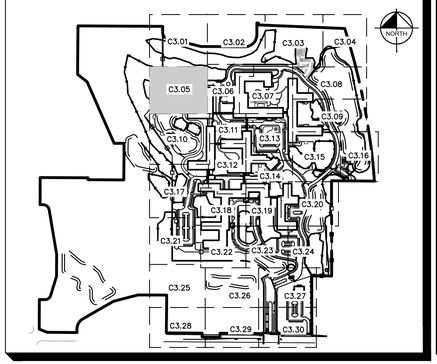

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SITE PLAN

C3.05

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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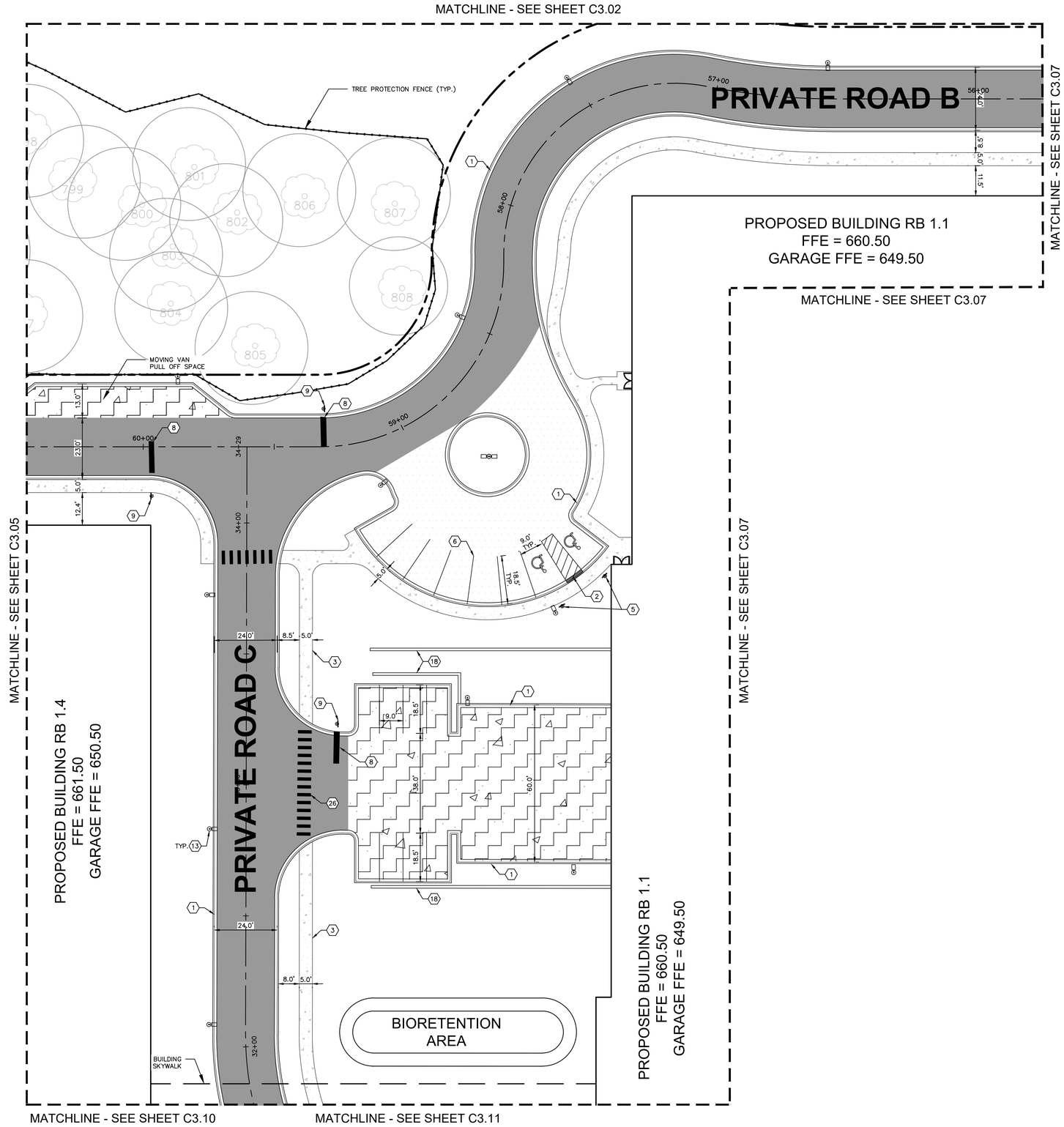

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5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
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7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
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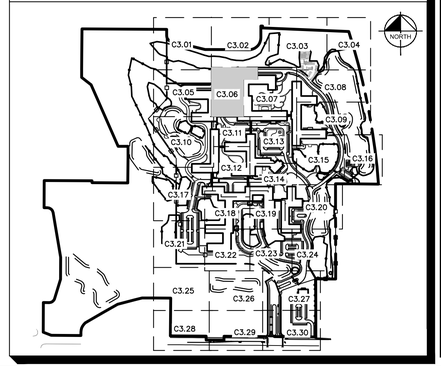
28. FIRE LANE - DO NOT ENTER SIGN
29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP



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KHA Project No.	16814101
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SITE PLAN

C3.06

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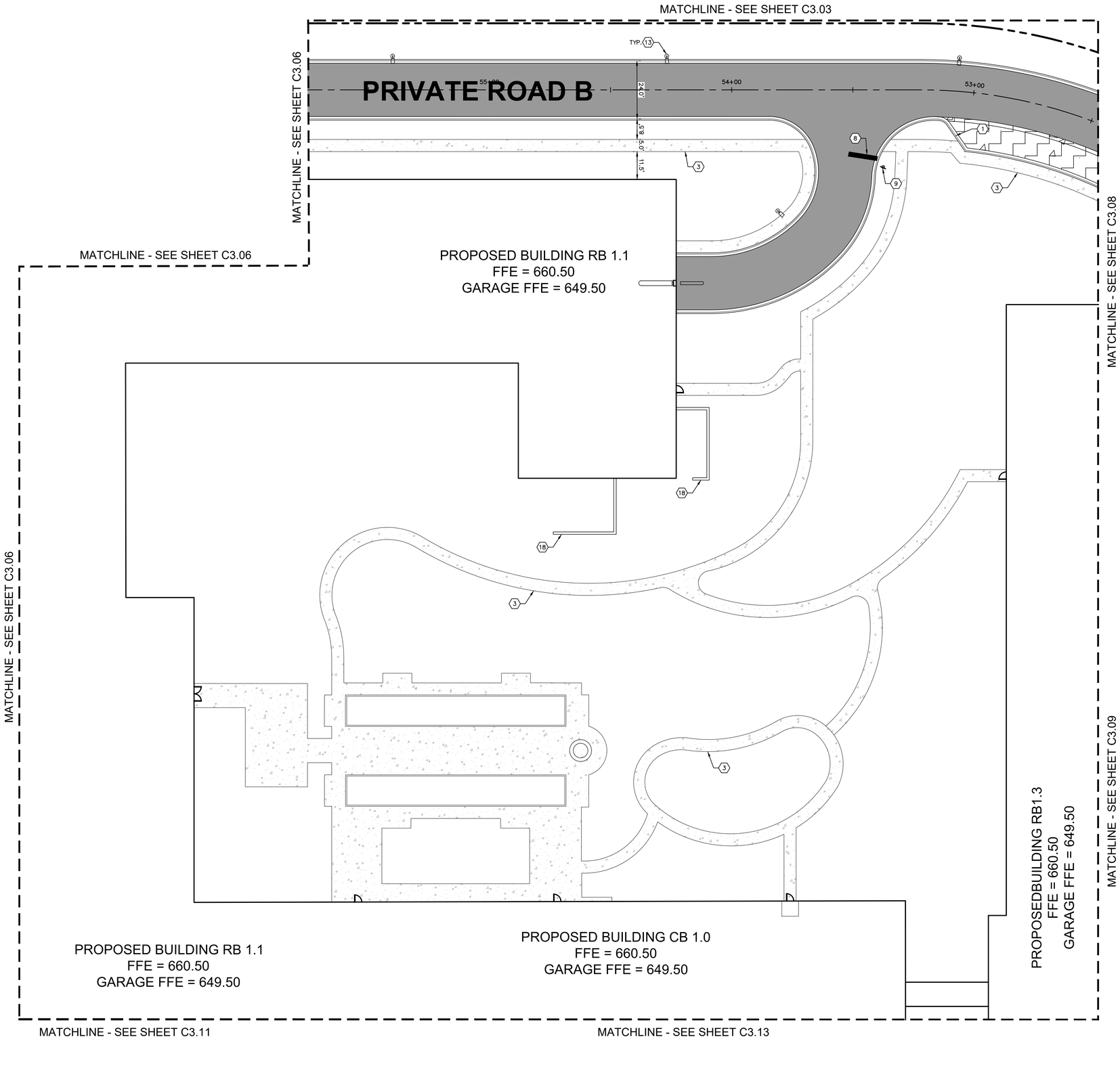

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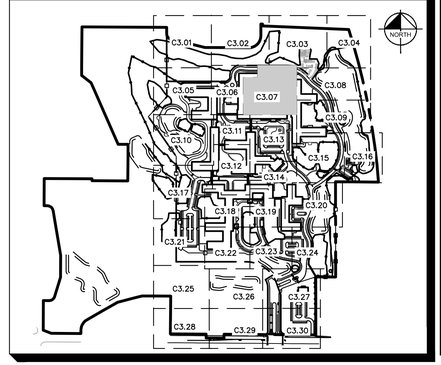

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SITE PLAN

C3.07

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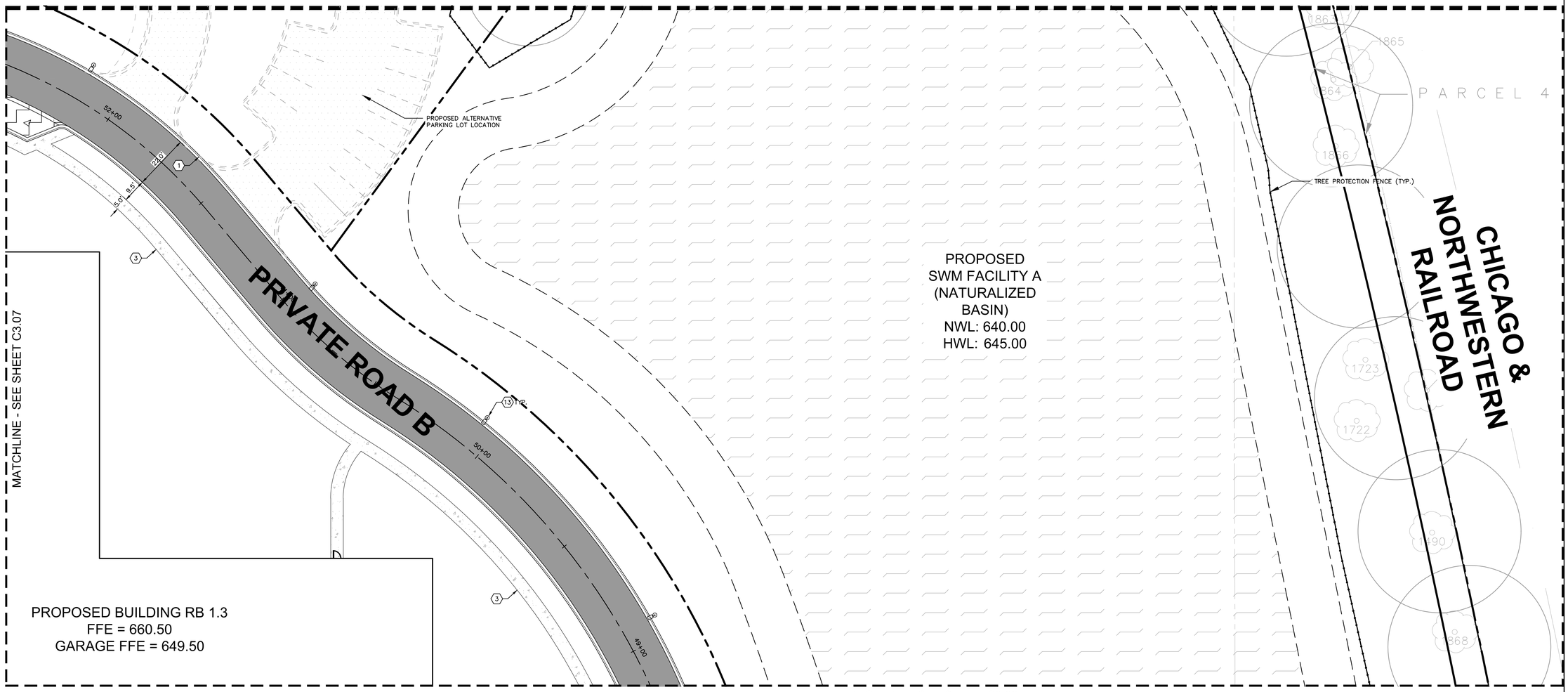

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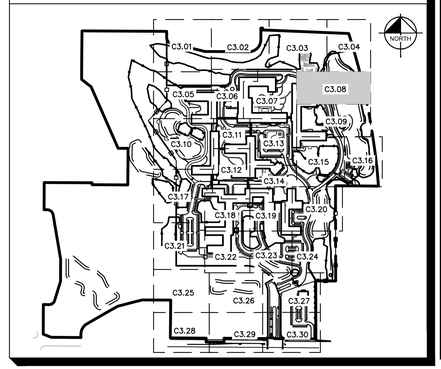

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SITE PLAN

C3.08

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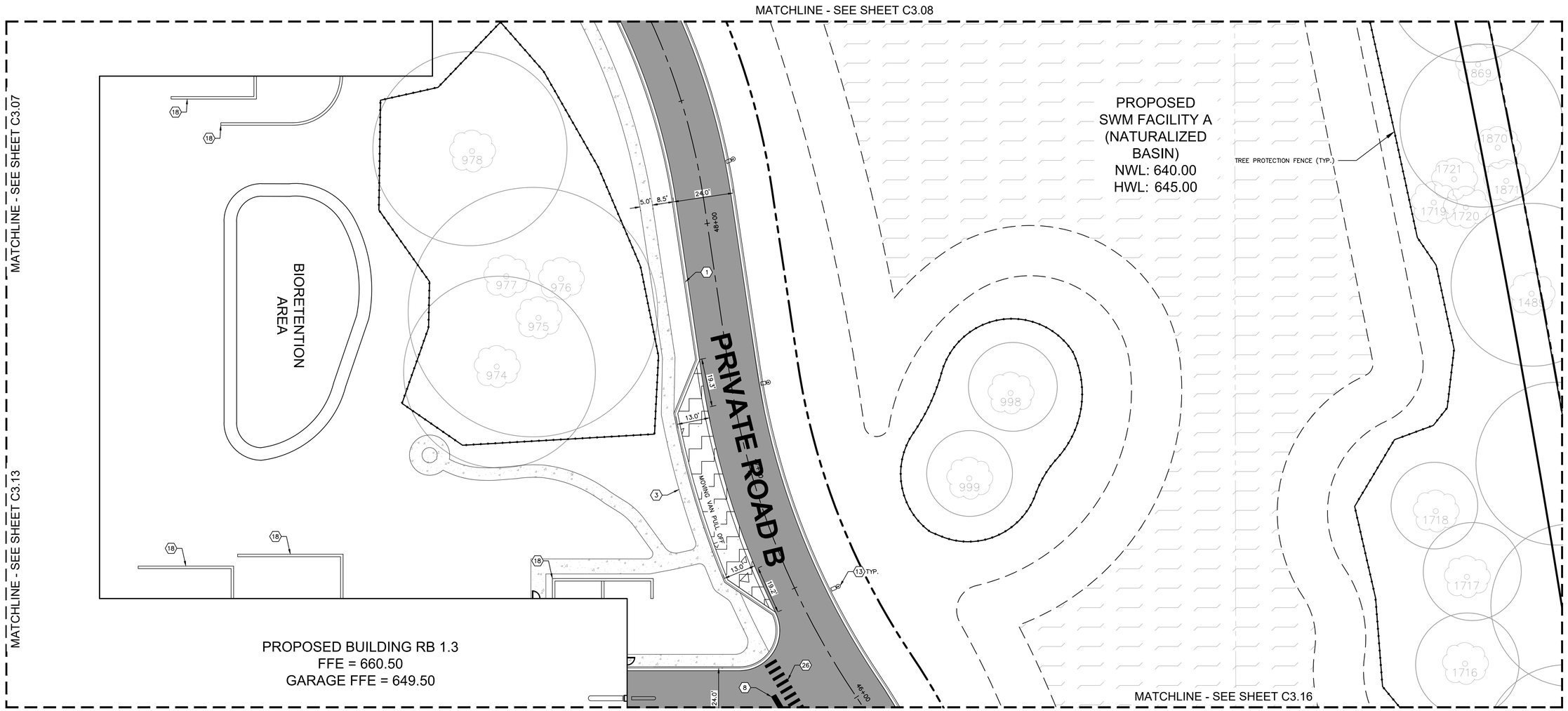

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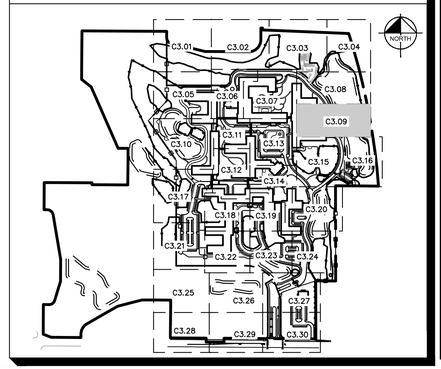

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C3.09

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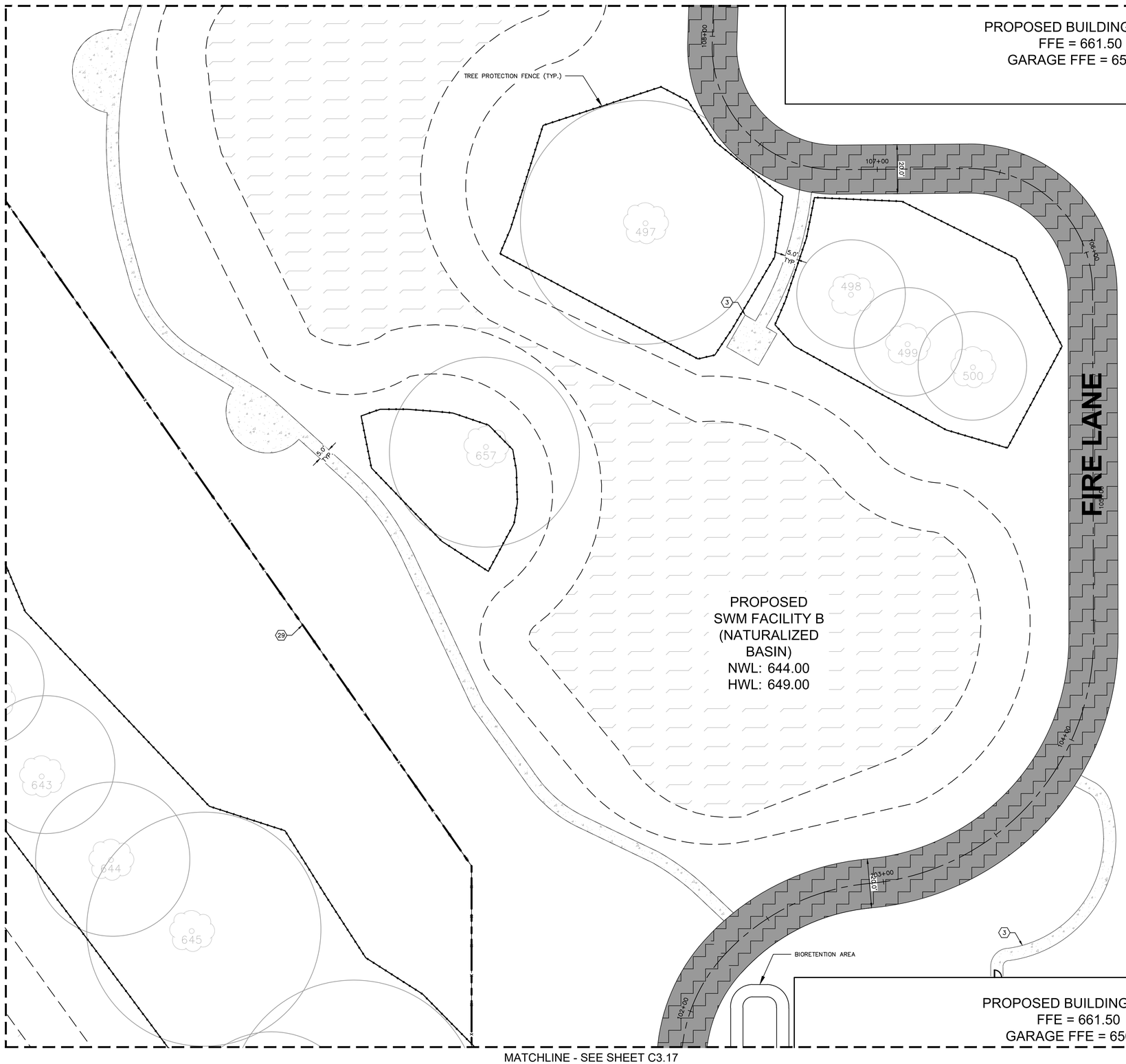

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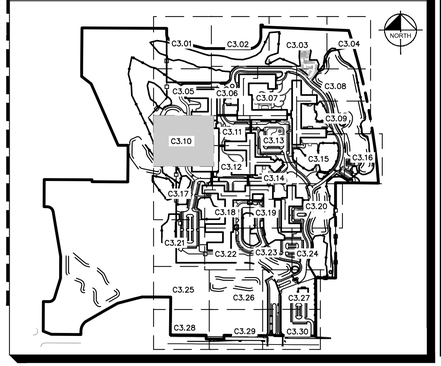
28. FIRE LANE – DO NOT ENTER SIGN
29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
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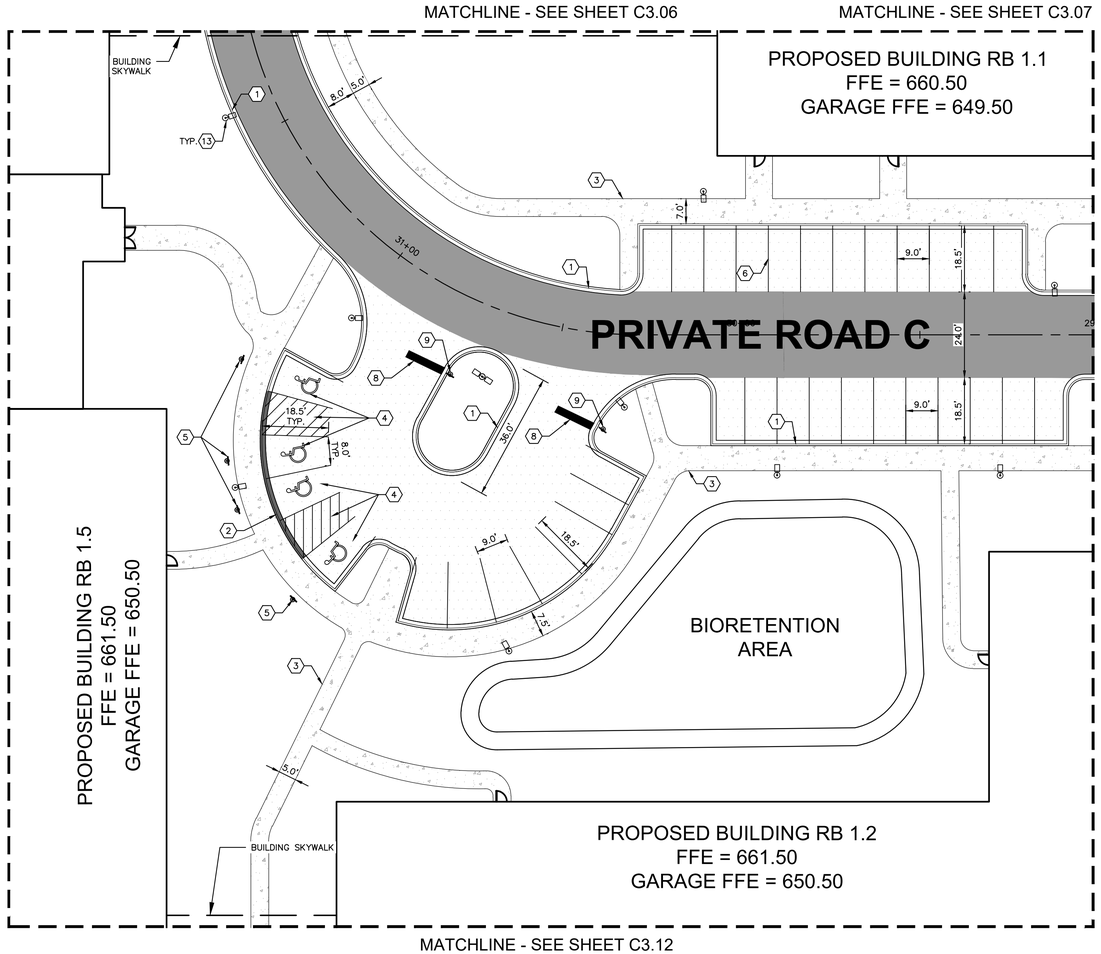
SITE PLAN

C3.10

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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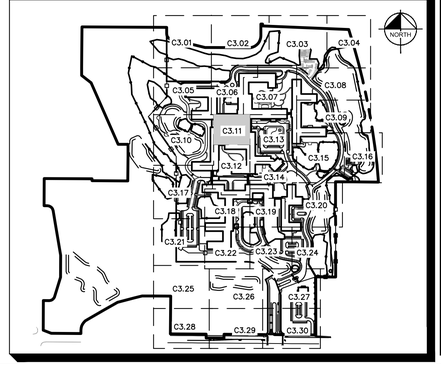

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SITE PLAN

C3.11

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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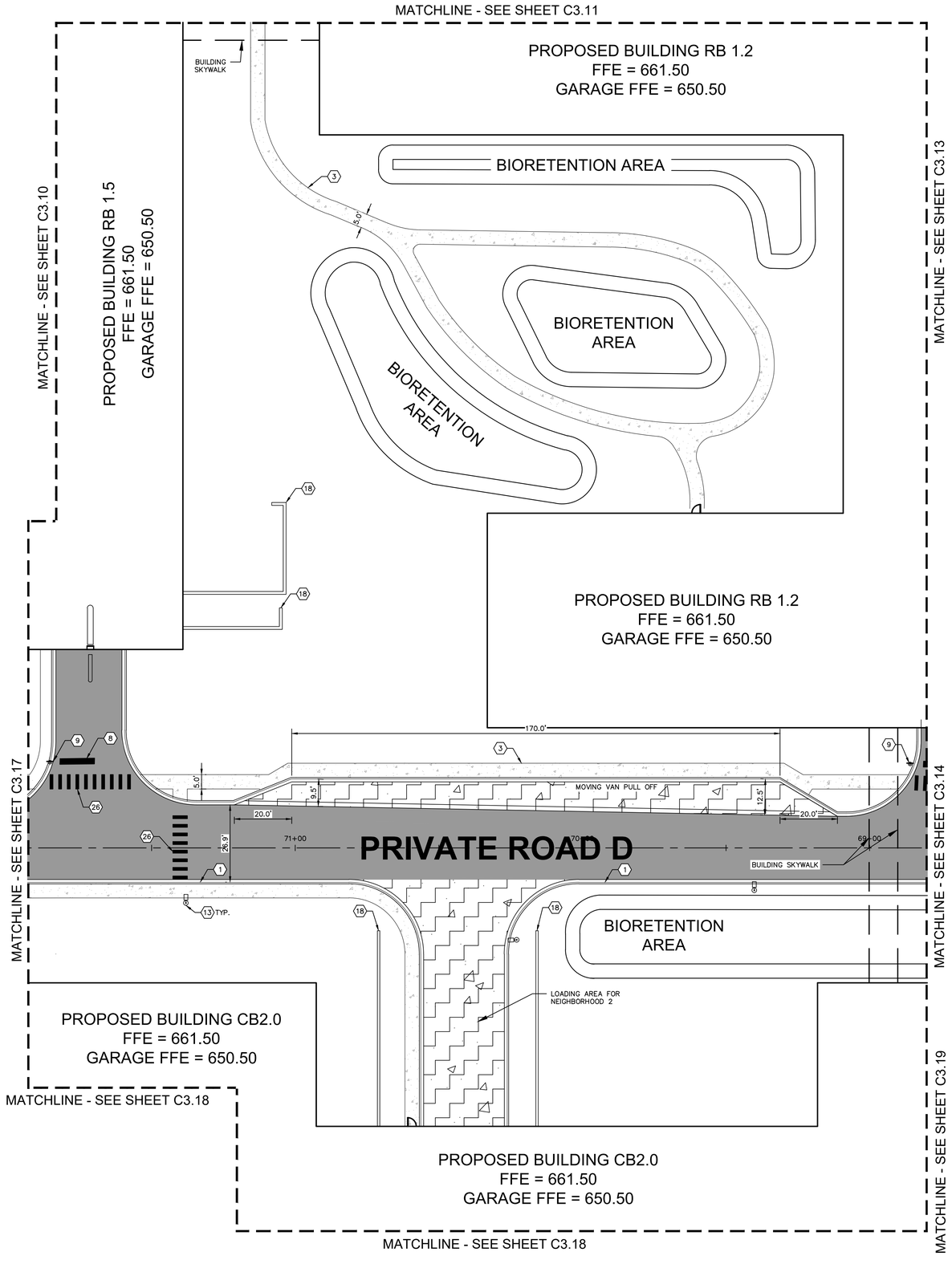

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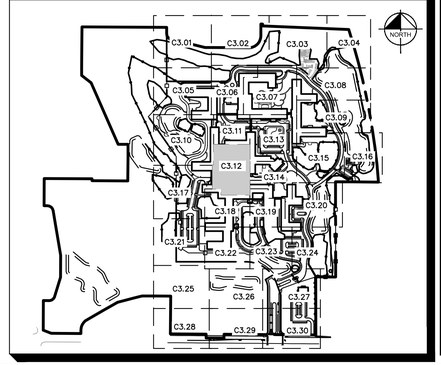

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SITE PLAN

C3.12

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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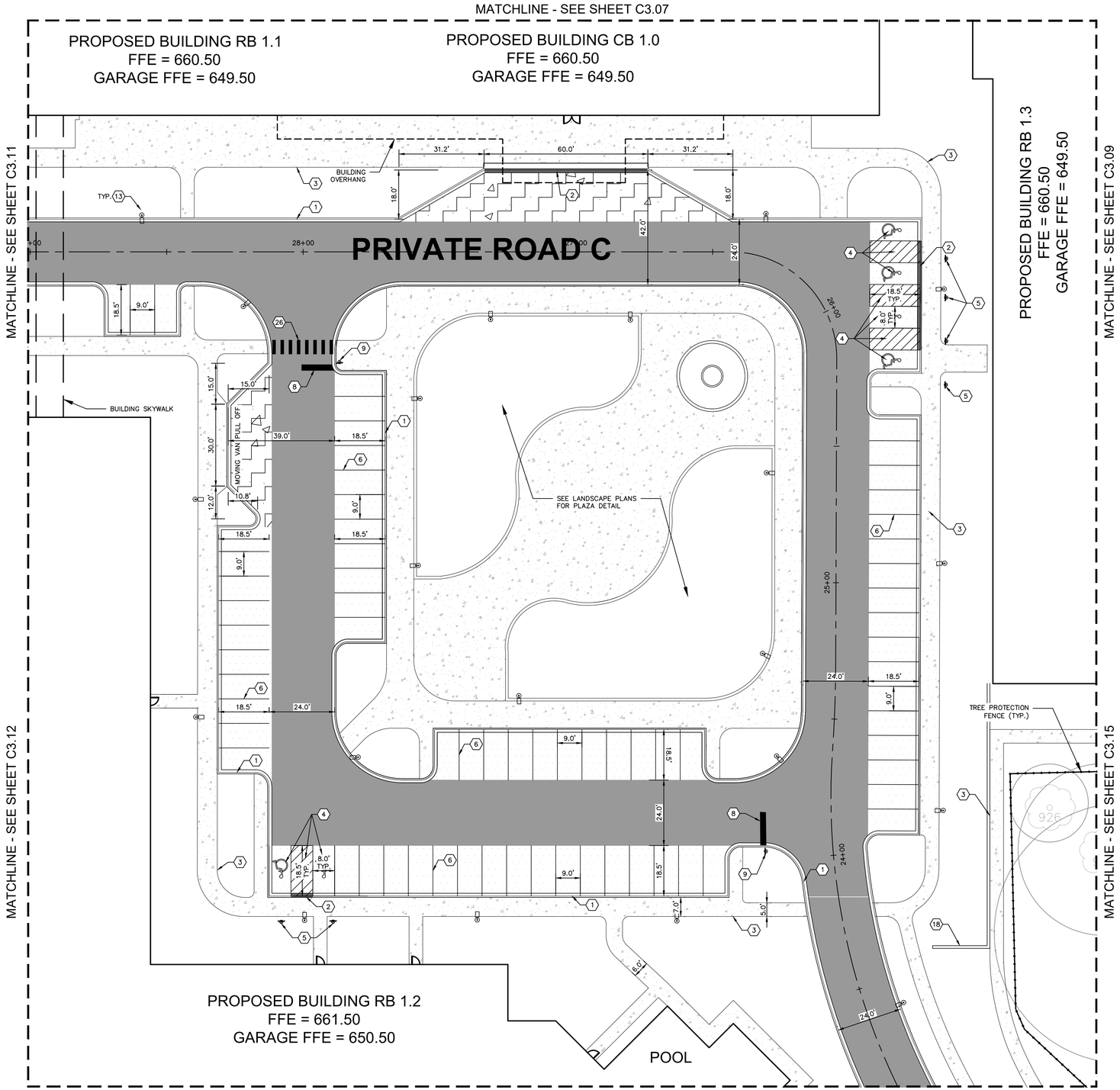

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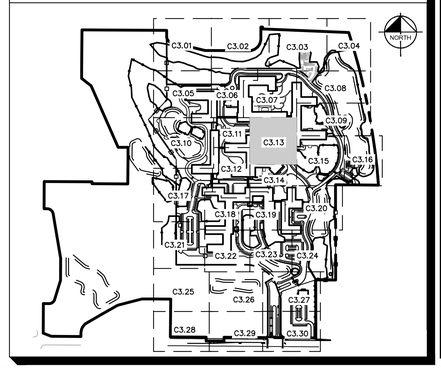

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SITE PLAN

C3.13

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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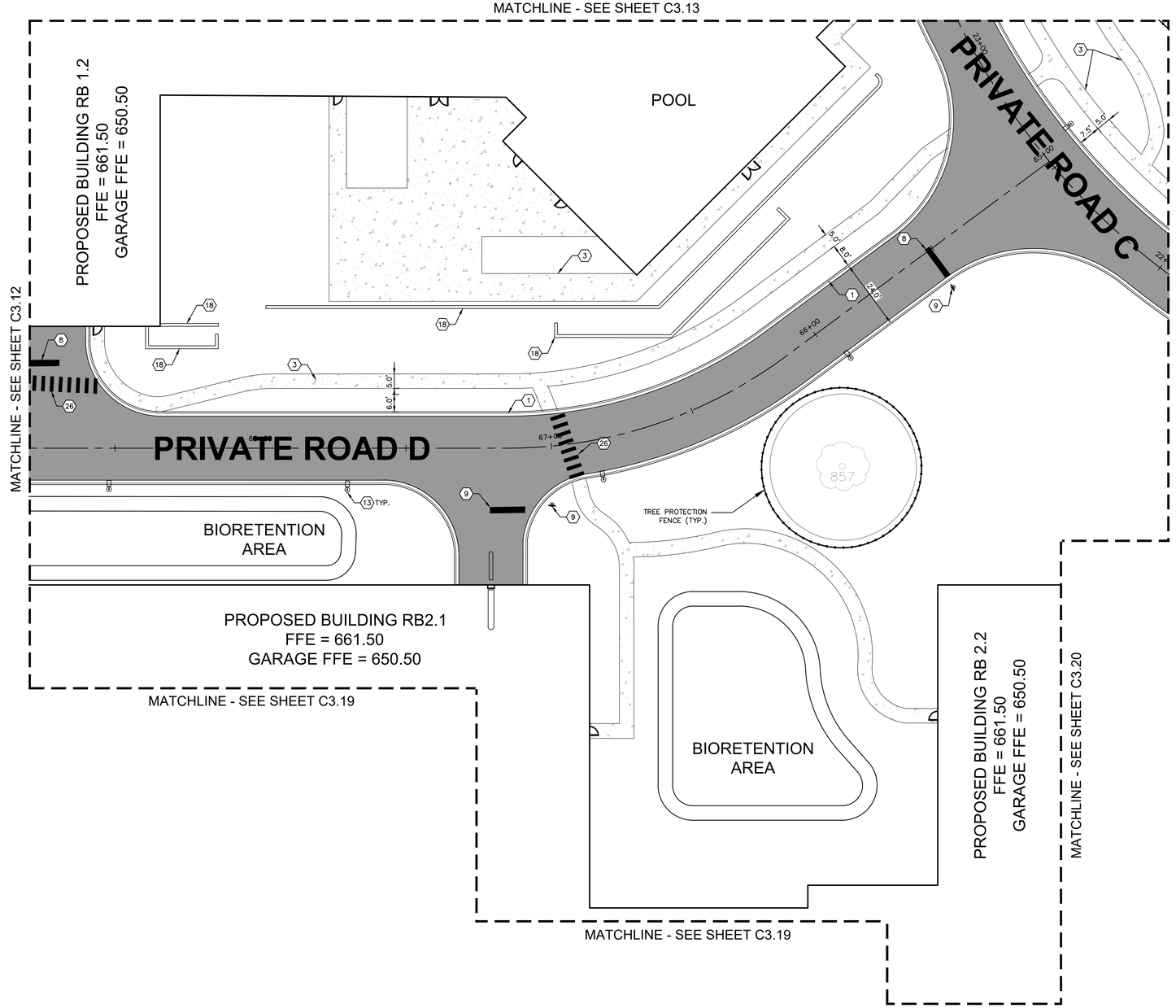

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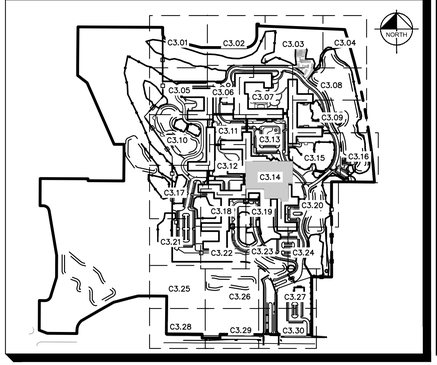

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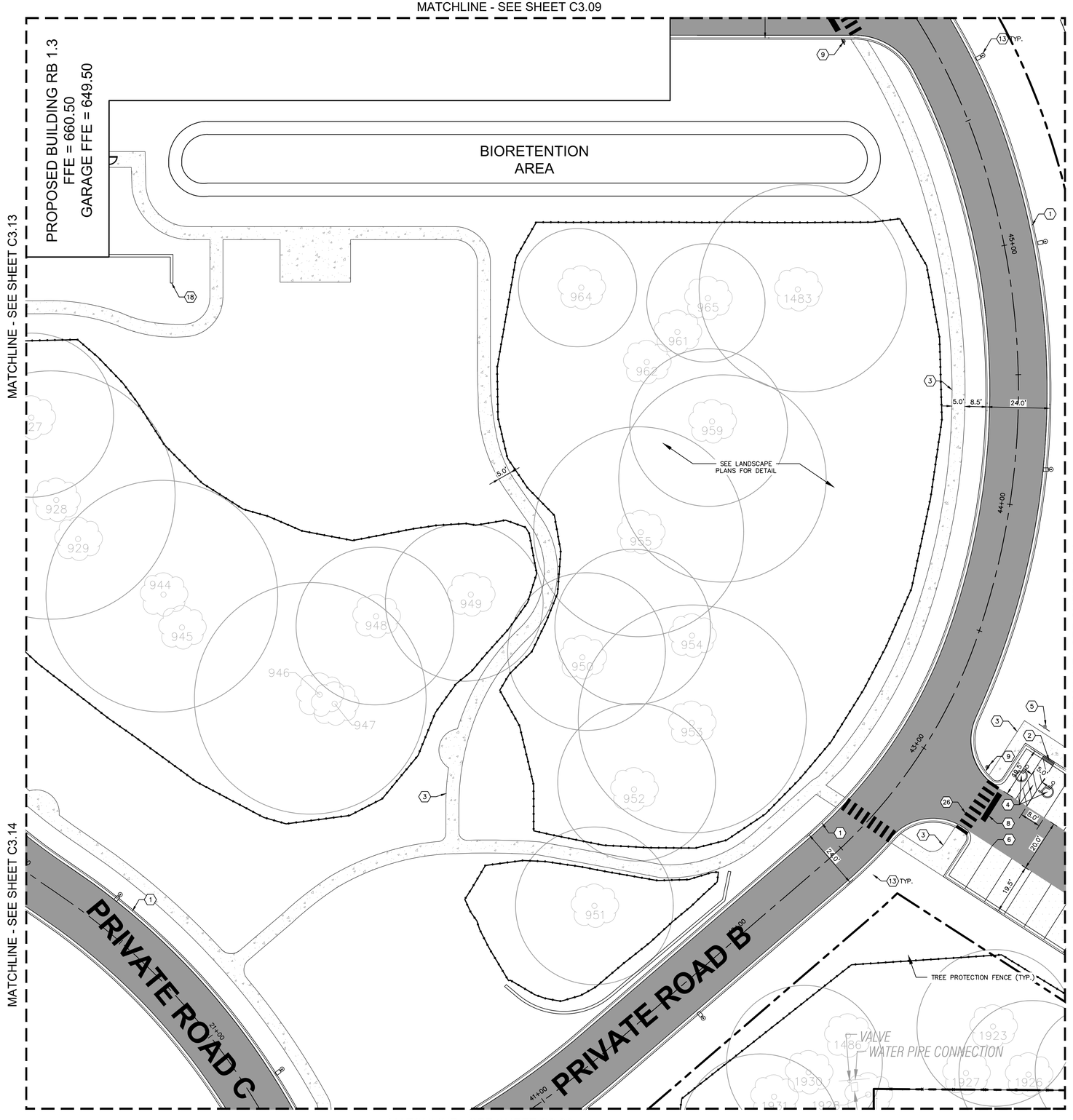

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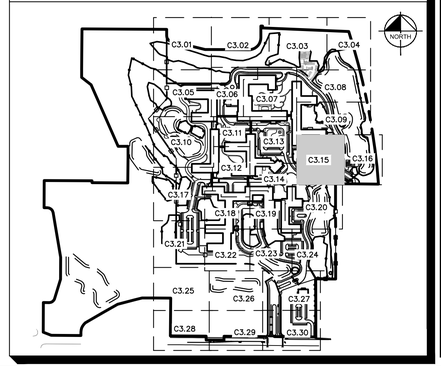
KEY MAP



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KHA Project No.	16814101
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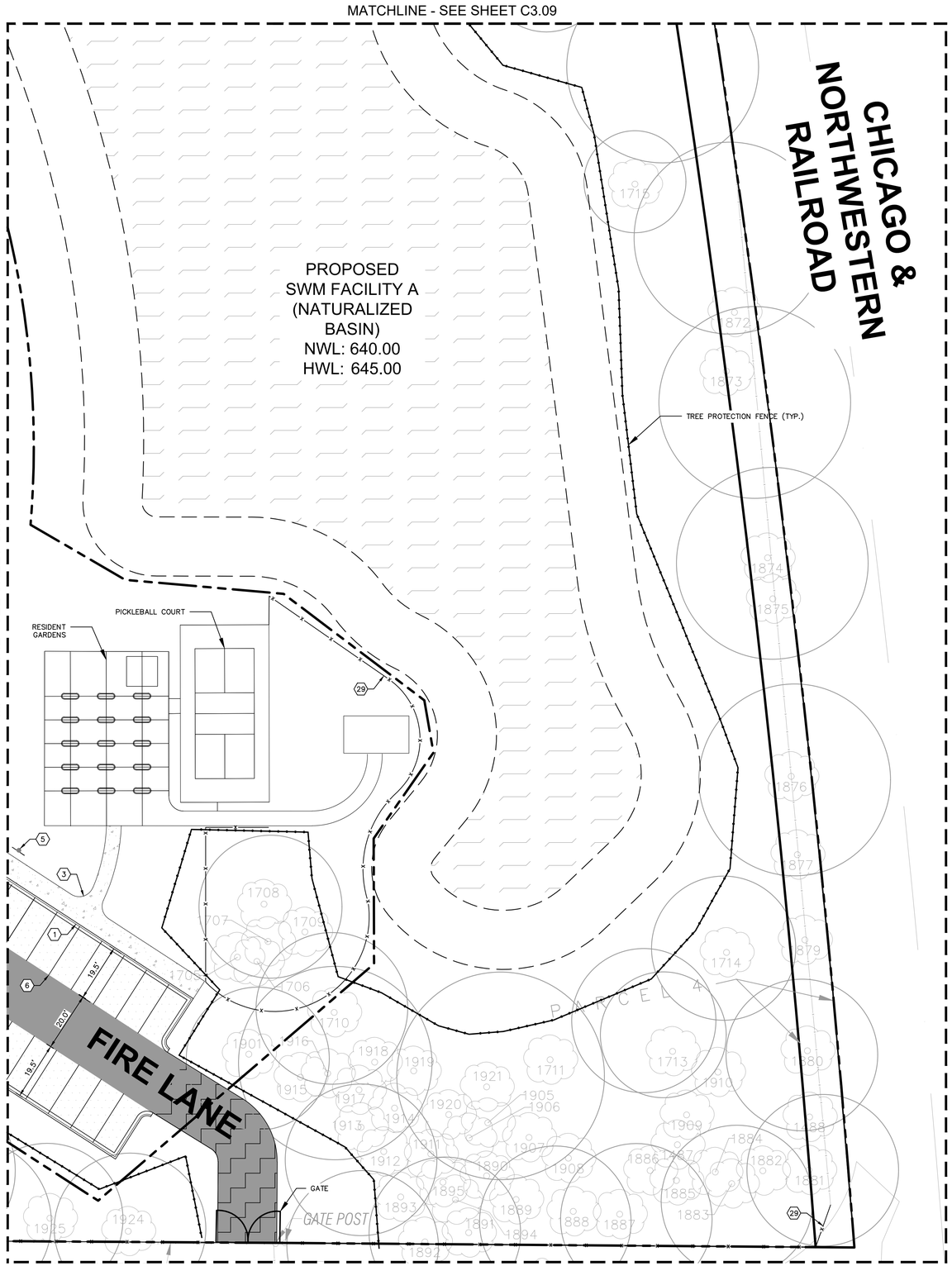
SITE PLAN

C3.15

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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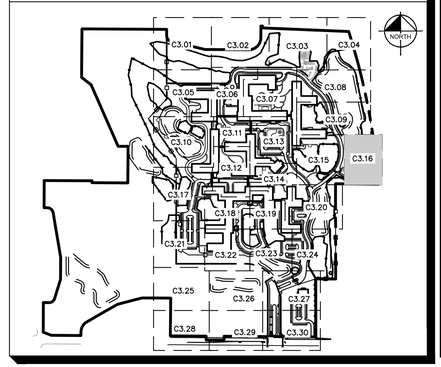

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SITE PLAN

C3.16

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.16 – SITE PLAN March 31, 2023 10:12:28am K:\CHS_LDEV\16814101_Erickson_Northbrook_JL\2_Design\CAD\PlanSheets\Master Plan\C3.0 – OVERALL CAMPUS SITE PLAN.dwg
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MATCHLINE - SEE SHEET C3.10

PROPOSED SWM FACILITY Y (NATURALIZED BASIN)
NWL: 648.00
HWL: 653.00

PROPOSED BUILDING RB 1.5
FFE = 661.50
GARAGE FFE = 650.50

PROPOSED BUILDING CB2.0
FFE = 661.50
GARAGE FFE = 650.50

FIRE LANE

PRIVATE ROAD D

BIORETENTION AREA

BIORETENTION AREA

TREE PROTECTION FENCE (TYP.)

BUILDING SKYWALK

71+00

72+00

MATCHLINE - SEE SHEET C3.12

MATCHLINE - SEE SHEET C3.18

MATCHLINE - SEE SHEET C3.21

TYP.

TYP.

20.0'
18.5'
24.0'
18.5'
9.0'
23.0'
5.0'

646 647 648 649 650 535 534 533 532 531 530 529 376 377 378

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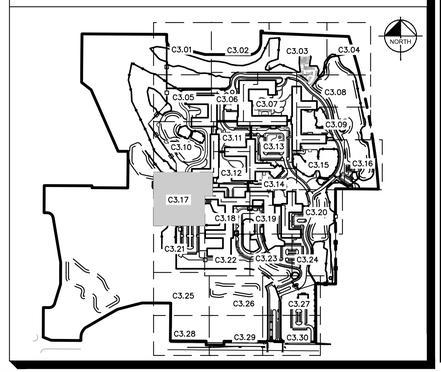

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SITE PLAN

C3.17

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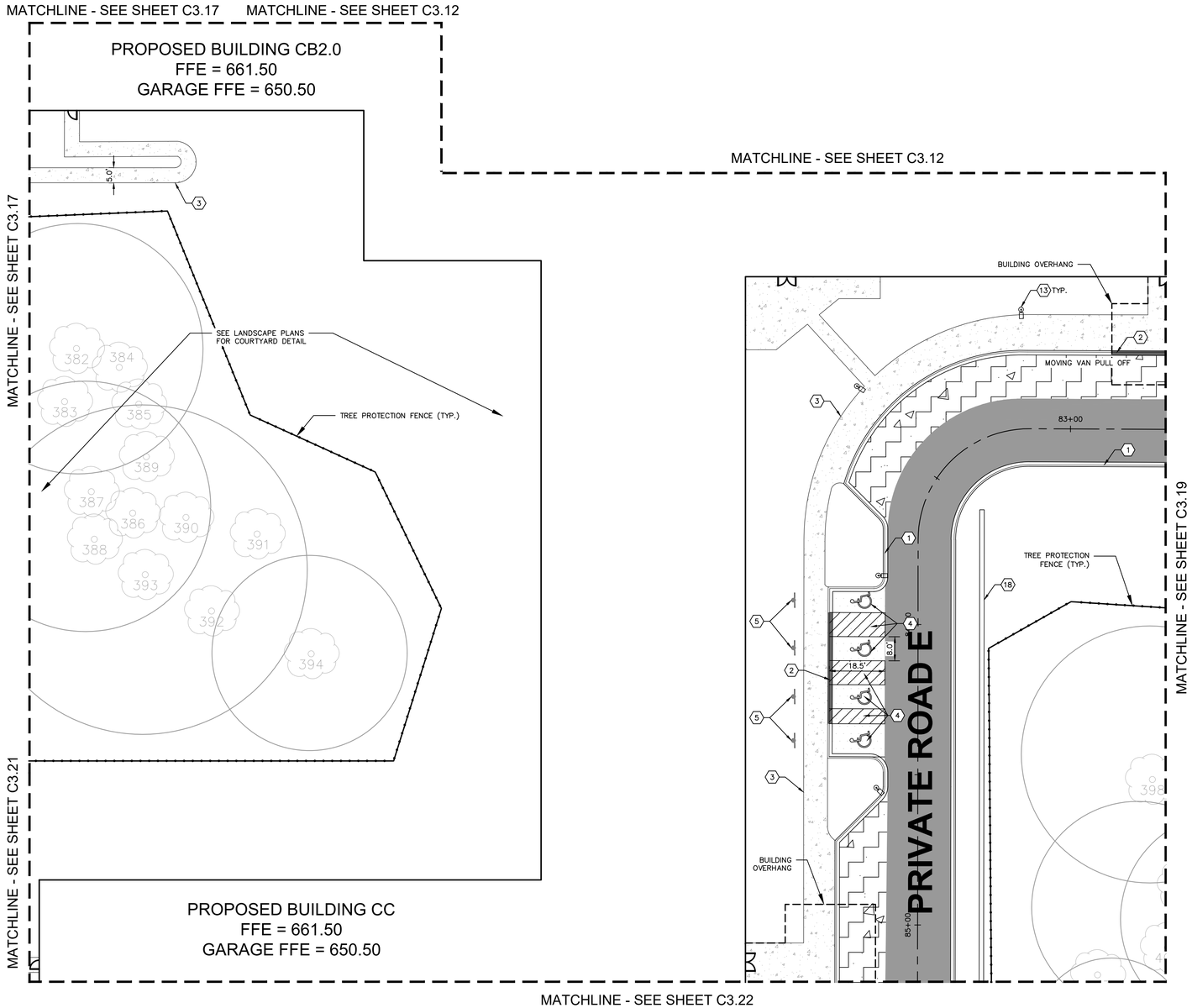

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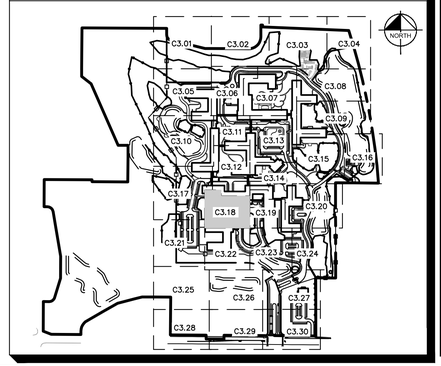

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C3.18

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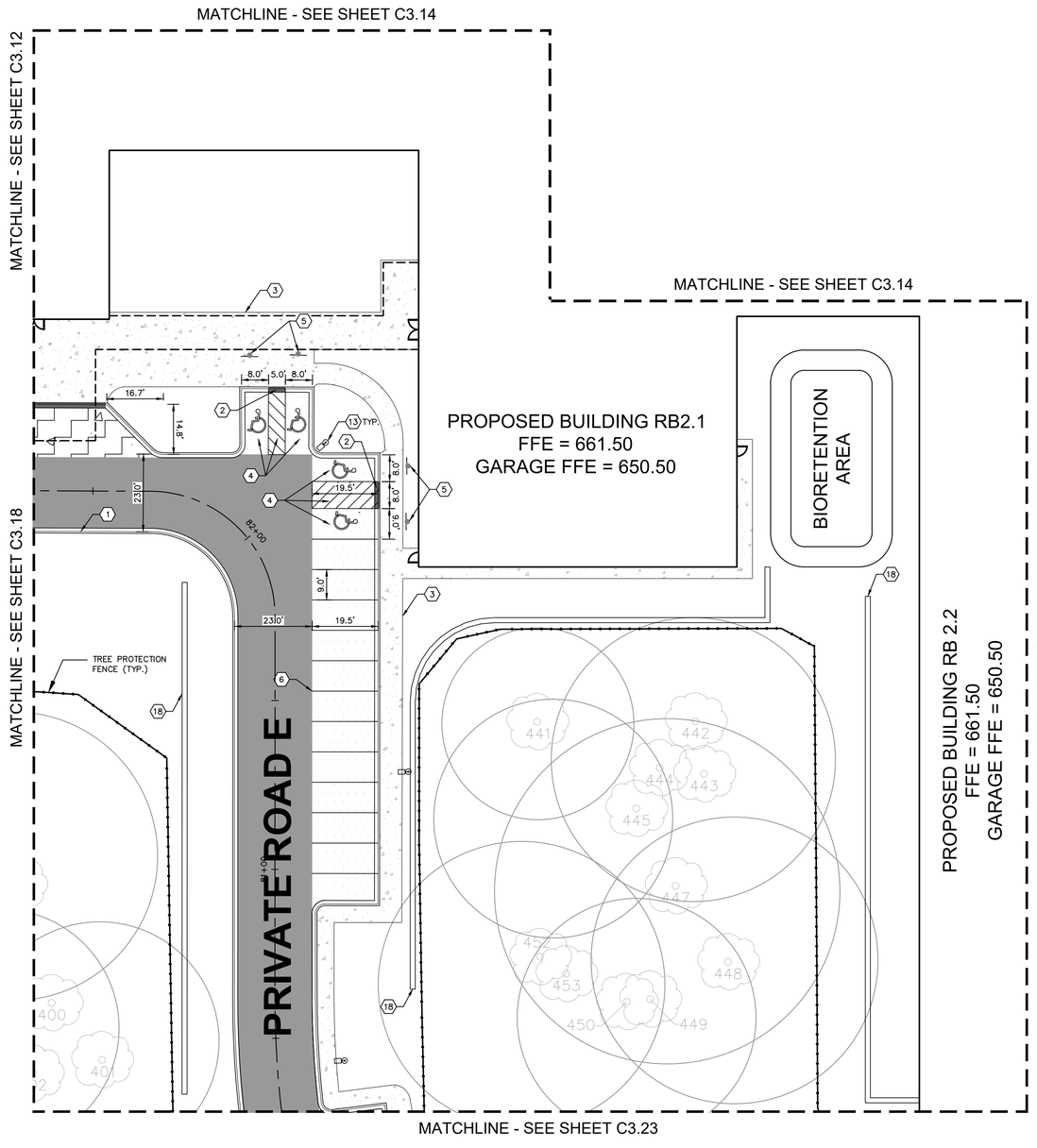

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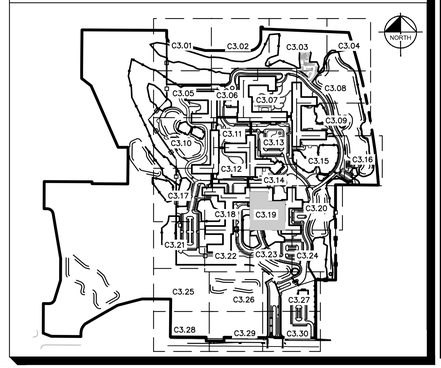

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4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
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SITE PLAN

C3.19

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.19 - SITE PLAN March 31, 2023 10:12:58am K:\CHS_LDE\168141011_Erickson_Northbrook_IL\2_Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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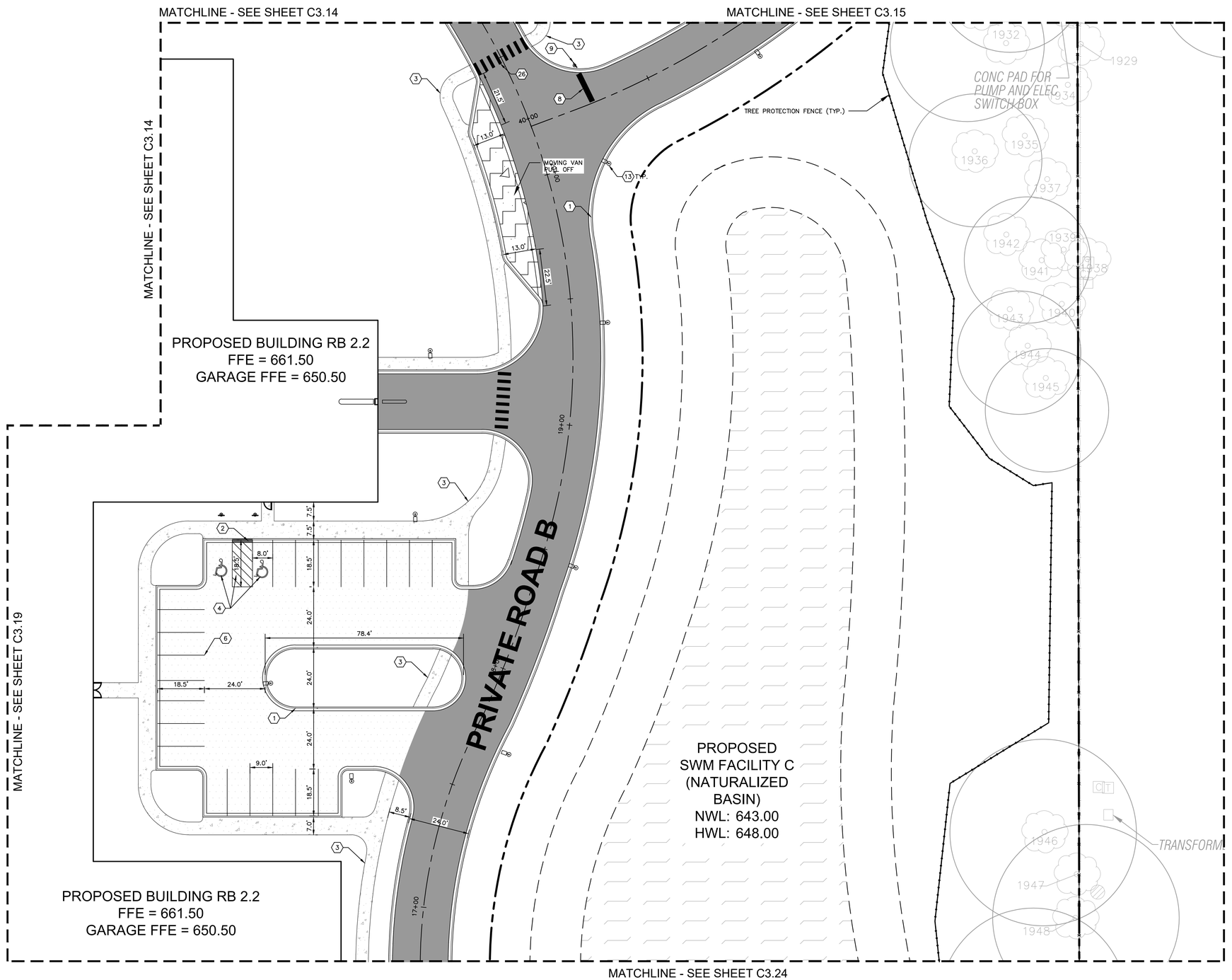

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5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
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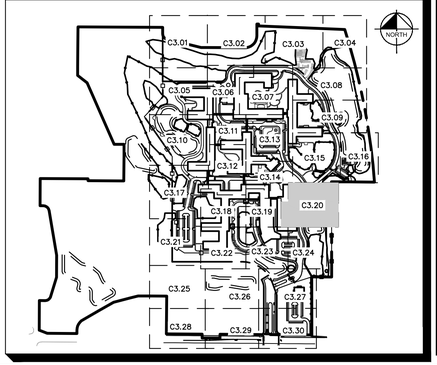
28. FIRE LANE - DO NOT ENTER SIGN
29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP



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SITE PLAN

C3.20

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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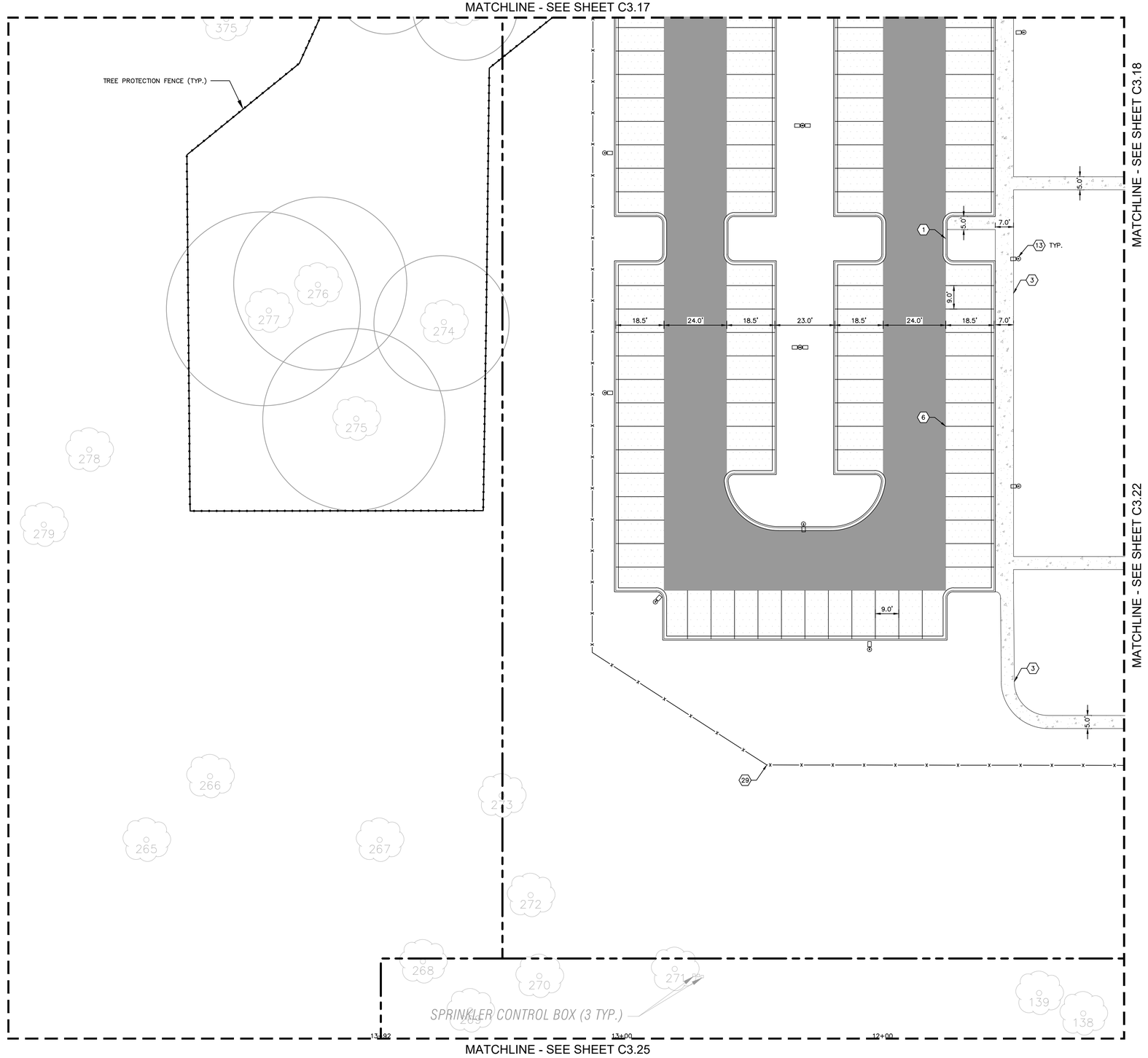

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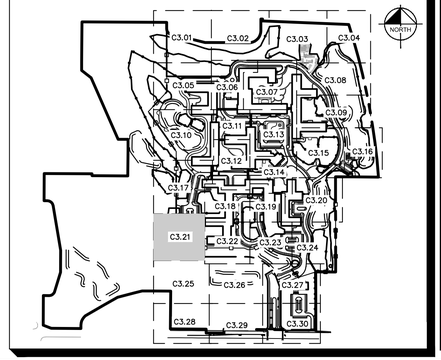

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SITE PLAN

C3.21

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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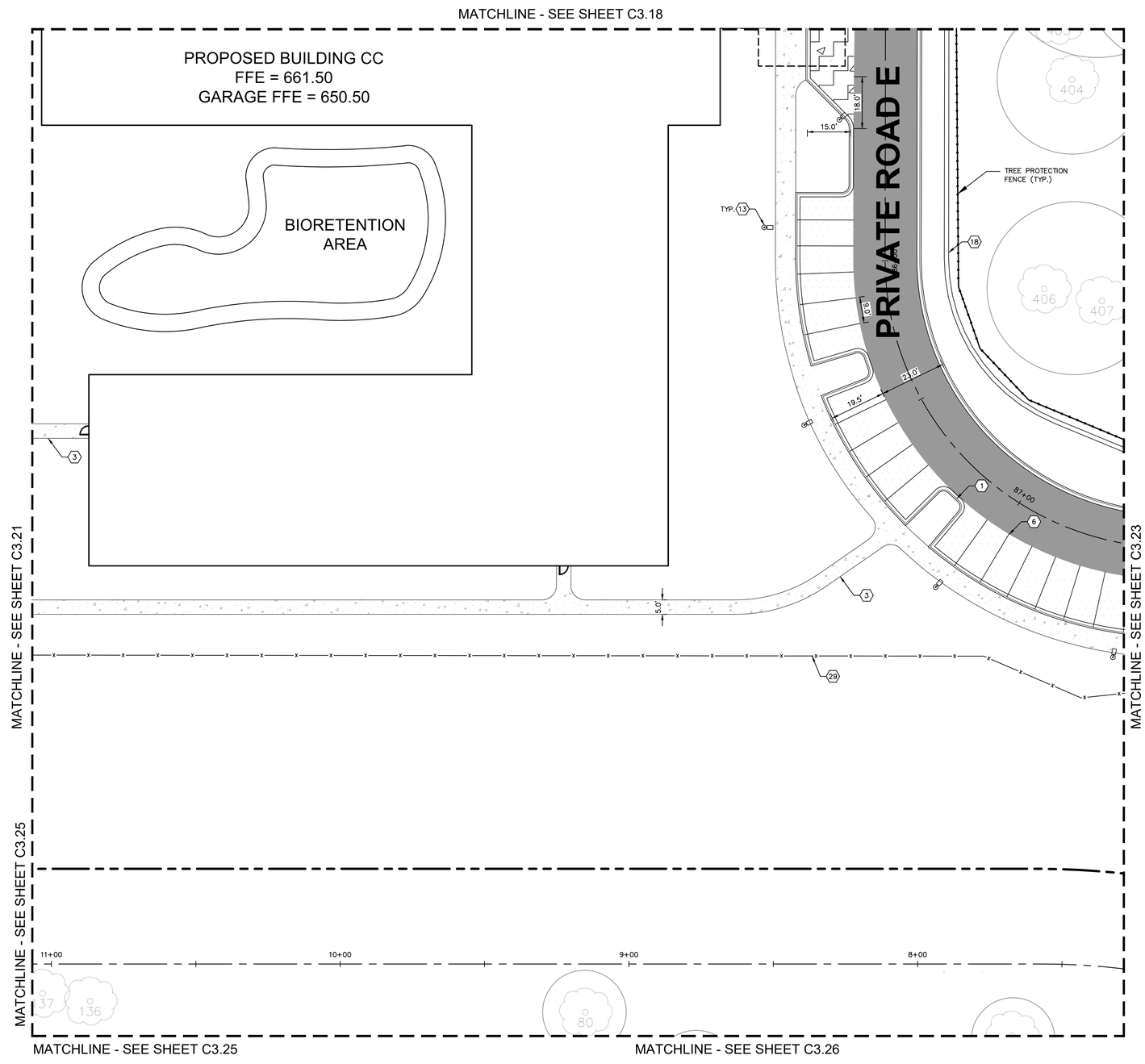

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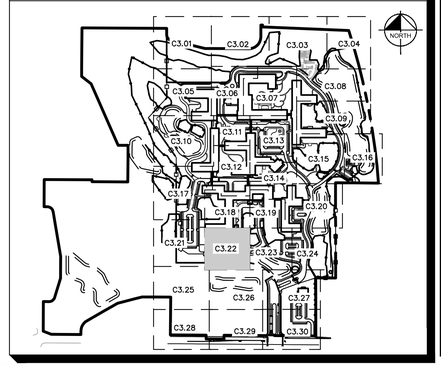

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SITE PLAN

C3.22

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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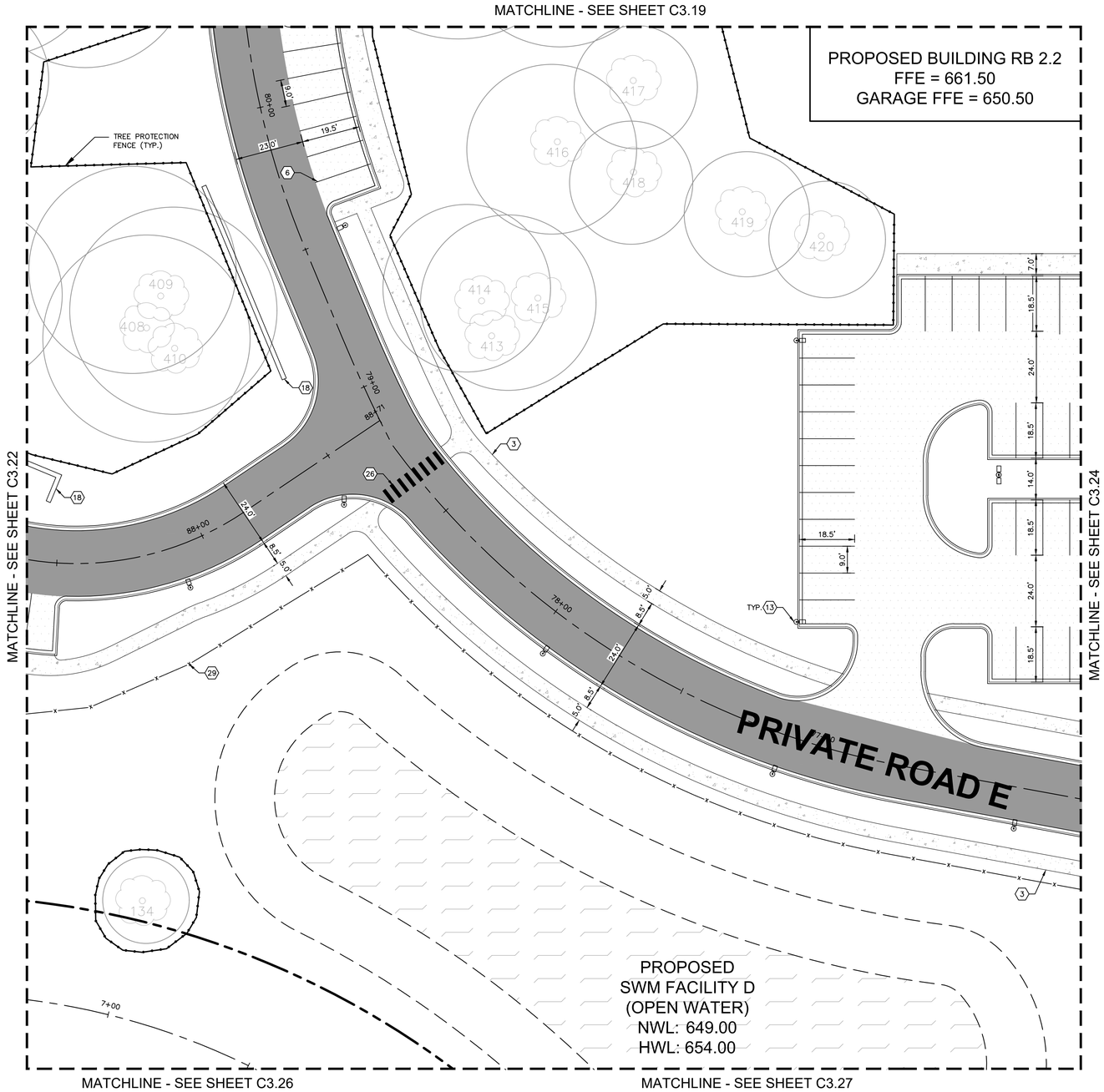

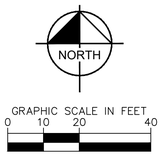

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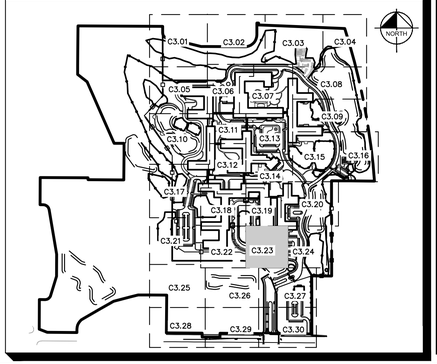

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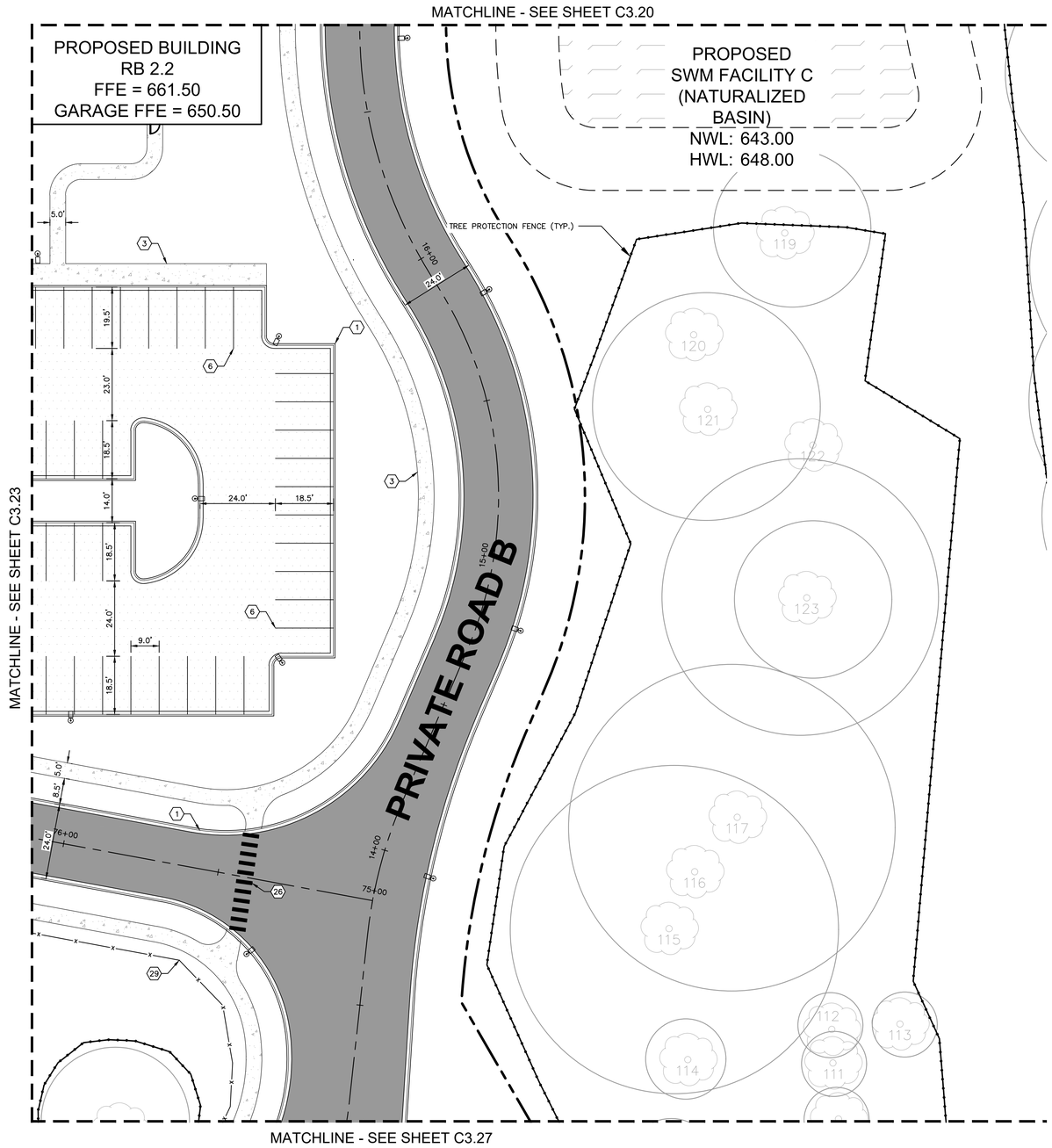

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14. 5-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
15. ACCESSIBLE RAMP (SEE DETAILS)
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26. CROSSWALK (SEE DETAILS)
27. M4.12 MOUNTABLE CURB (SEE DETAILS)
28. FIRE LANE - DO NOT ENTER SIGN
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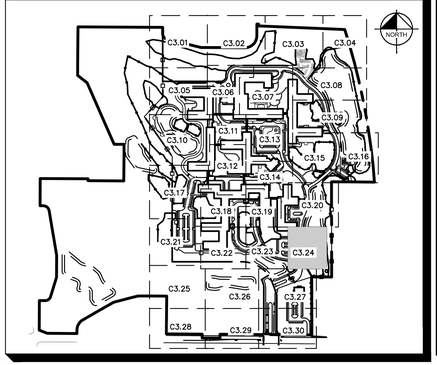
KEY MAP



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SITE PLAN

C3.24

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.24 - SITE PLAN March 31, 2023 10:13:42am K:\CHS_LDE\16814101_Erickson_Northbrook_JL\2 Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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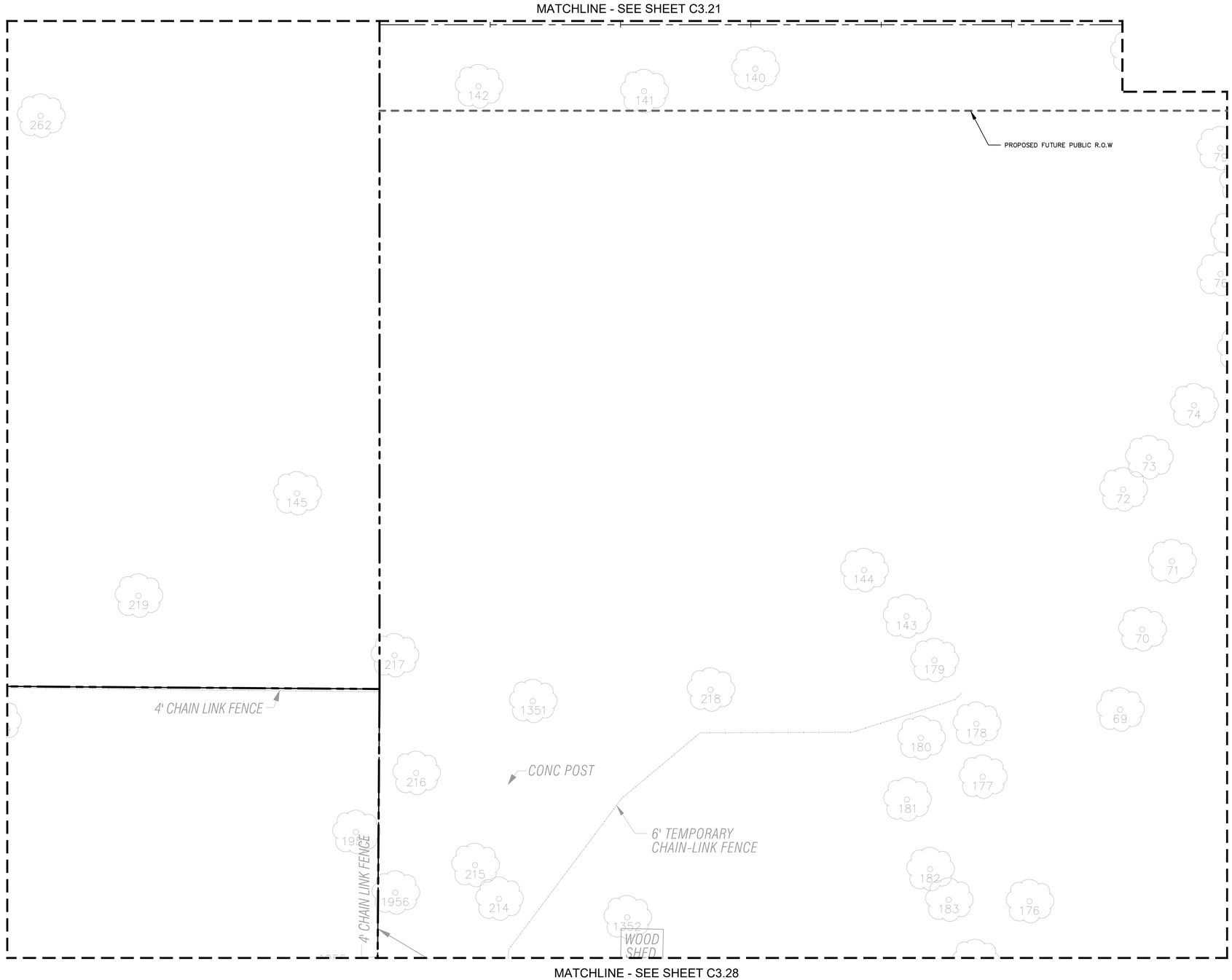

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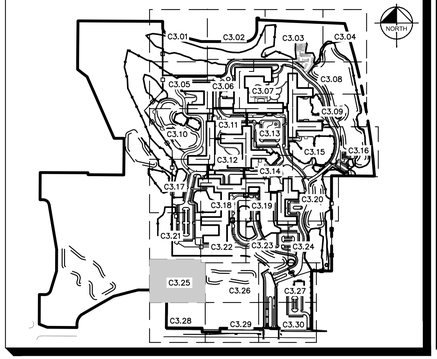

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SITE PLAN

C3.25

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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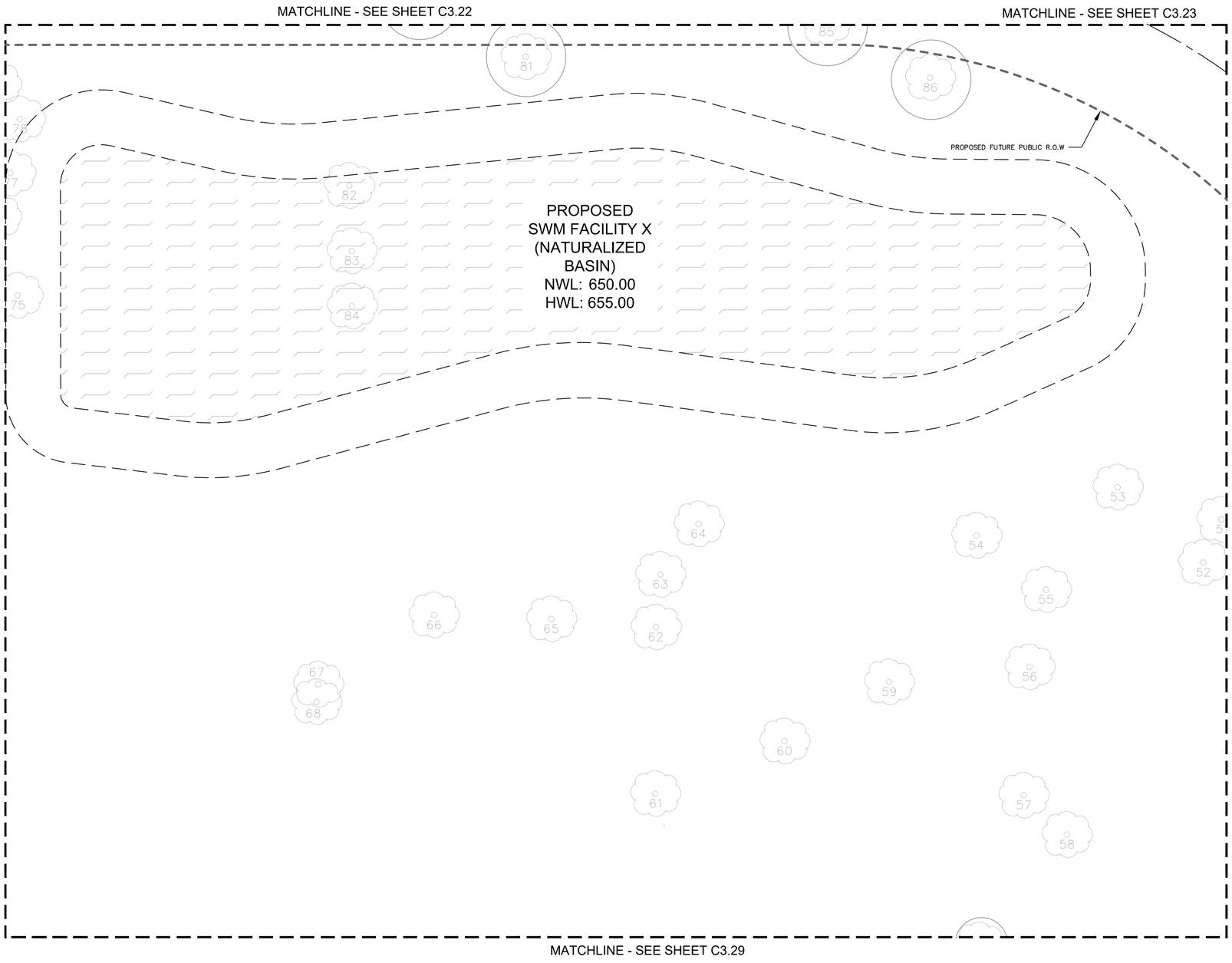

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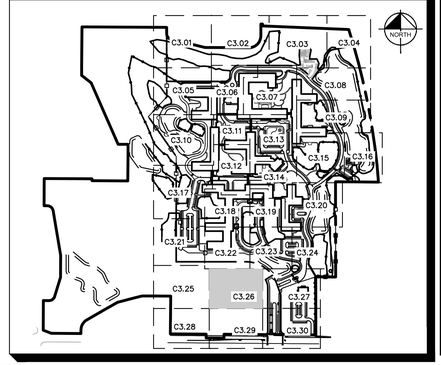

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KHA Project No.	16814101
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SITE PLAN

C3.26

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.26 – SITE PLAN March 31, 2023 10:13:59am K:\CHS_LDEV\168141011_Erickson_Northbrook_JL\2_Design\CAD\PlanSheets\Master Plan\C3.0 – OVERALL CAMPUS SITE PLAN.dwg
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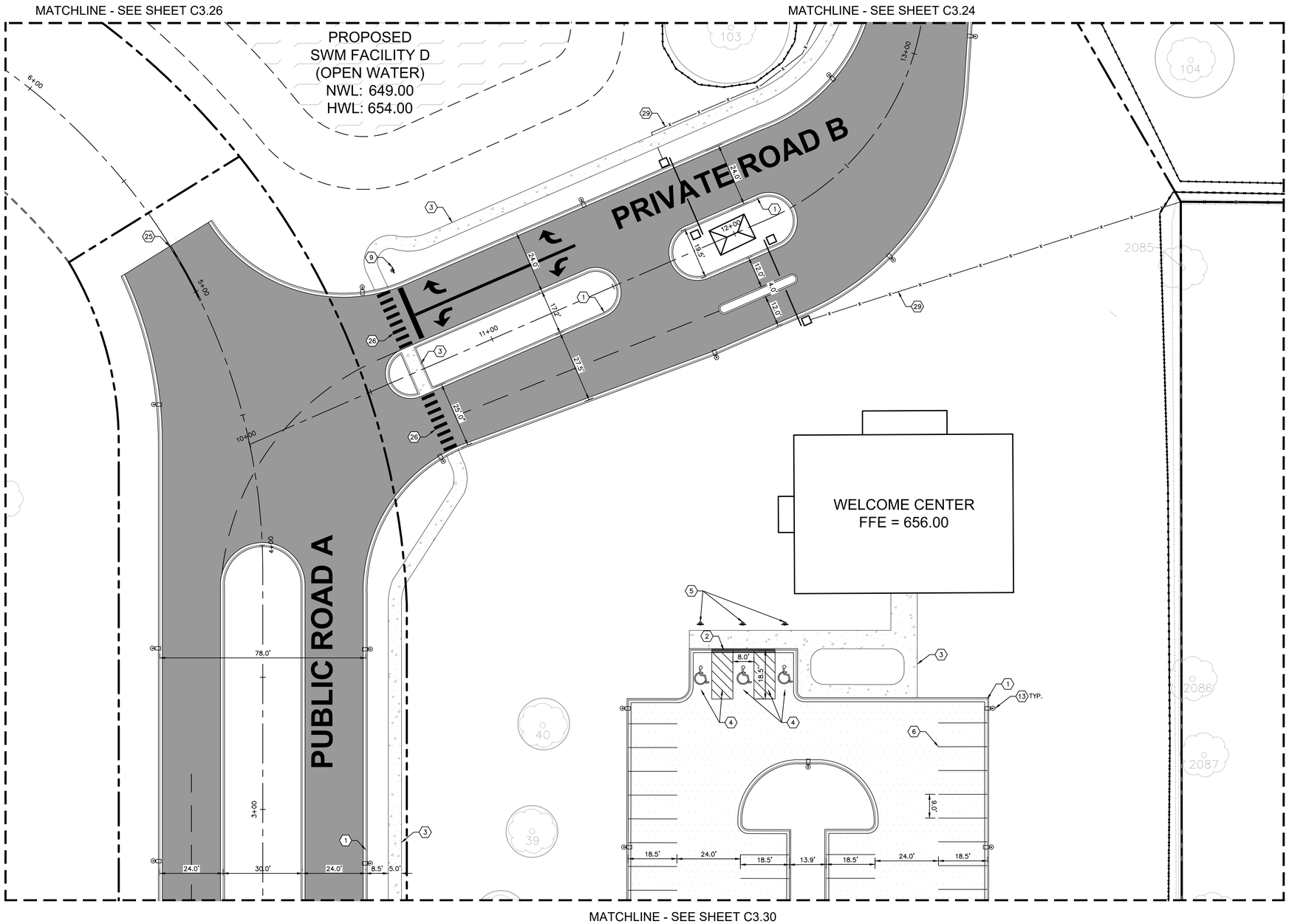

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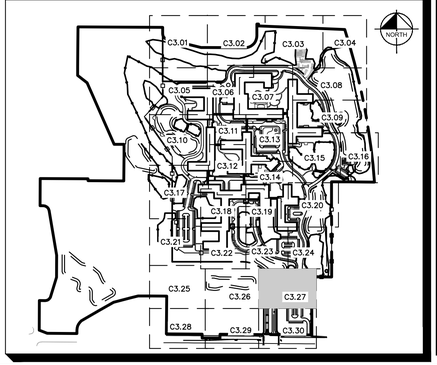

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SITE PLAN

C3.27

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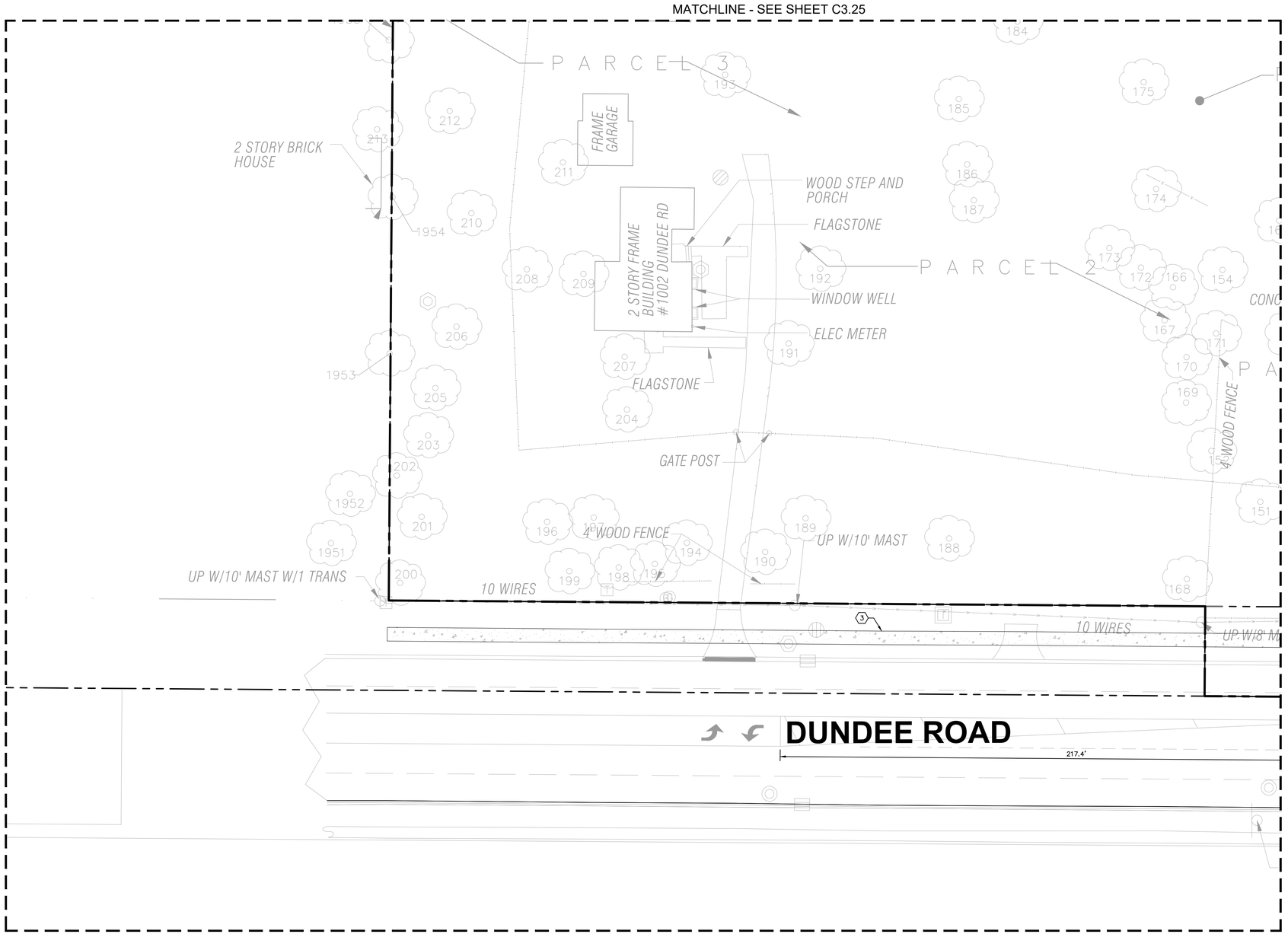

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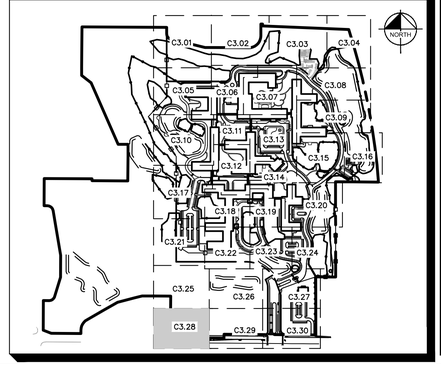

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SITE PLAN

C3.28

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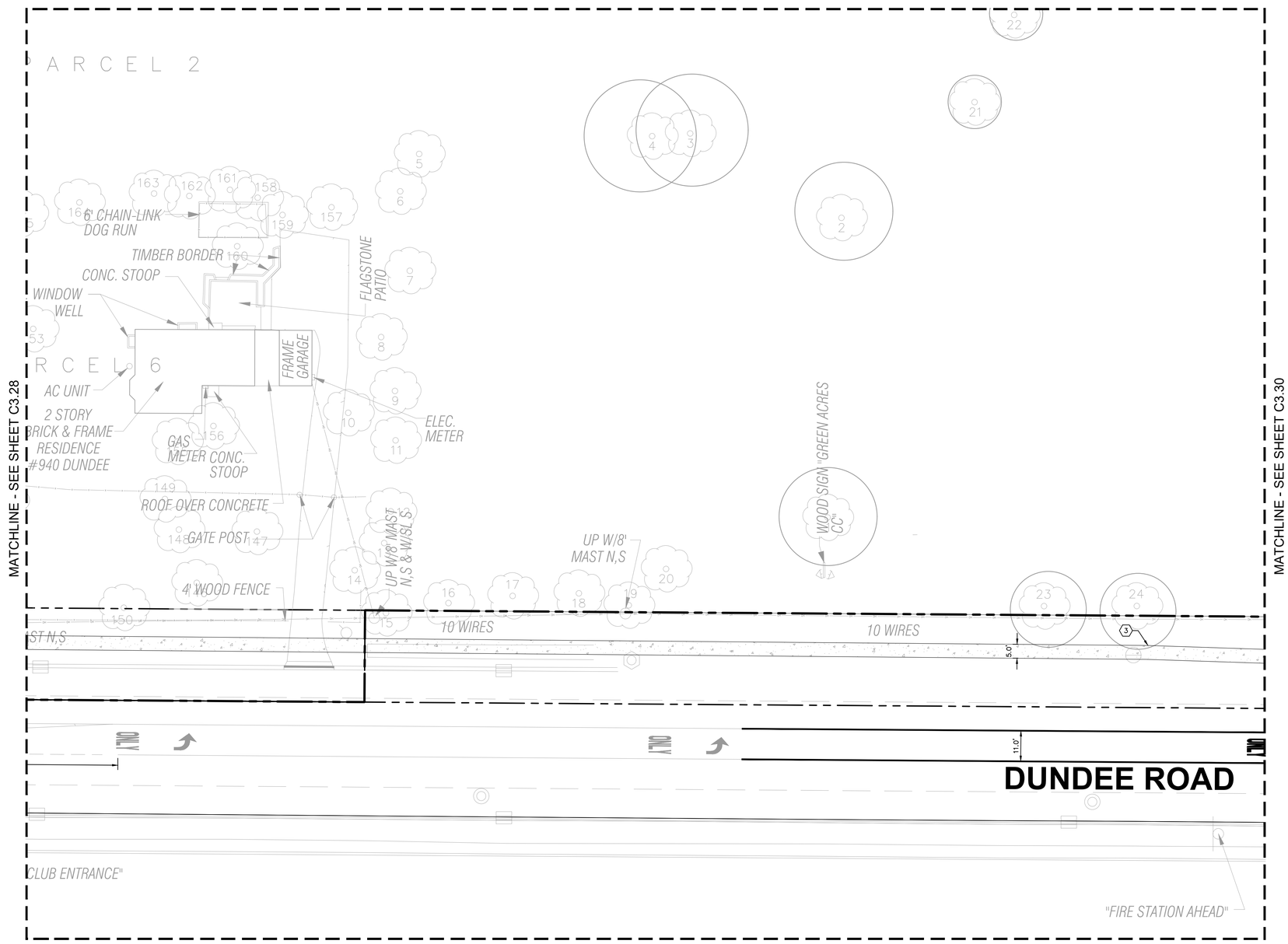

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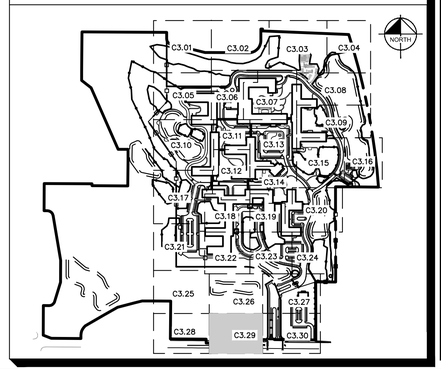
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE WHITE THERMOPLASTIC SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. TRANSFORMER PAD (FOR REFERENCE ONLY)
12. MONUMENT OR PYLON SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
14. 5-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
15. ACCESSIBLE RAMP (SEE DETAILS)
16. 3-FT TRANSITION CURB
17. CURB CUT WITH RIP-RAP (SEE DETAILS)
18. SITE RETAINING WALL PER MANUFACTURER SPECIFICATIONS (SEE DETAILS)
19. ARCHITECTURAL RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
20. 2' WIDE TACTILE WARNING STRIP
21. BOLLARD, TYP. (SEE DETAILS)
22. FLAG POLE (SEE LANDSCAPE PLAN FOR DETAILS)
23. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
24. 4" WIDE WHITE DOTTED LINE (2' LINE AND 6' GAP), TYP.
25. 6" WIDE YELLOW SOLID LINE, TYP.
26. CROSSWALK (SEE DETAILS)
27. M4.12 MOUNTABLE CURB (SEE DETAILS)
28. FIRE LANE - DO NOT ENTER SIGN
29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP



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4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

SITE PLAN

C3.29

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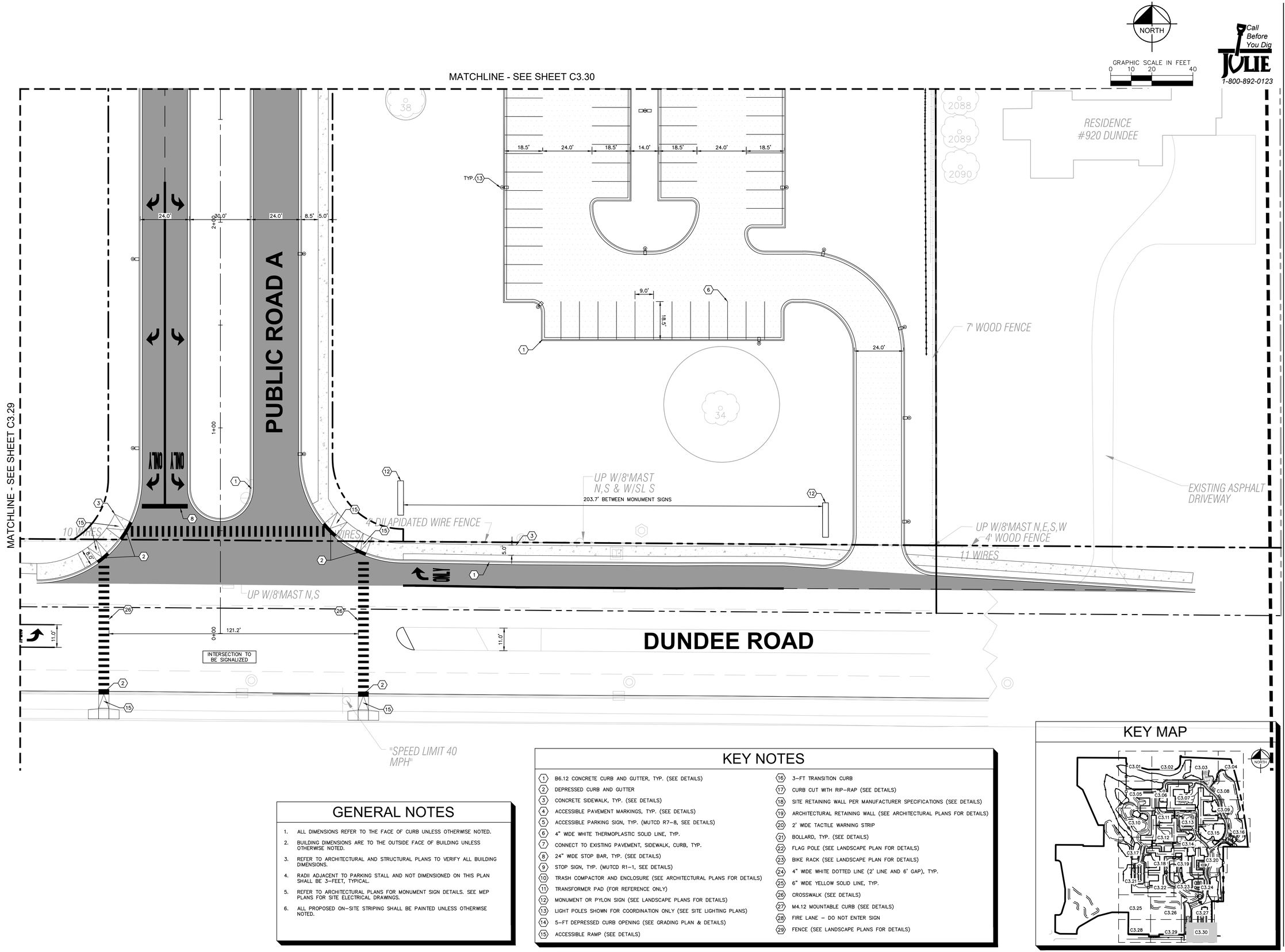
Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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29. FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

KEY MAP

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KHA Project No.	168141011
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SITE PLAN

C3.30

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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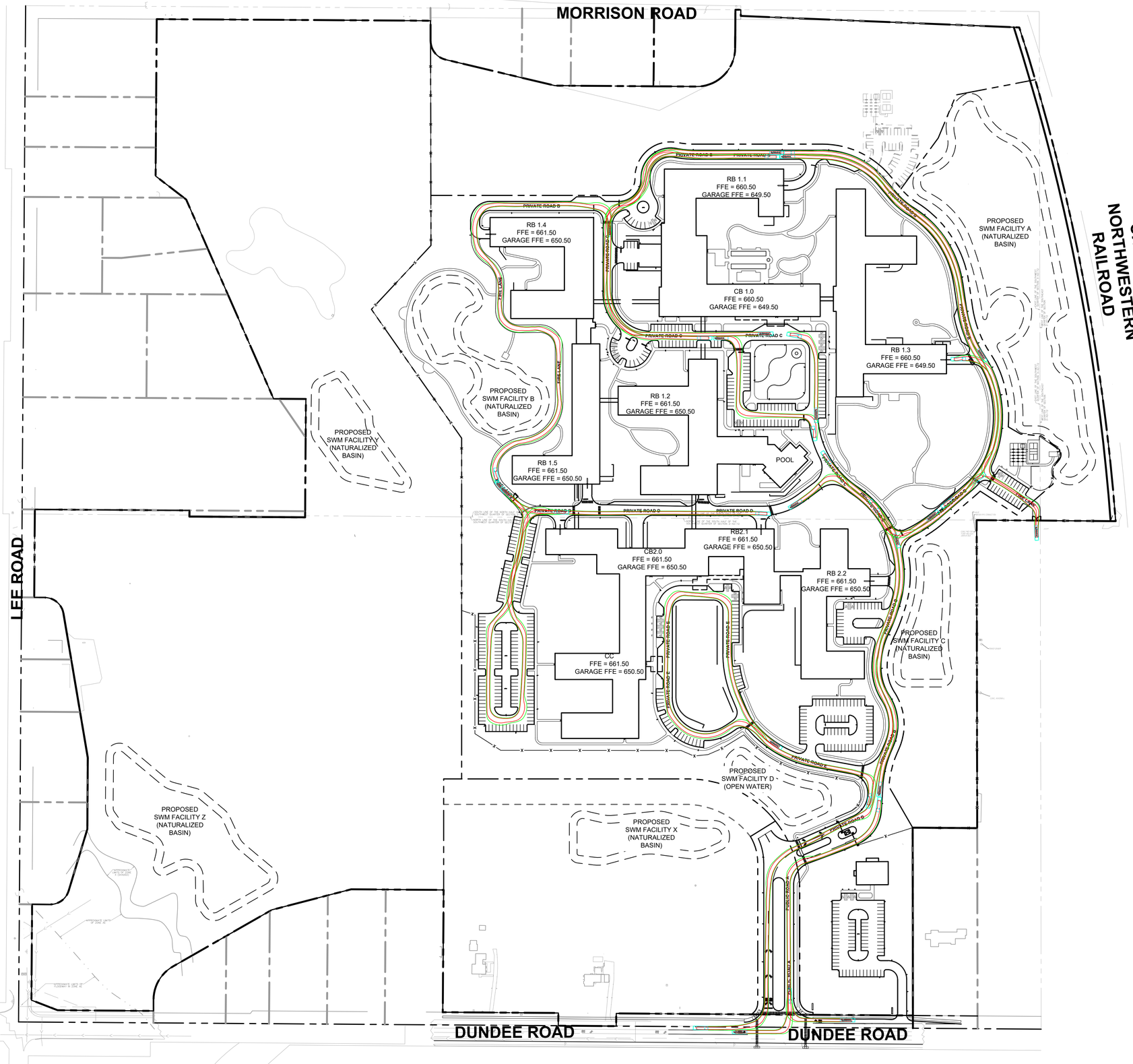

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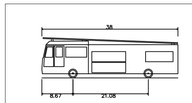

Village of Northbrook Fire Truck	
Overall Length	38.000ft
Overall Width	9.240ft
Overall Body Height	11.250ft
Min Body Ground Clearance	1.144ft
Track Width	6.910ft
Lock-to-lock time	6.00s
Max Wheel Angle	40.00°

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KHA Project No.	16814101
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FIRE TRUCK TURN PLAN

C3.33

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.33 — FIRE TRUCK TURN PLAN March 31, 2023 10:14:48am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C8.0 FIRE TRUCK TURN PLAN.dwg
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Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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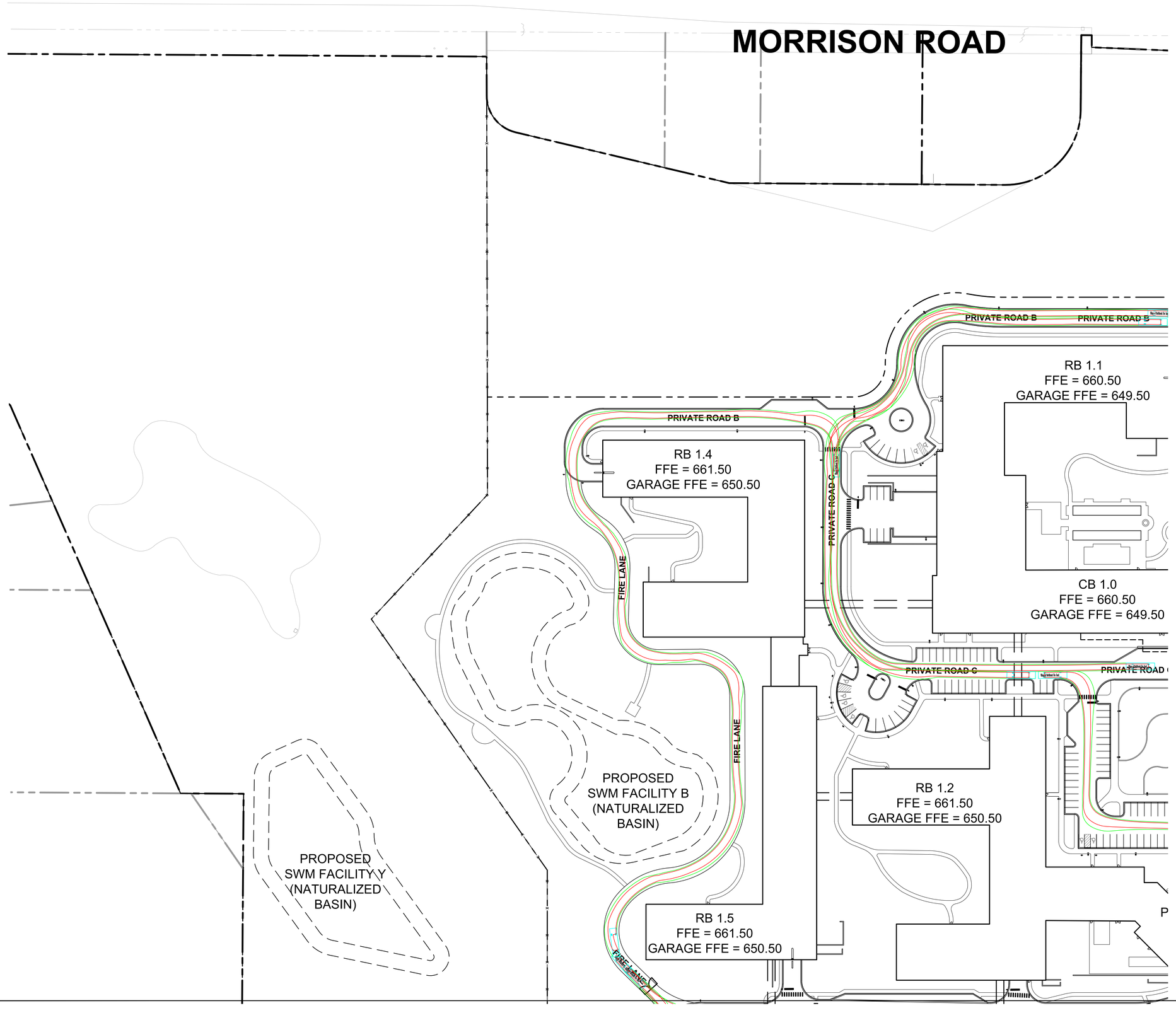

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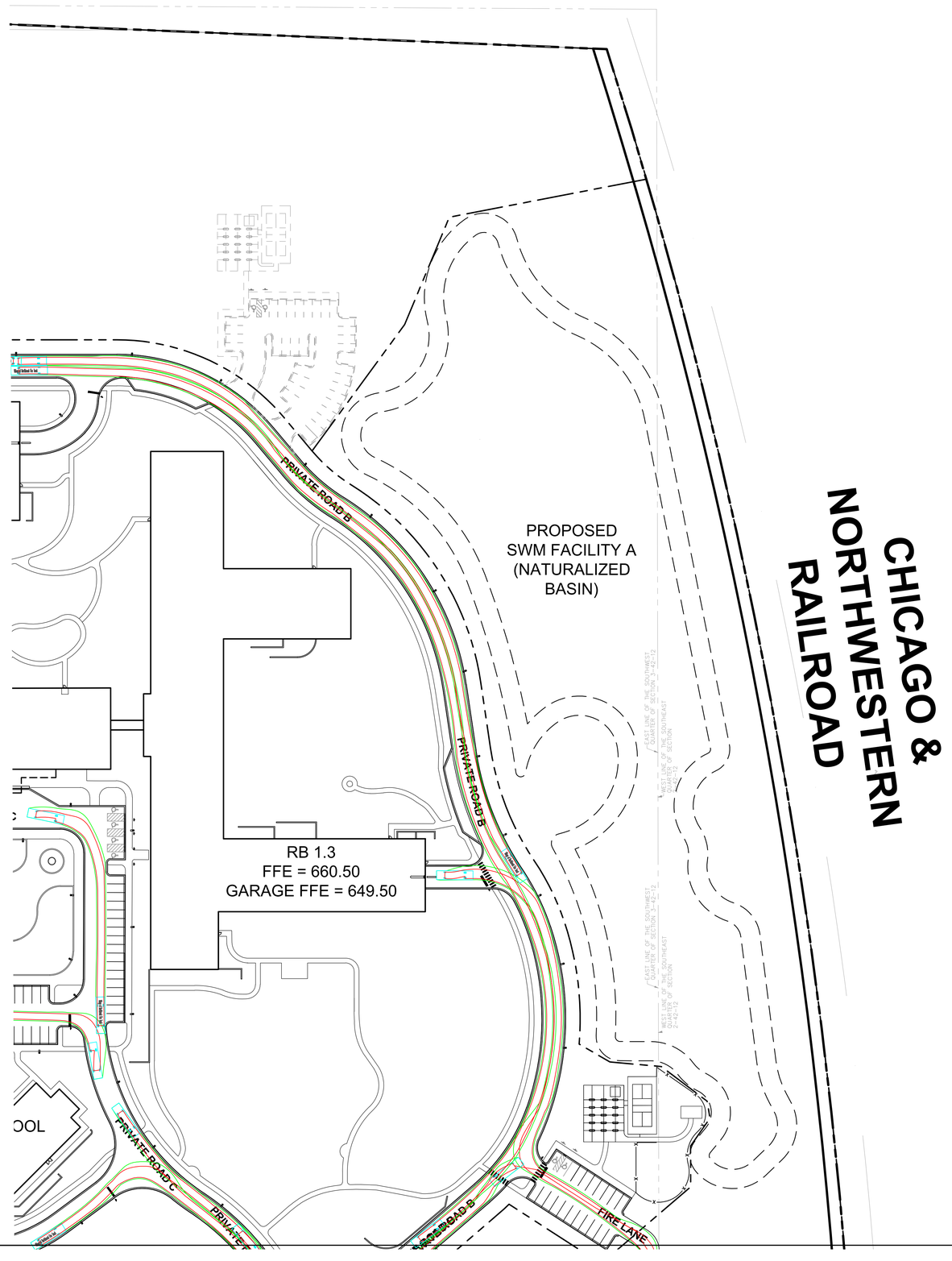
Scale	AS SHOWN

FIRE TRUCK TURN PLAN - NW

C3.34

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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FIRE TRUCK TURN PLAN - NE

C3.35

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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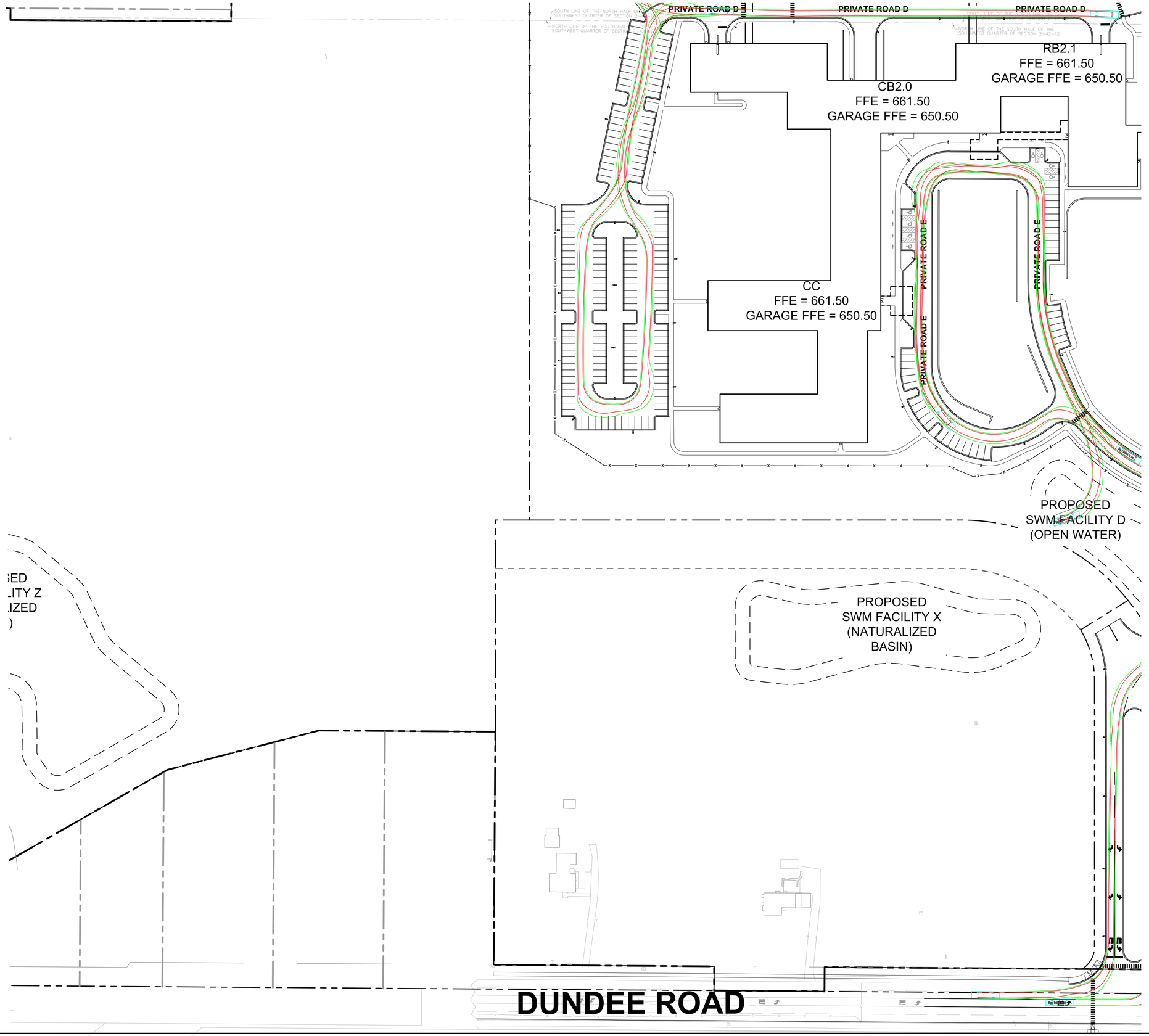

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FIRE TRUCK TURN PLAN - SW

C3.36

Plotted By:Golubok, David Sheet Set:Erickson West Creek Master Plan Layout:C3.36 – FIRE TRUCK TURN PLAN – SW March 31, 2023, 10:15:04am K:\CHS_LDEV\168141011_Erickson_Northbrook_JL\2 Design\CAD\PlanSheets\Master Plan\C8.0 FIRE TRUCK TURN PLAN.dwg
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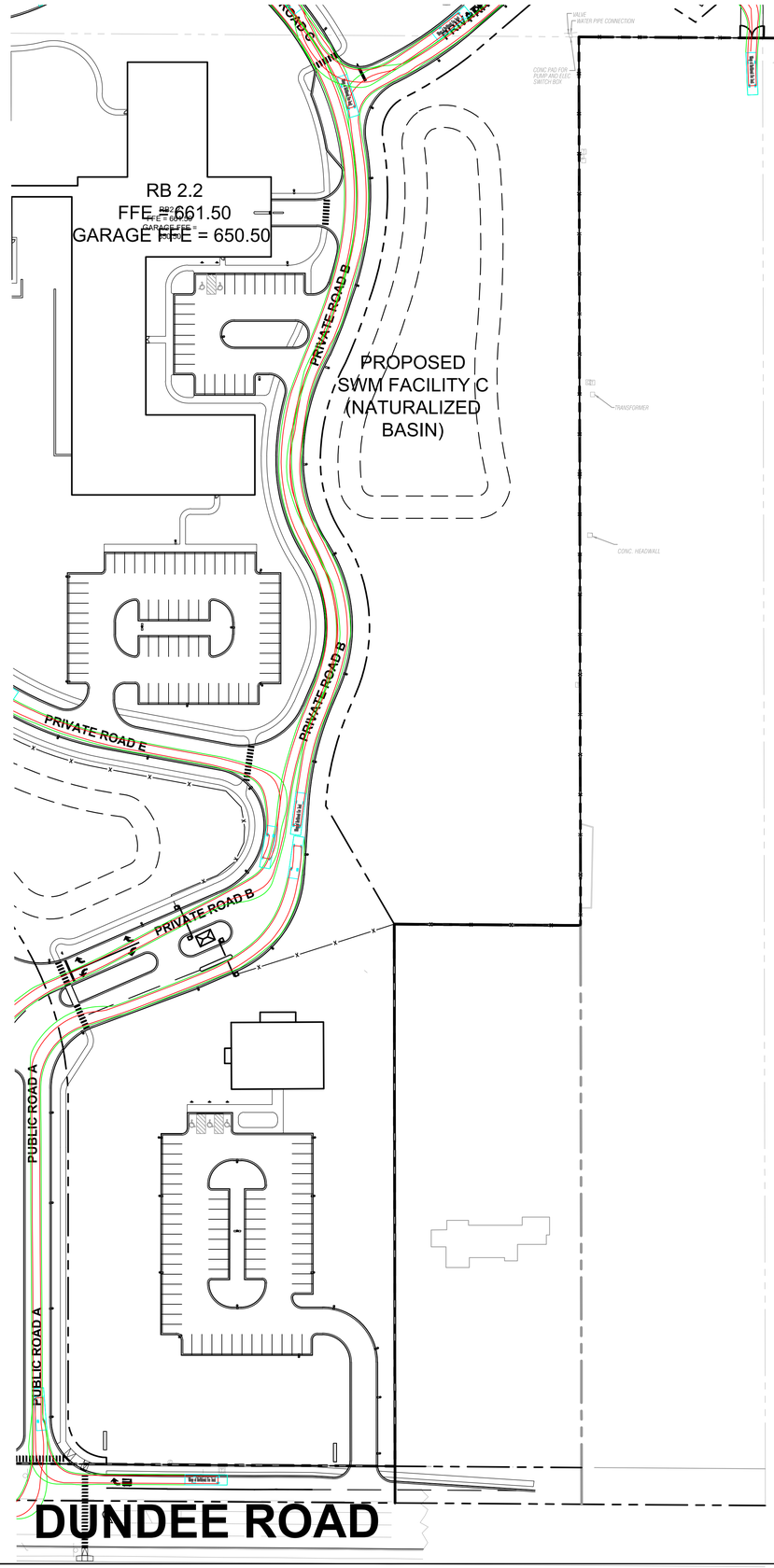

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FIRE TRUCK TURN PLAN - SE

C3.37

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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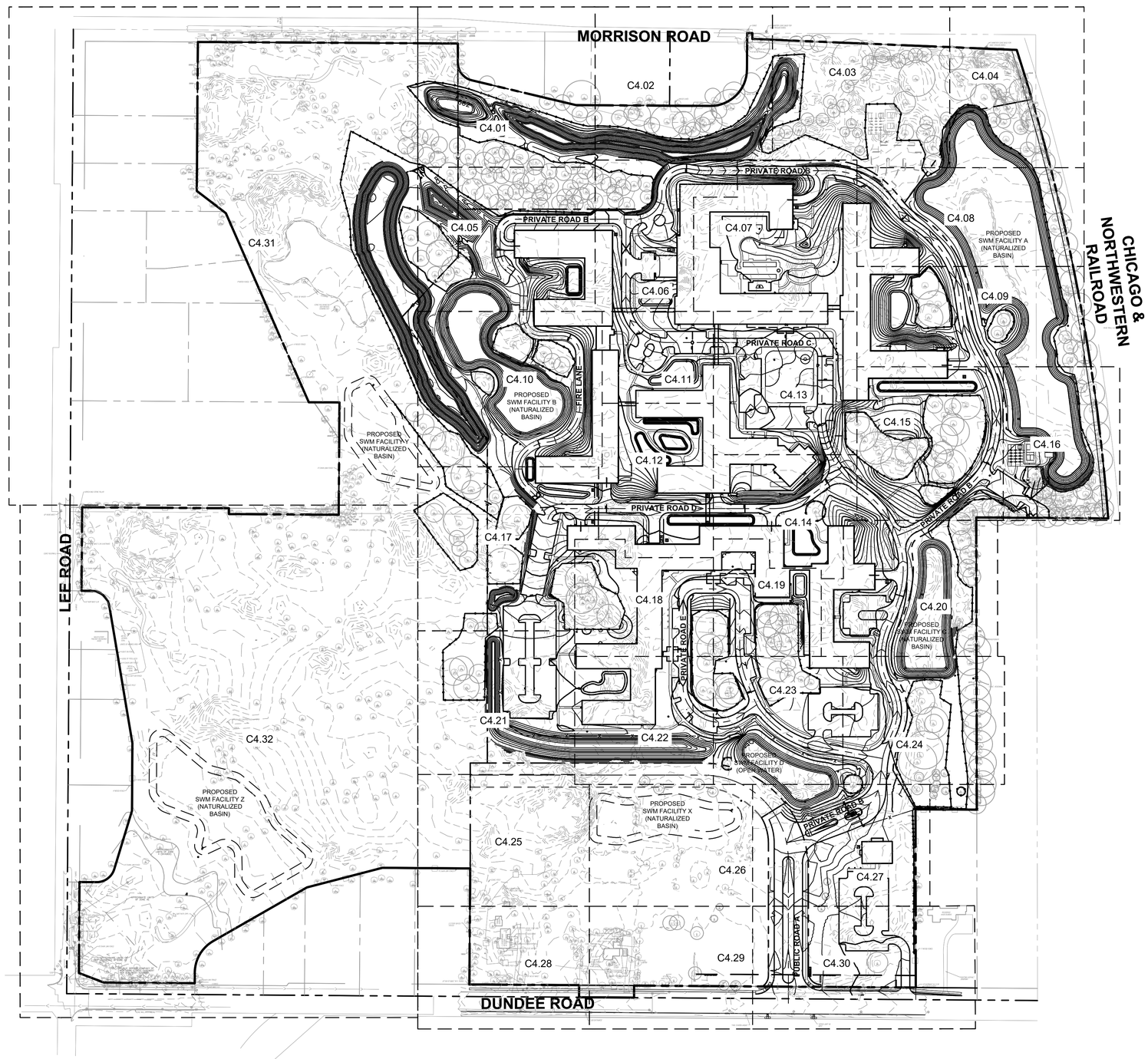

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GRADING LEGEND

TP	= TOP OF PAVEMENT
EP	= EDGE OF PAVEMENT
FL	= FLOW LINE
TC	= TOP OF CURB
ME	= MATCH ELEVATION
TF	= TOP OF FOUNDATION
R	= RIM ELEVATION
TW	= TOP OF WALL
FG	= FINISHED GRADE
TS	= TOP OF STAIRS
BS	= BOTTOM OF STAIRS
650	PROPOSED CONTOUR
650	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	CONCRETE DEPRESSED CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

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KHA Project No.	16814101
Original Issue	01/14/2022
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OVERALL GRADING PLAN

C4.0

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Sampson, Anna Sheet Set:Erickson West Creek Master Plan Layout:C4.0 – OVERALL GRADING PLAN March 31, 2023 10:05:27am K:\CHS_LDEV\168141011_Erickson_Northbrook_JL\2_Design\C4D\PlanSheets\Master Plan\C4.0 – GRADING LAYOUT PLANS.dwg
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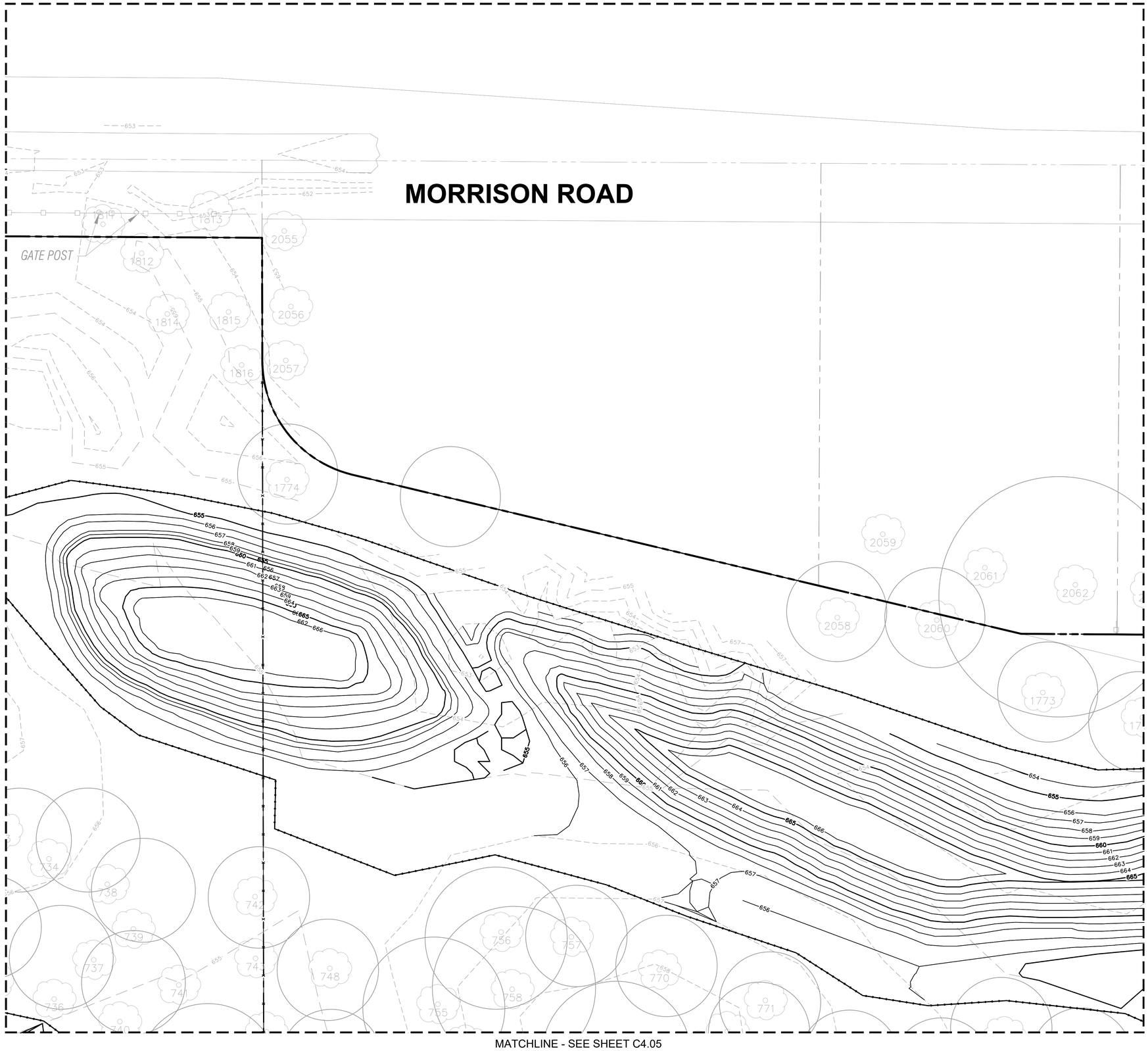

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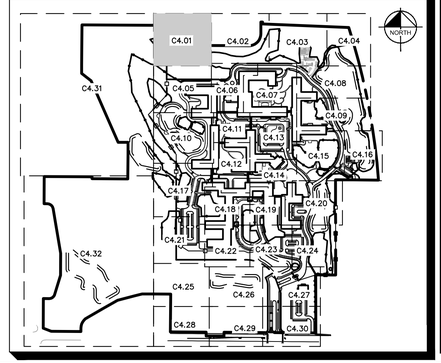
RIP RAP (SEE DETAILS)

KEY MAP



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GRADING PLAN

C4.01

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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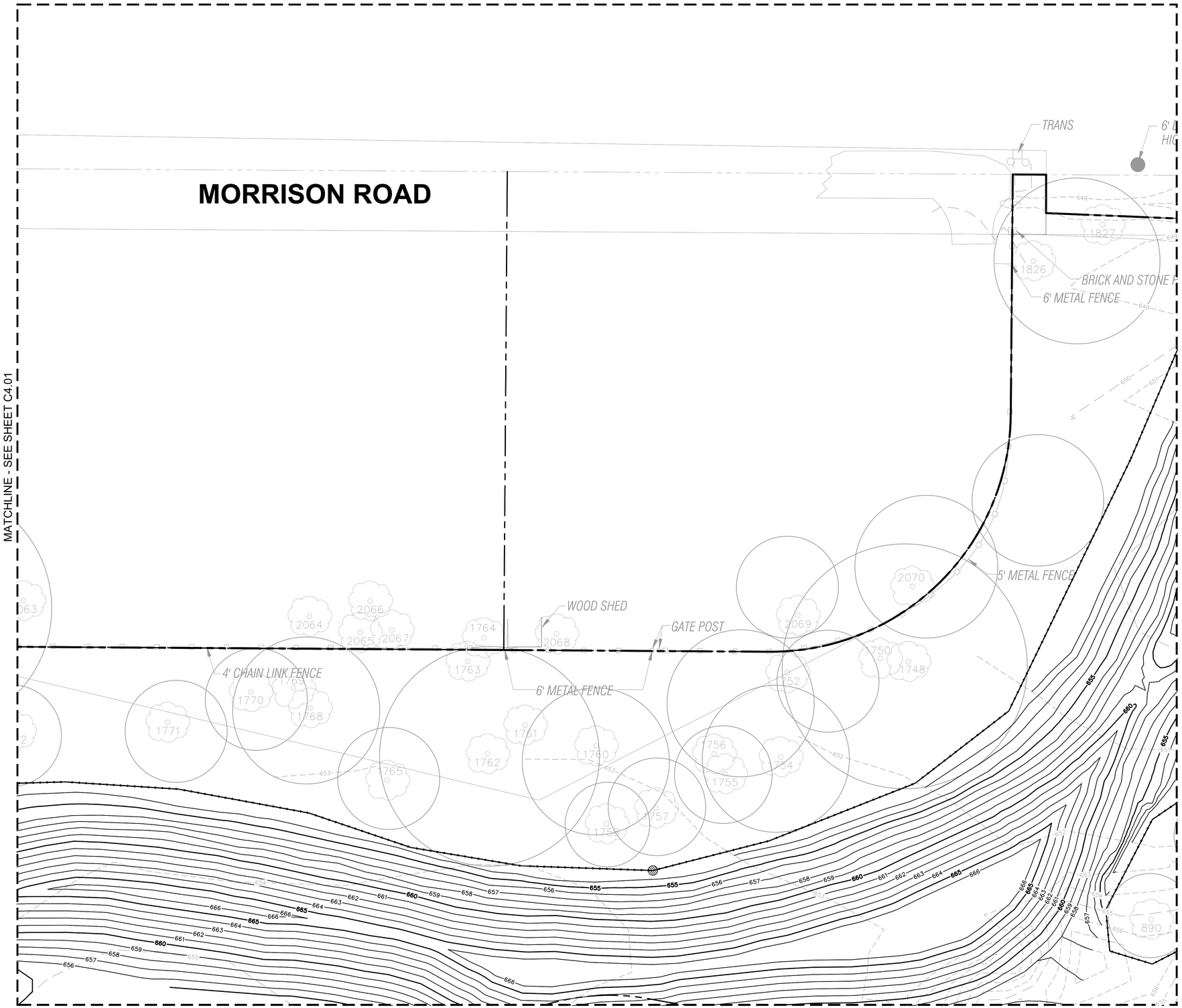

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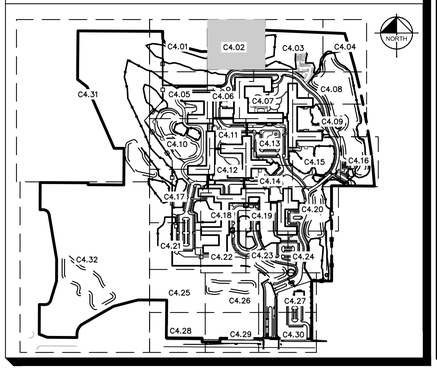

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GRADING PLAN

C4.02

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MATCHLINE - SEE SHEET C4.02

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MATCHLINE - SEE SHEET C4.07

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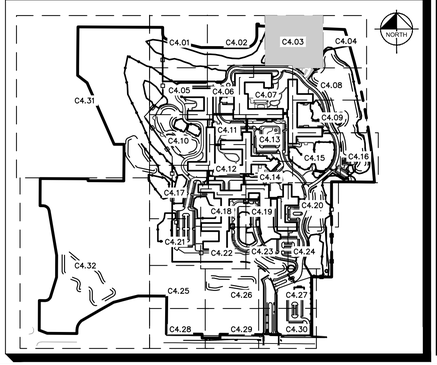
KEY MAP



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GRADING PLAN

C4.03

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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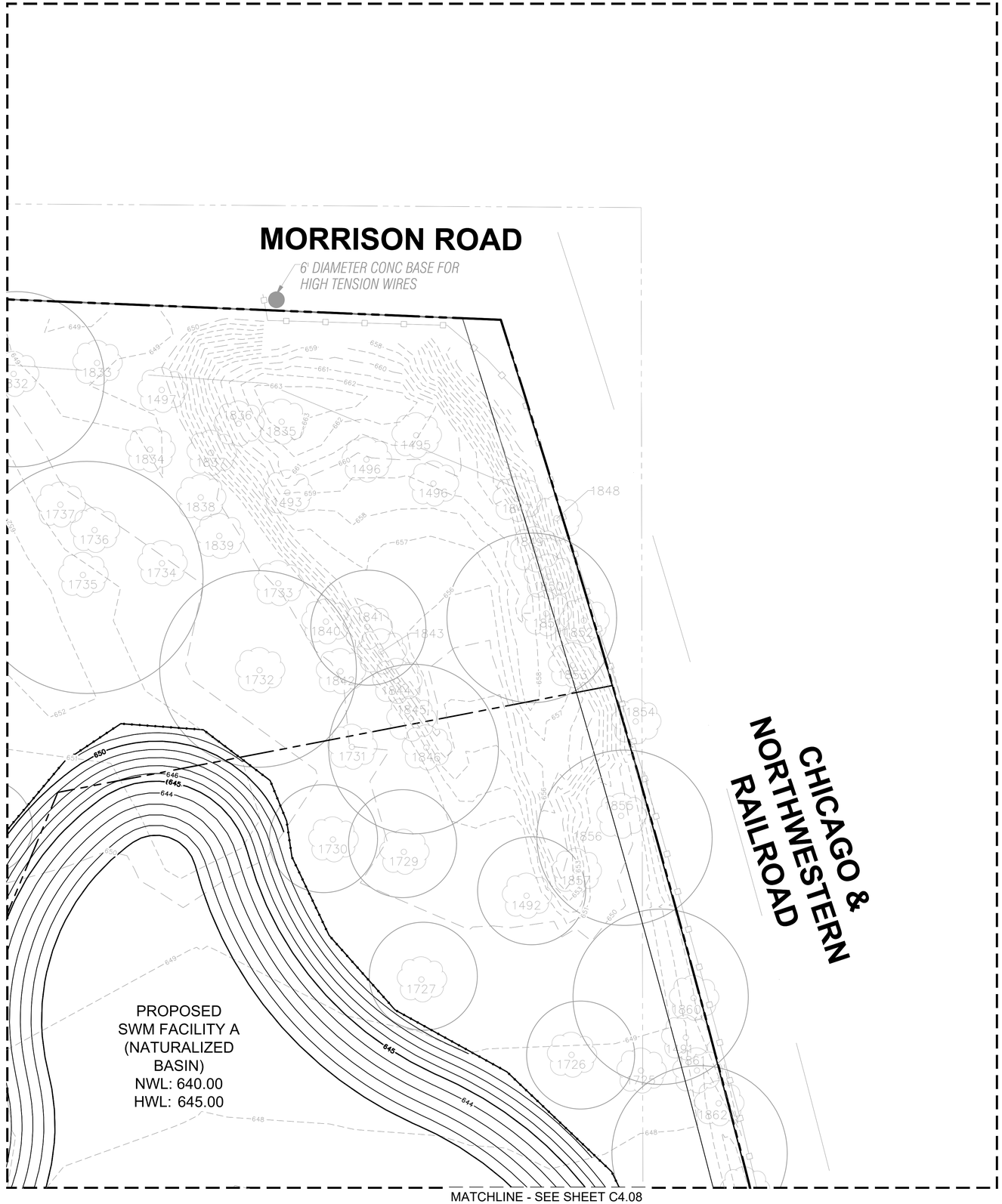

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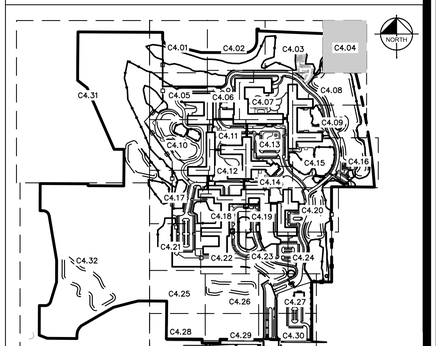

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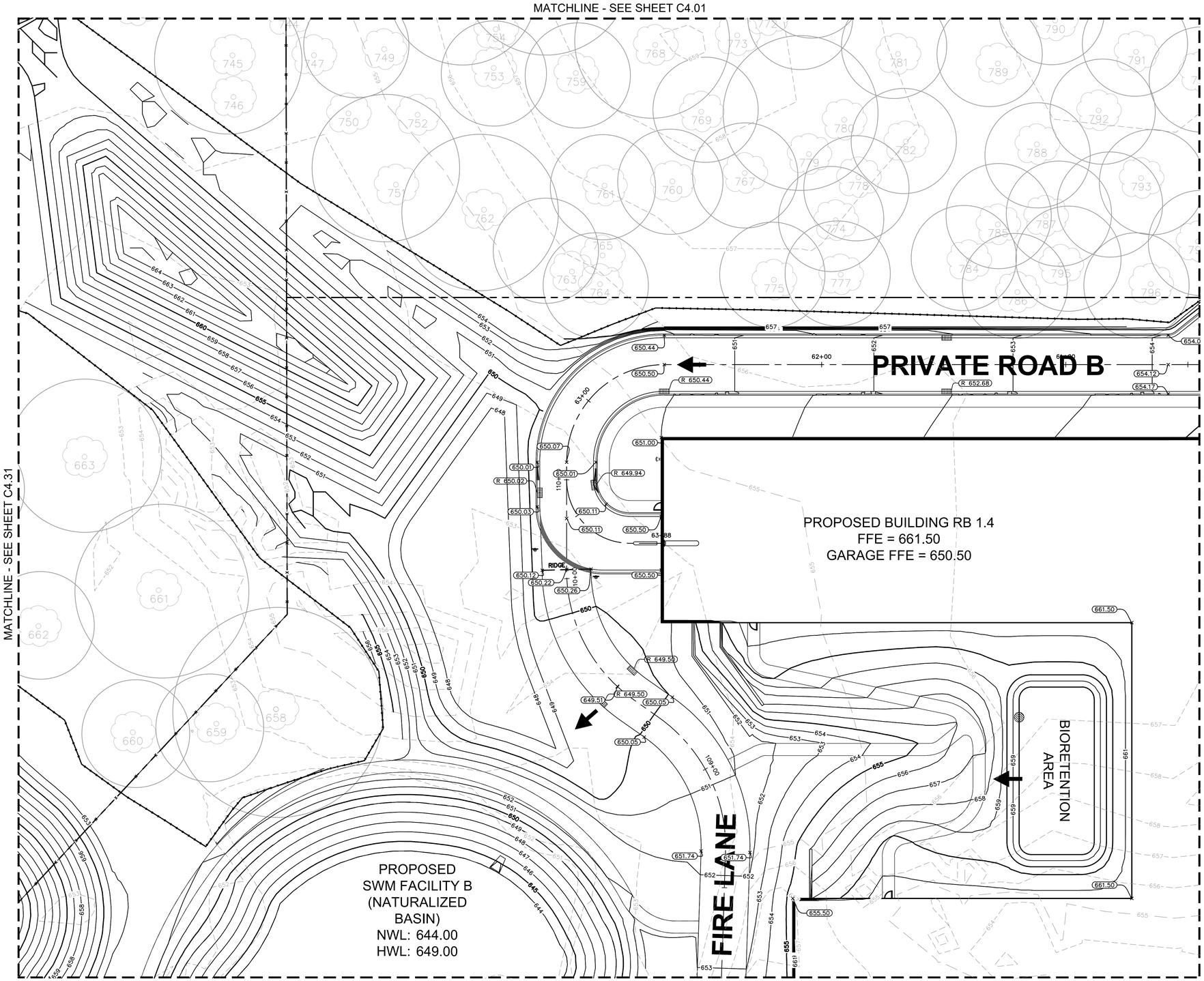

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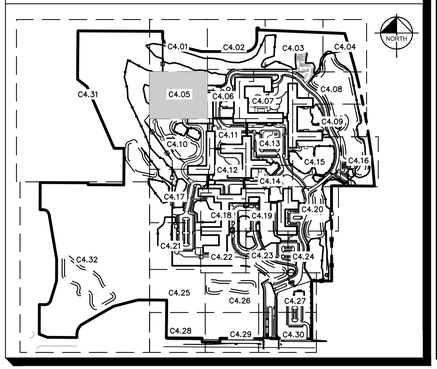

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C4.05

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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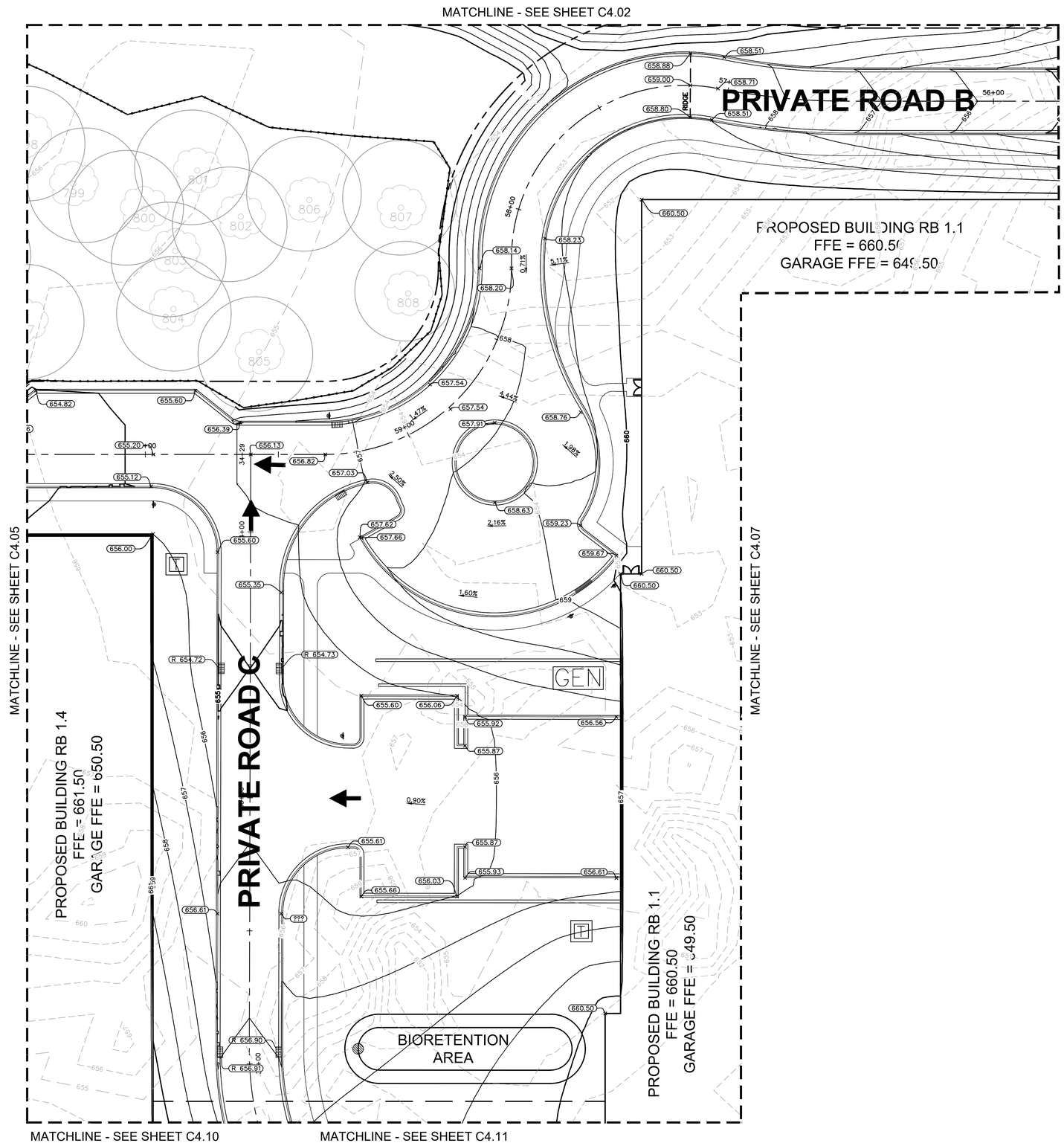

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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
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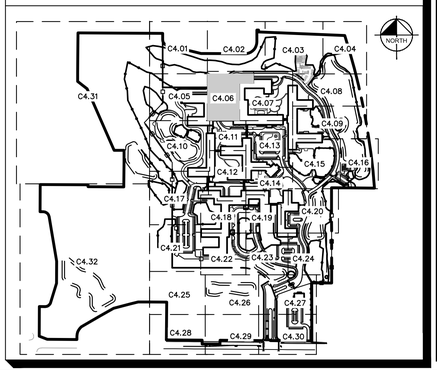
ME	MATCH ELEVATION
TF	TOP OF FOUNDATION
R	RIM ELEVATION
TW	TOP OF WALL
FG	FINISHED GRADE
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
650	PROPOSED CONTOUR
650	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	CONCRETE DEPRESSED CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

KEY MAP



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3	REVISED SITE PLAN	11/28/2022
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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
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GRADING PLAN

C4.06

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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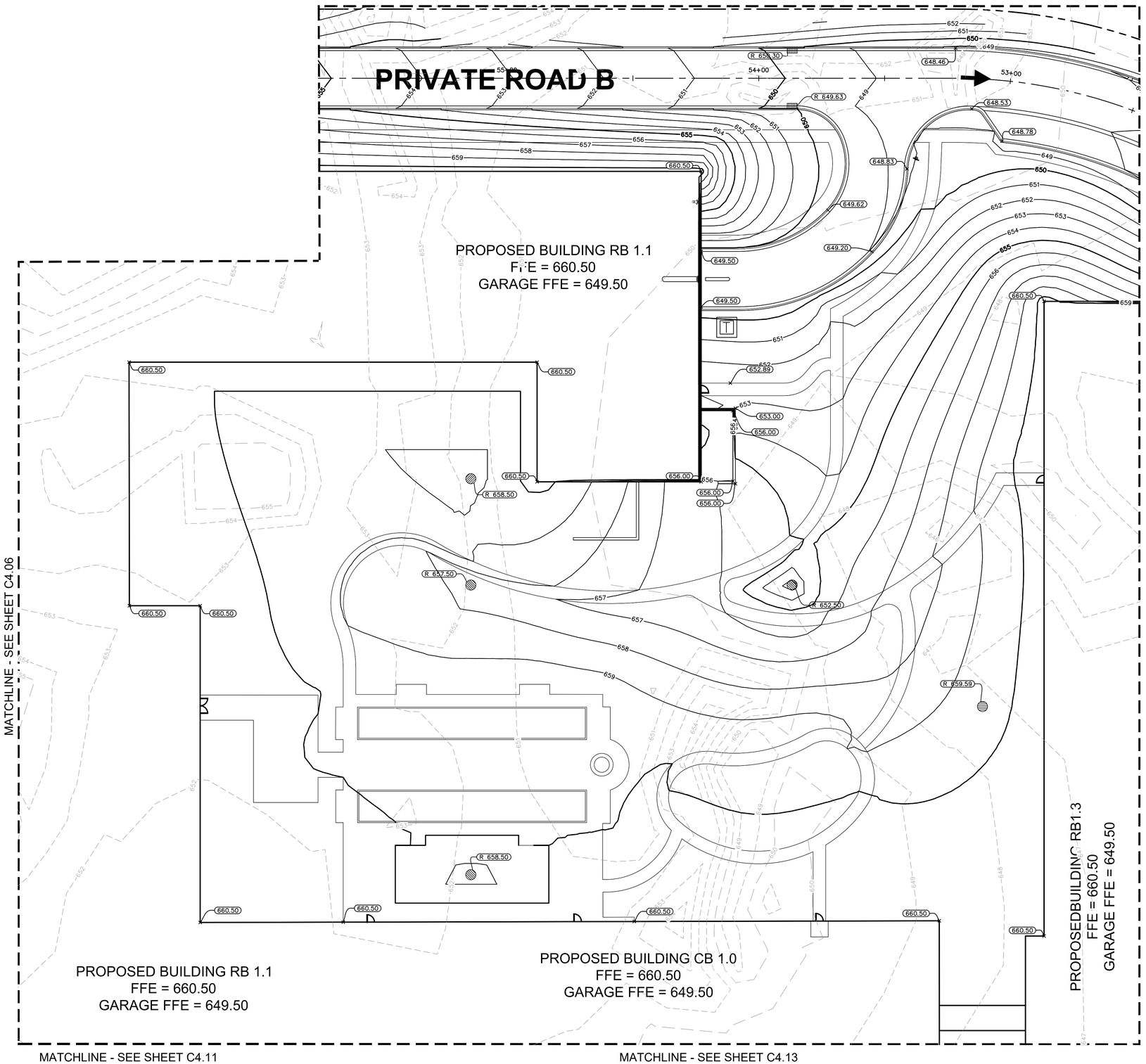
MATCHLINE - SEE SHEET C4.03



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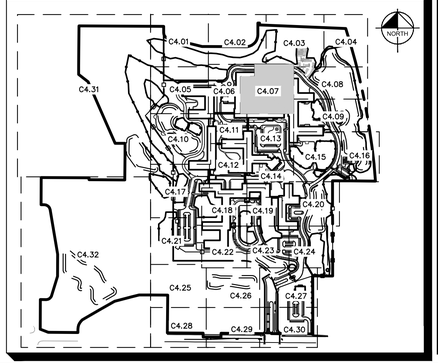
KEY MAP



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GRADING PLAN

C4.07

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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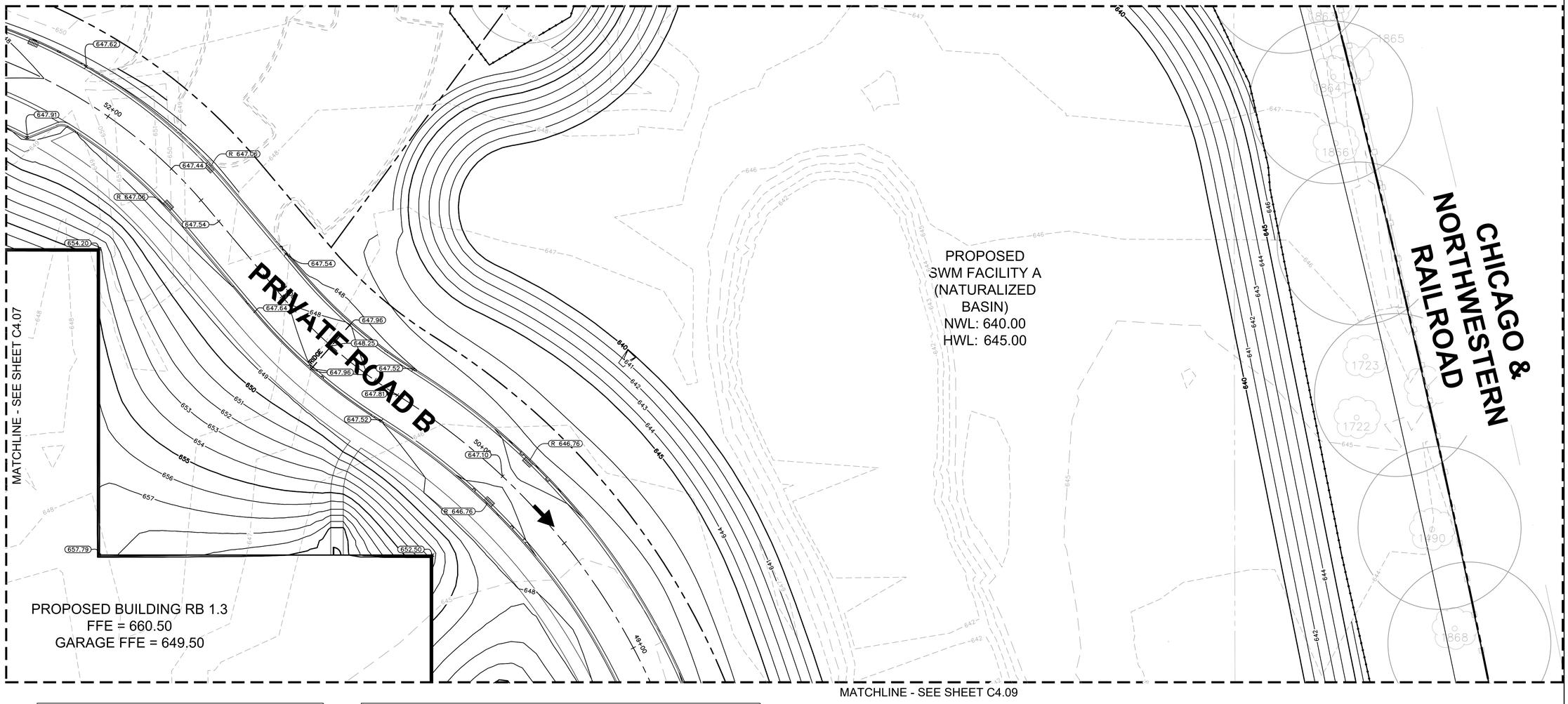

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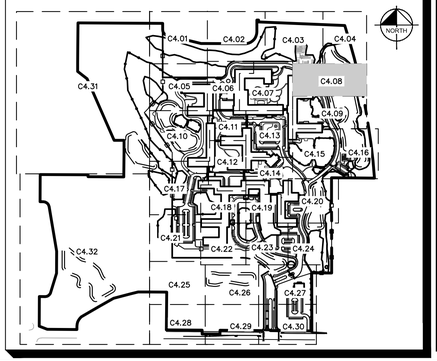
KEY MAP



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Original Issue	01/14/2022
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GRADING PLAN

C4.08

Attachment: J1 - Preliminary Engineering Plans part1 (6549 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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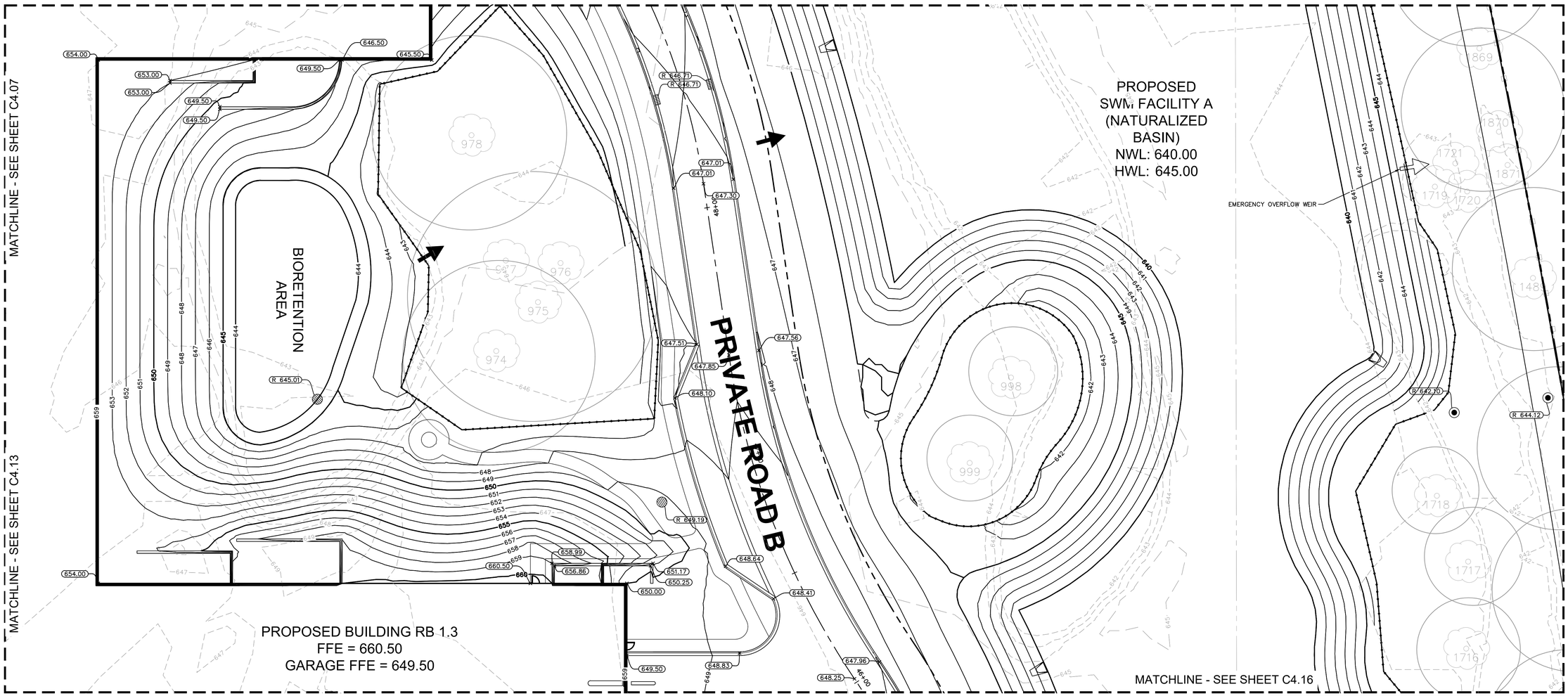

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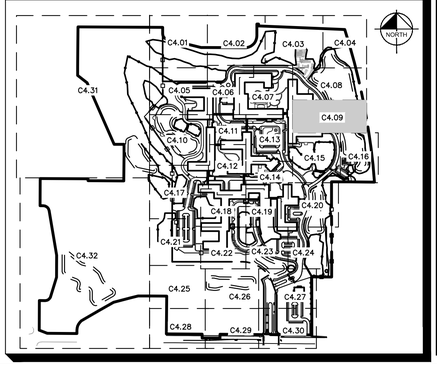
KEY MAP



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Original Issue	01/14/2022
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GRADING PLAN

C4.09

Attachment: J1 - Preliminary Engineering Plans part1 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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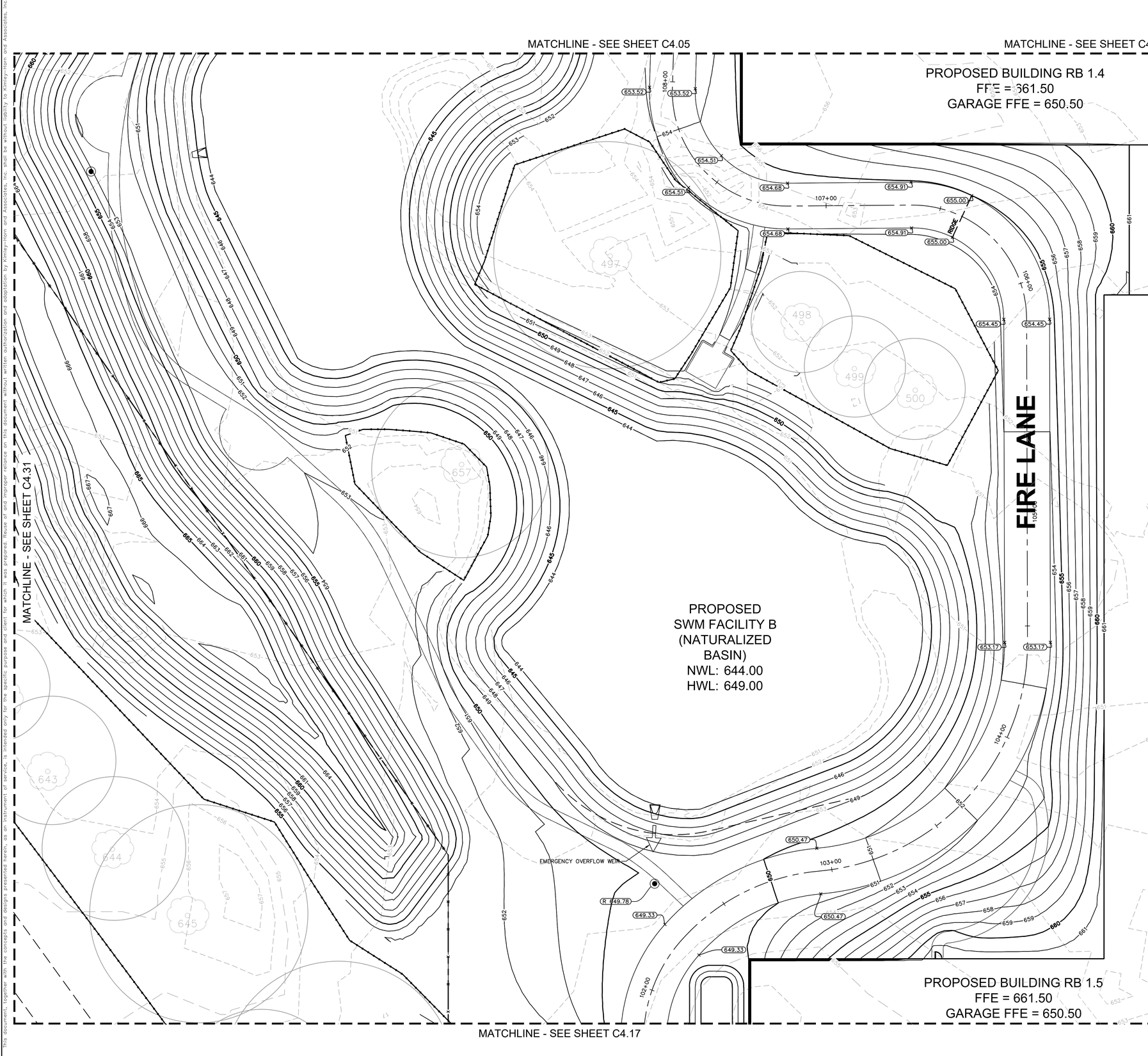

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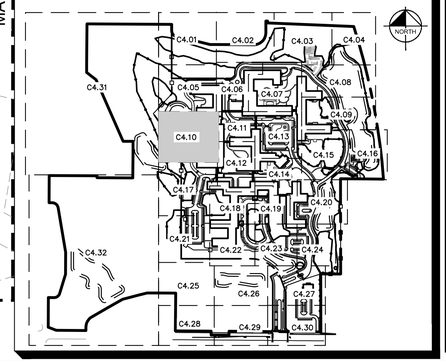

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GRADING PLAN

C4.10

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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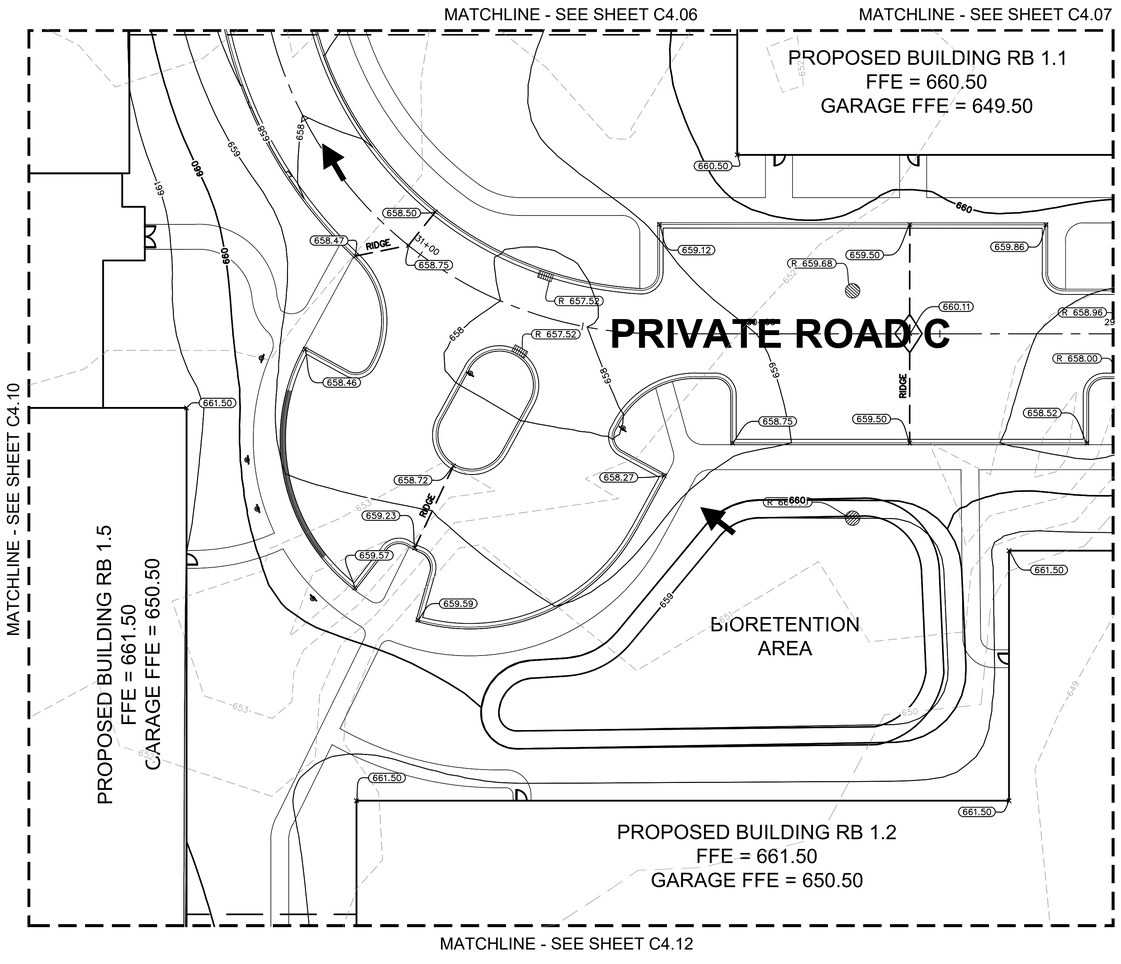

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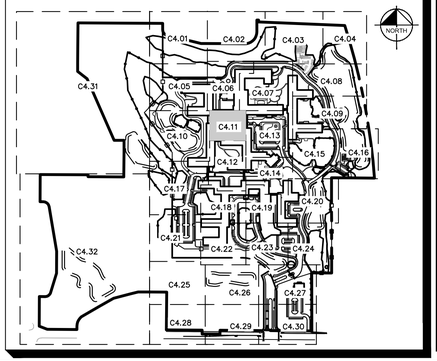
KEY MAP



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KHA Project No.	16814101
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GRADING PLAN

C4.11

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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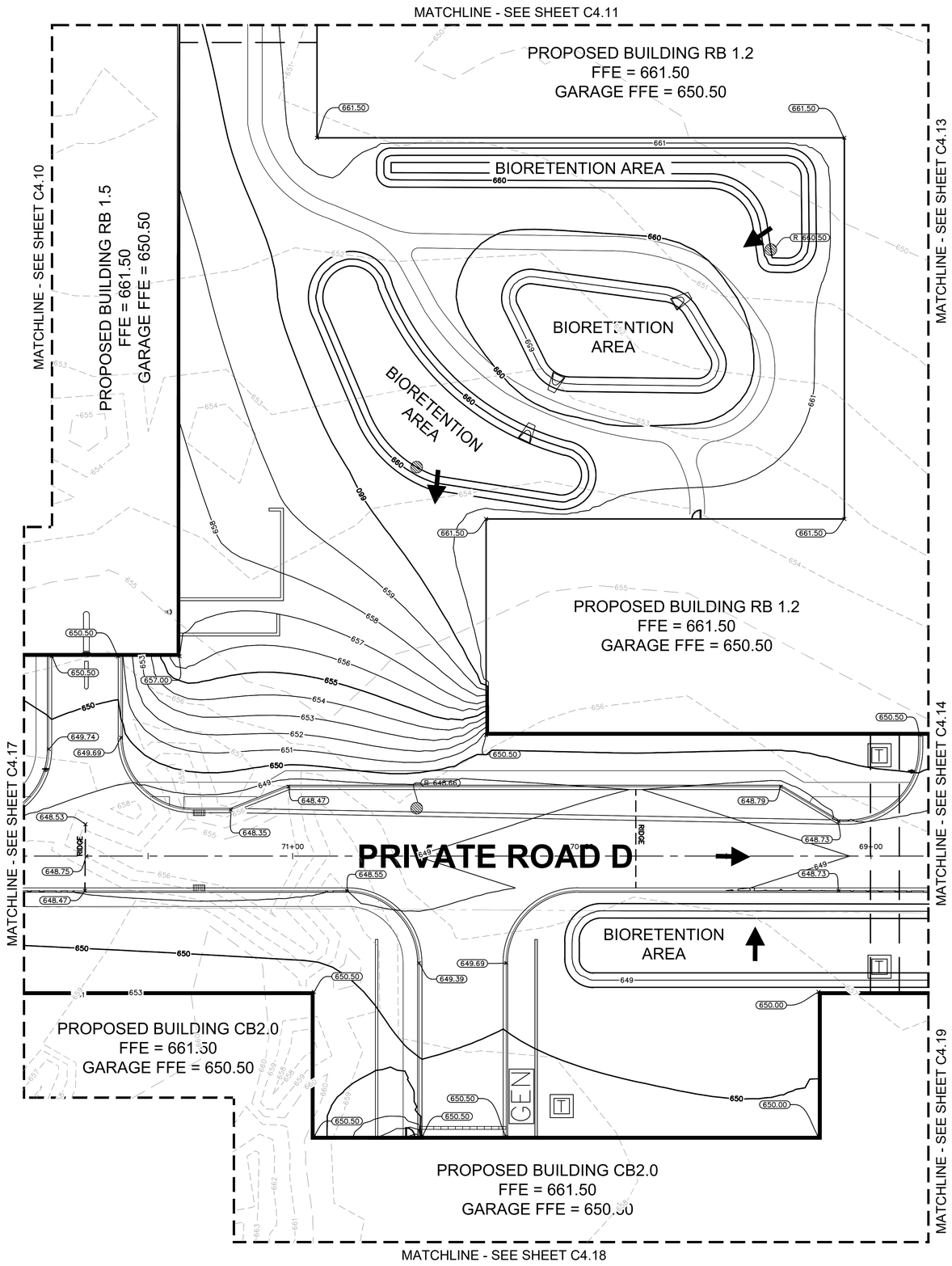

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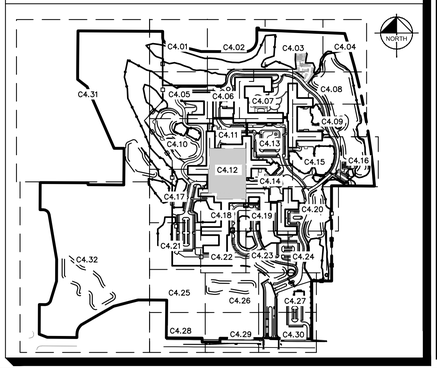

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C4.12

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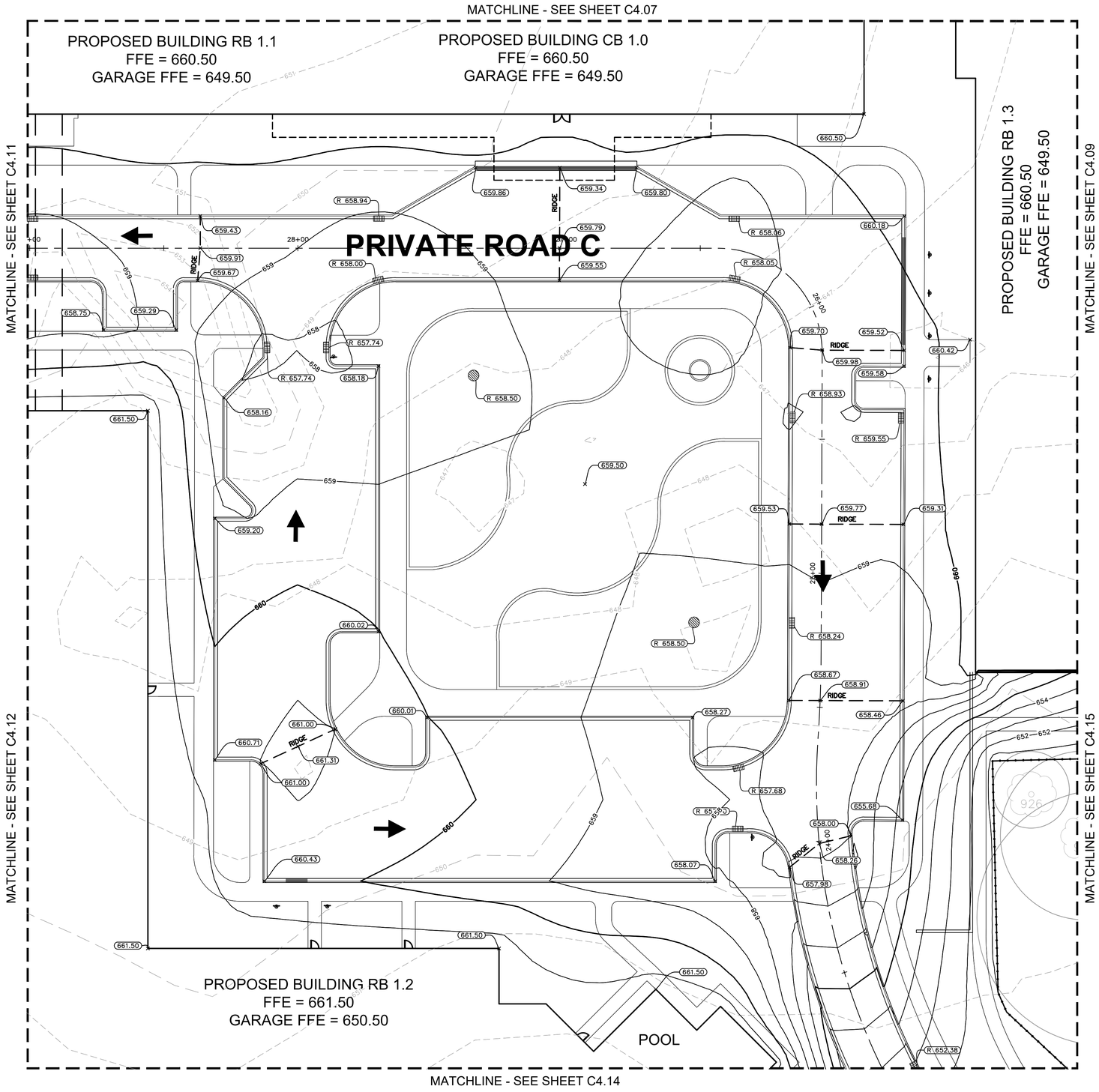

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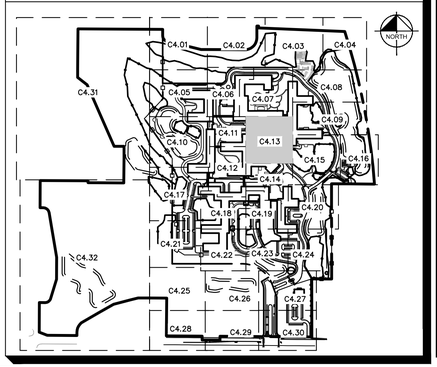

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C4.13

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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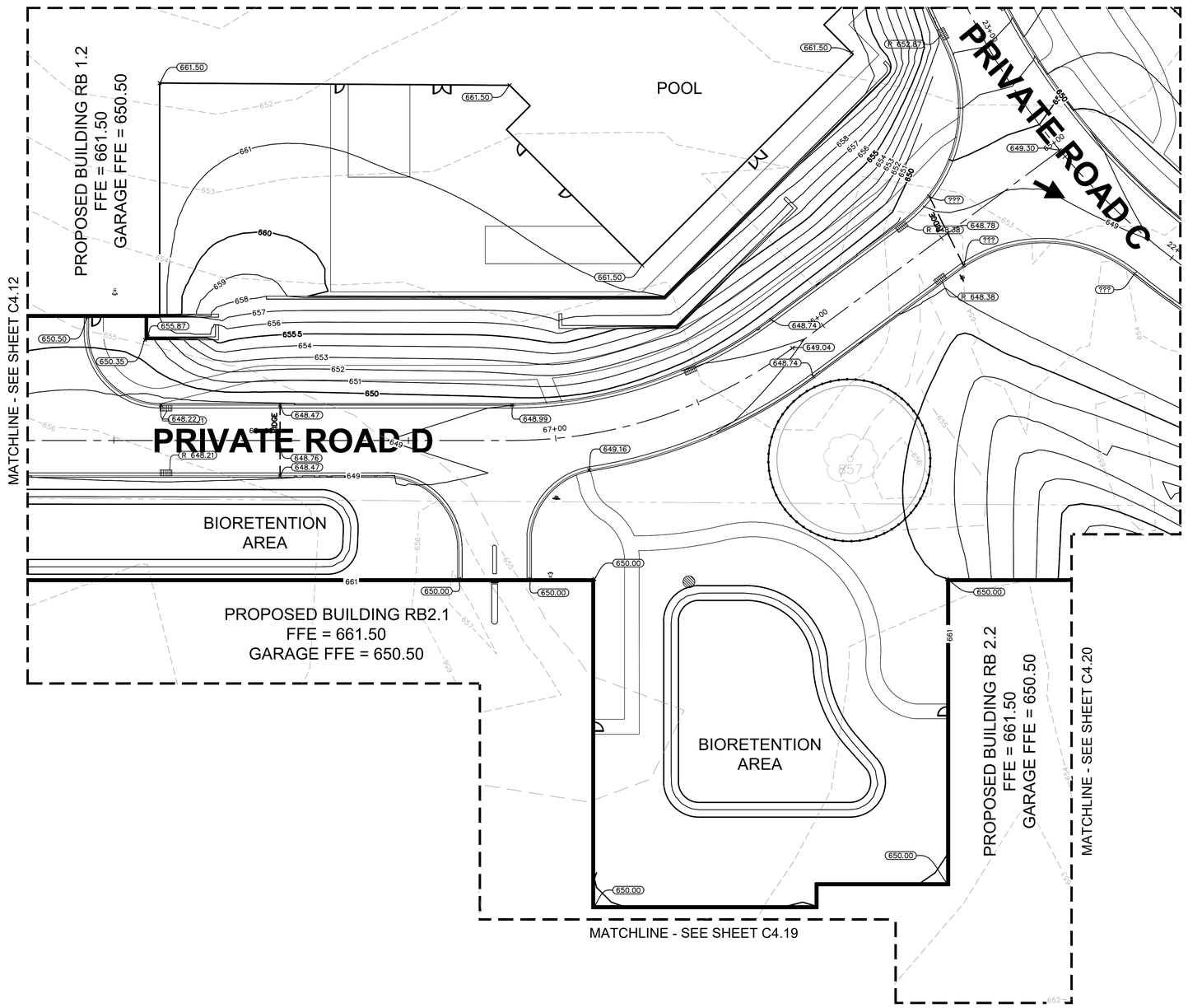

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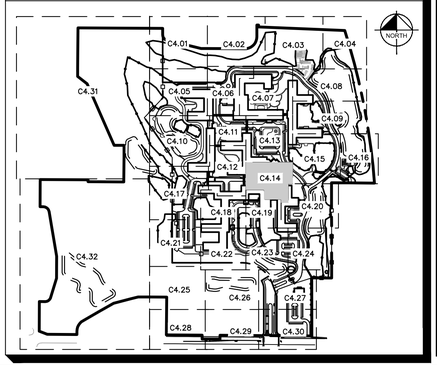

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C4.14

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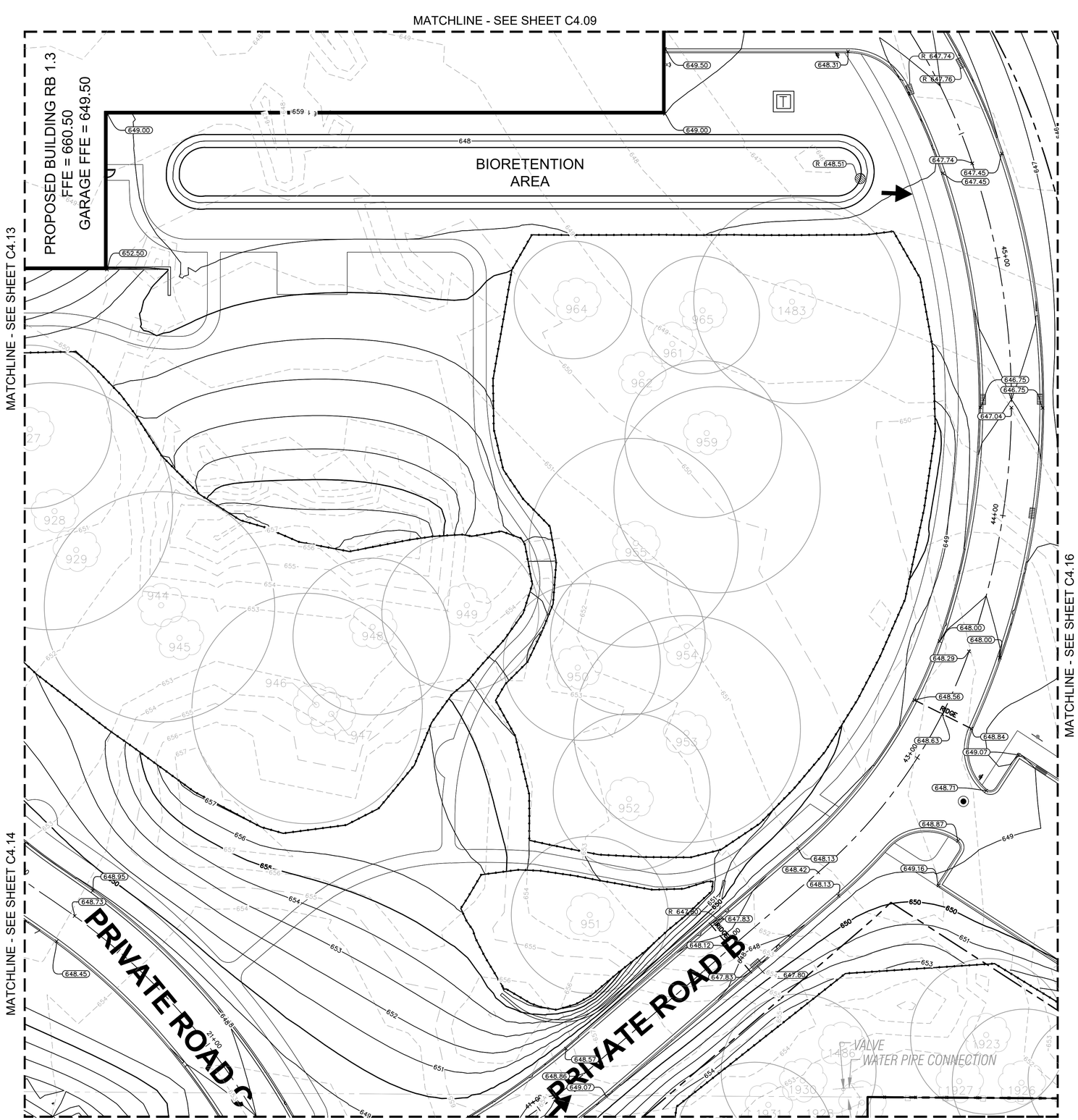

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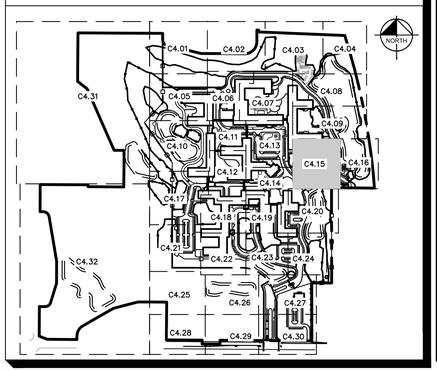

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C4.15

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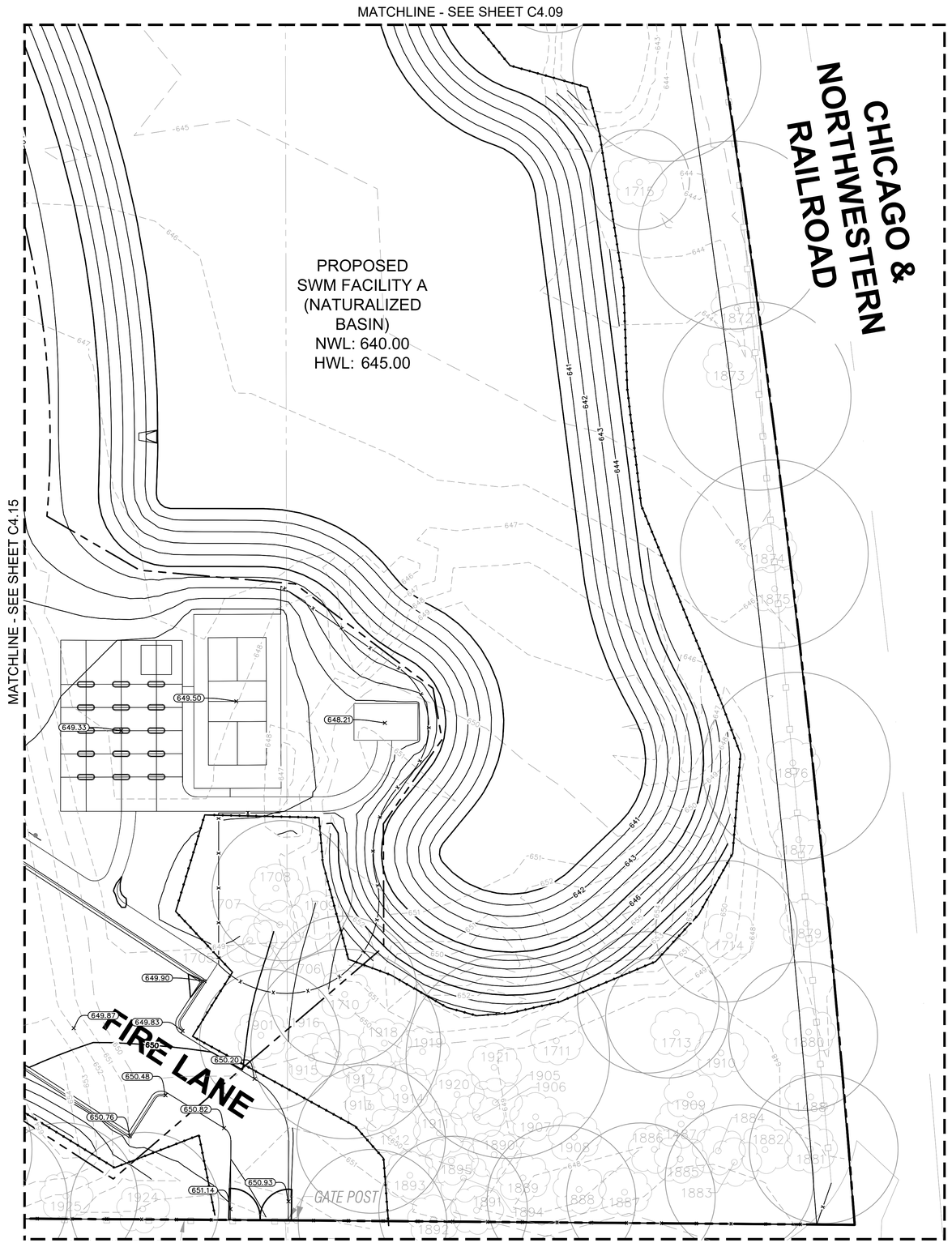

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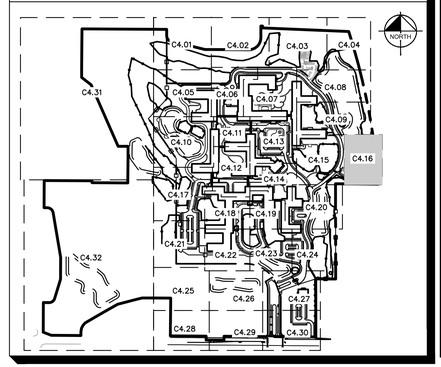
650 — EXISTING CONTOUR
RIDGE — RIDGE LINE
X.XX% — SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
PROPOSED RETAINING WALL
CONCRETE DEPRESSED CURB AND GUTTER
AR — ACCESSIBLE ROUTE
RIP RAP (SEE DETAILS)

KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

GRADING PLAN

C4.16

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Sampson, Anna Sheet Set: Erickson West Creek Master Plan Layout: C4.16 - GRADING LAYOUT PLANS March 31, 2023 10:09:47am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C4.0 - GRADING LAYOUT PLANS.dwg
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MATCHLINE - SEE SHEET C4.10

MATCHLINE - SEE SHEET C4.31

MATCHLINE - SEE SHEET C4.32

MATCHLINE - SEE SHEET C4.12

MATCHLINE - SEE SHEET C4.18

MATCHLINE - SEE SHEET C4.21

PROPOSED SWM FACILITY Y (NATURALIZED BASIN)
NWL: 648.00
HWL: 653.00

PROPOSED BUILDING RB 1.5
FFE = 661.50
GARAGE FFE = 650.50

PROPOSED BUILDING CB2.0
FFE = 661.50
GARAGE FFE = 650.50

FIRE LANE

BIORETENTION AREA

PRIVATE ROAD D

RIDGE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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GRADING NOTES

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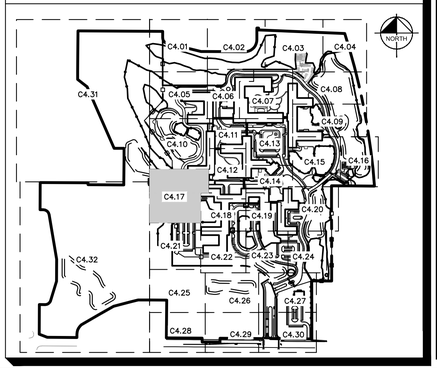
KEY MAP



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Seal:

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GRADING PLAN

C4.17

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Sampson, Anna Sheet Set:Erickson West Creek Master Plan Layout:C4.17 – GRADING LAYOUT PLANS March 31, 2023 10:10:04am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2_Design\CAD\PlanSheets\Master Plan\C4.0 – GRADING LAYOUT PLANS.dwg
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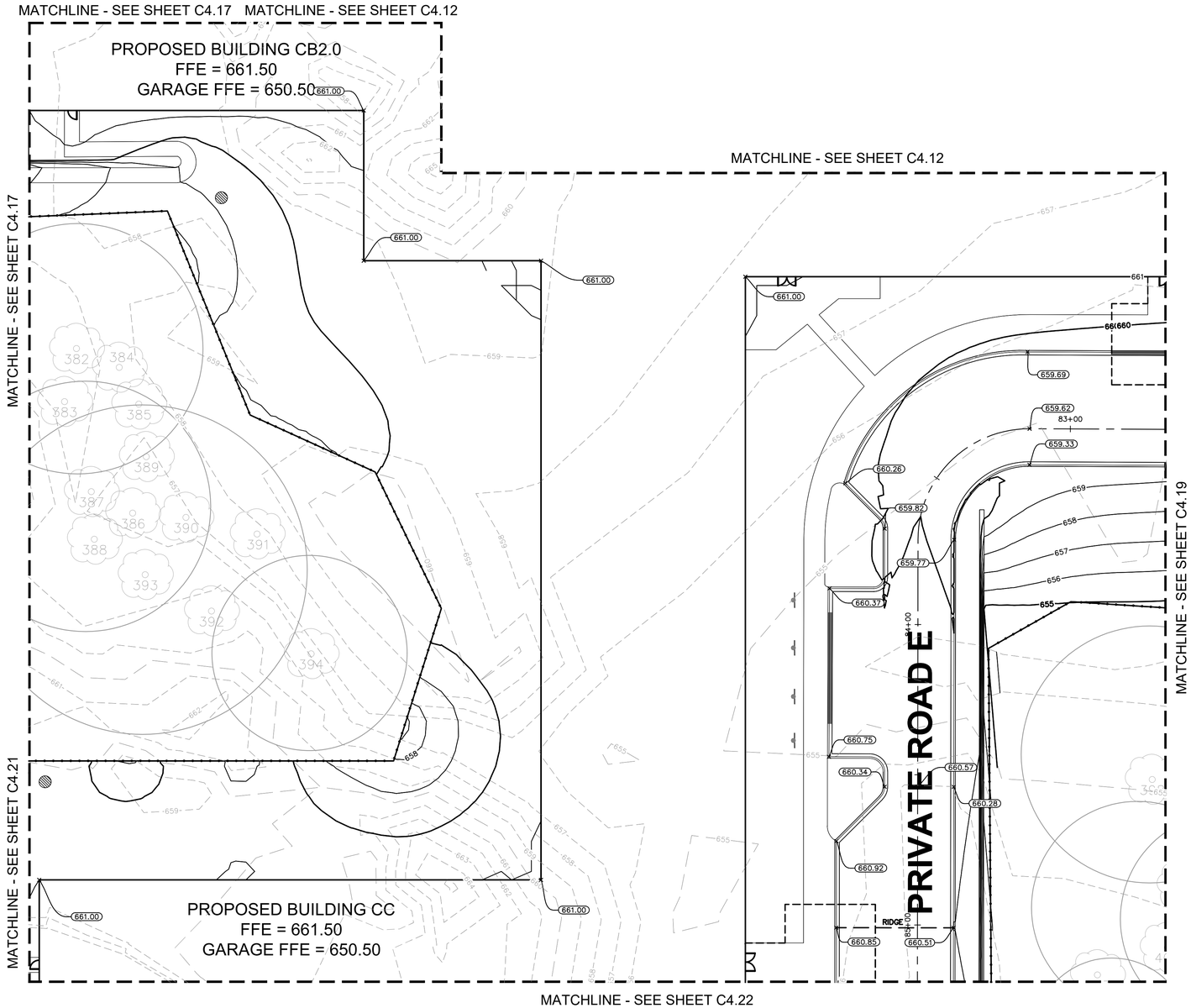

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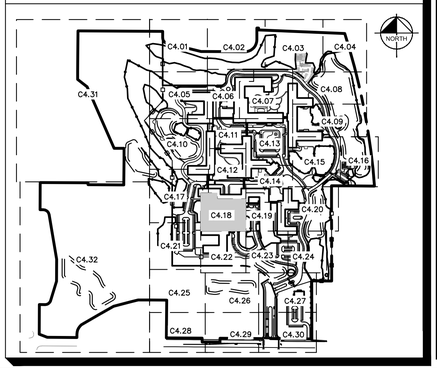
KEY MAP



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GRADING PLAN

C4.18

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Sampson, Anna Sheet Set: Erickson West Creek Master Plan Layout: C4.18 -- GRADING LAYOUT PLANS March 31, 2023 10:10:21am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C4.0 -- GRADING LAYOUT PLANS.dwg
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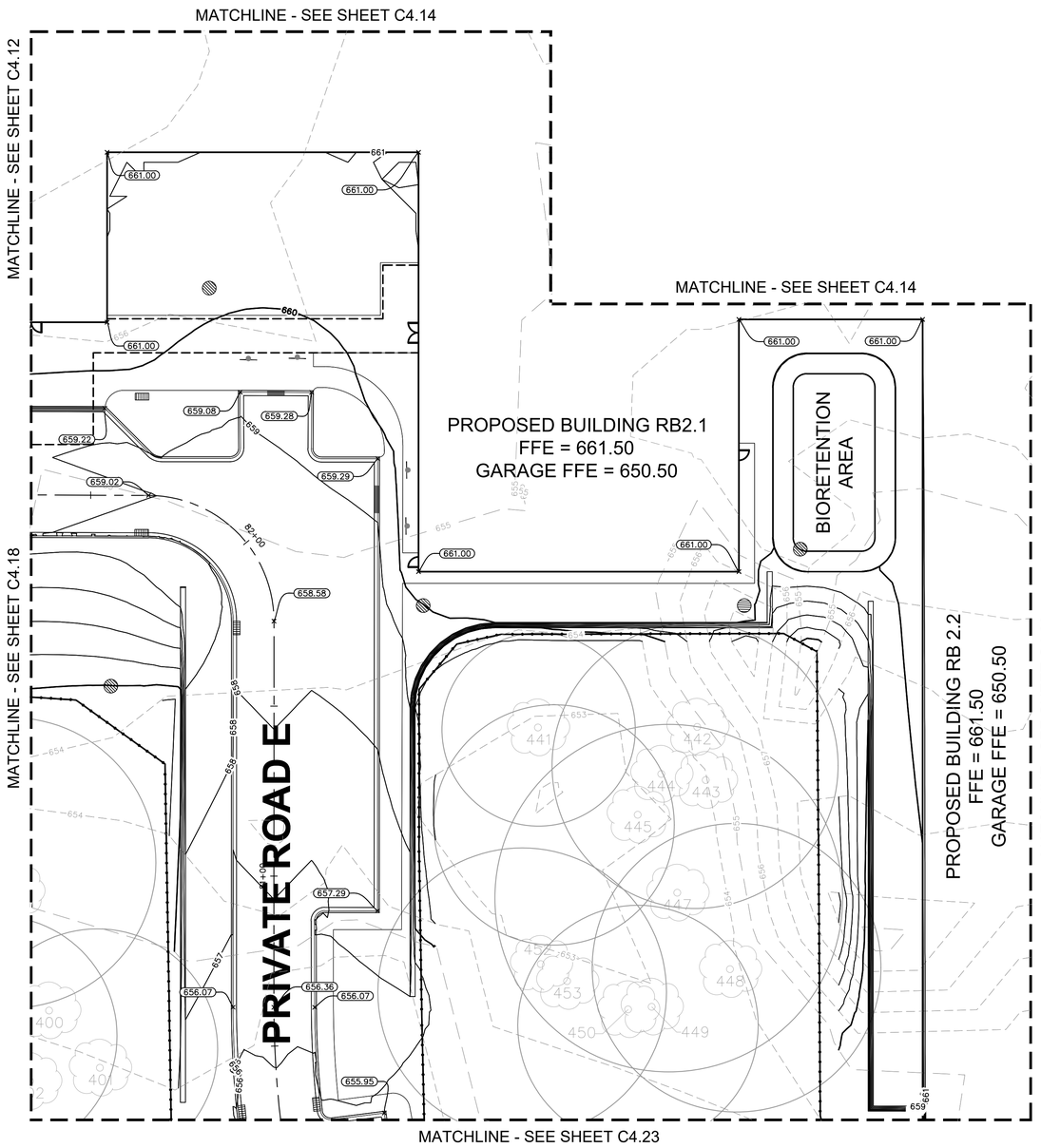

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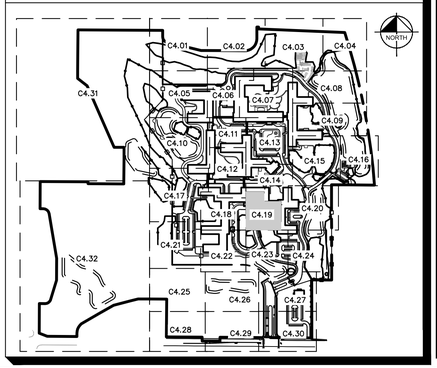
KEY MAP



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C4.19

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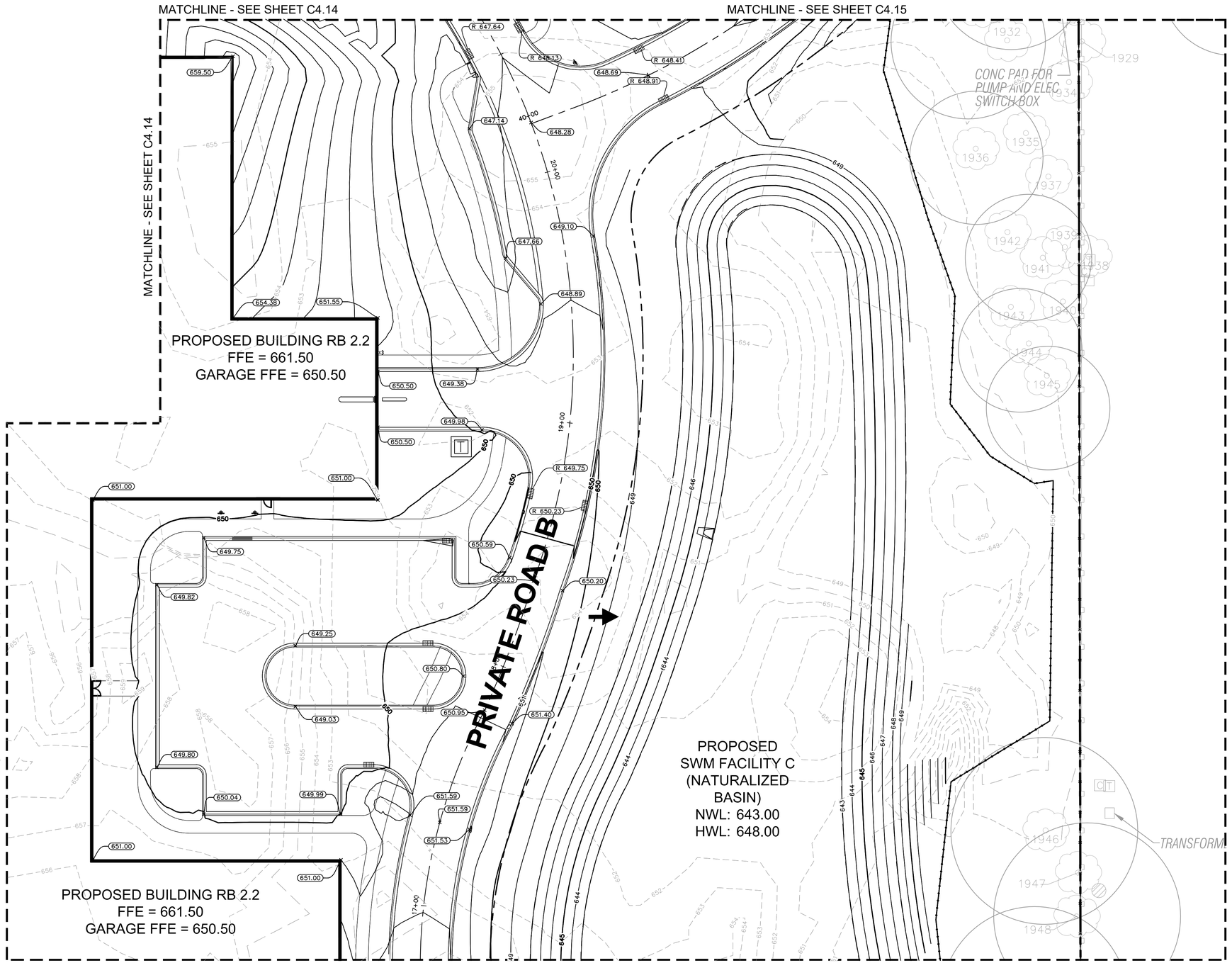
Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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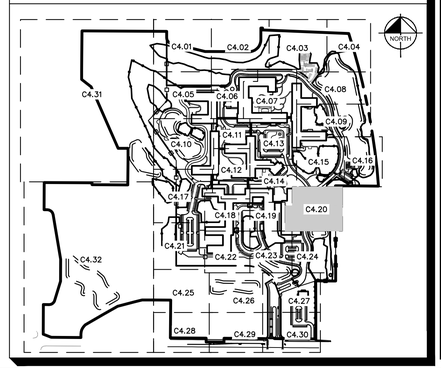

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GRADING PLAN

C4.20

Attachment: 32- Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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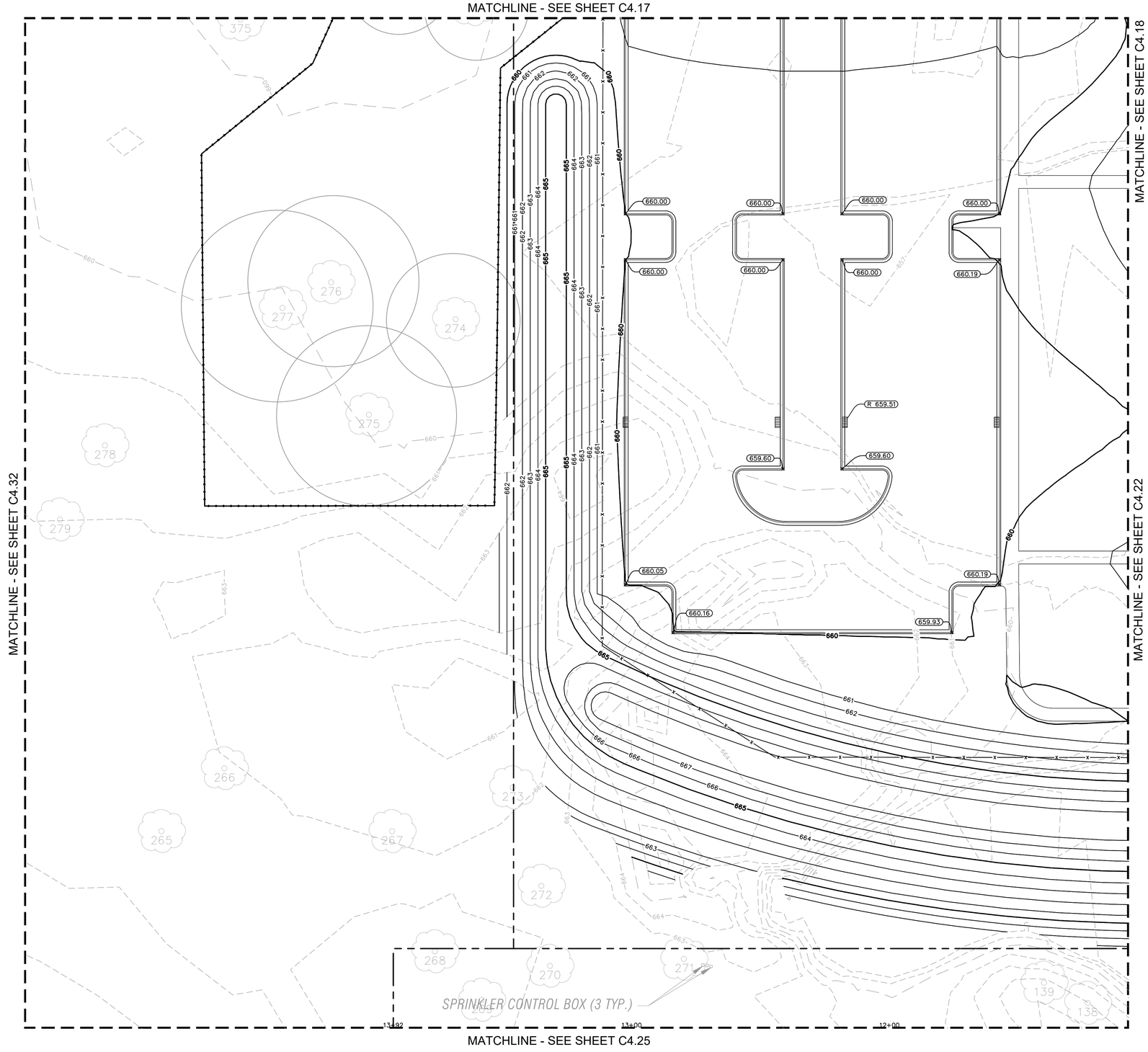

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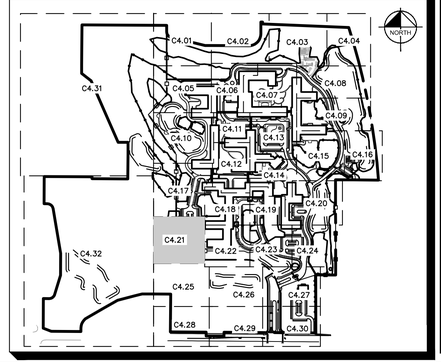
650	PROPOSED CONTOUR
650	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	CONCRETE DEPRESSED CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

GRADING PLAN

C4.21

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Sampson, Anna Sheet Set: Erickson West Creek Master Plan Layout: C4.21 — GRADING LAYOUT PLANS March 31, 2023 10:11:05am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C4.0 — GRADING LAYOUT PLANS.dwg
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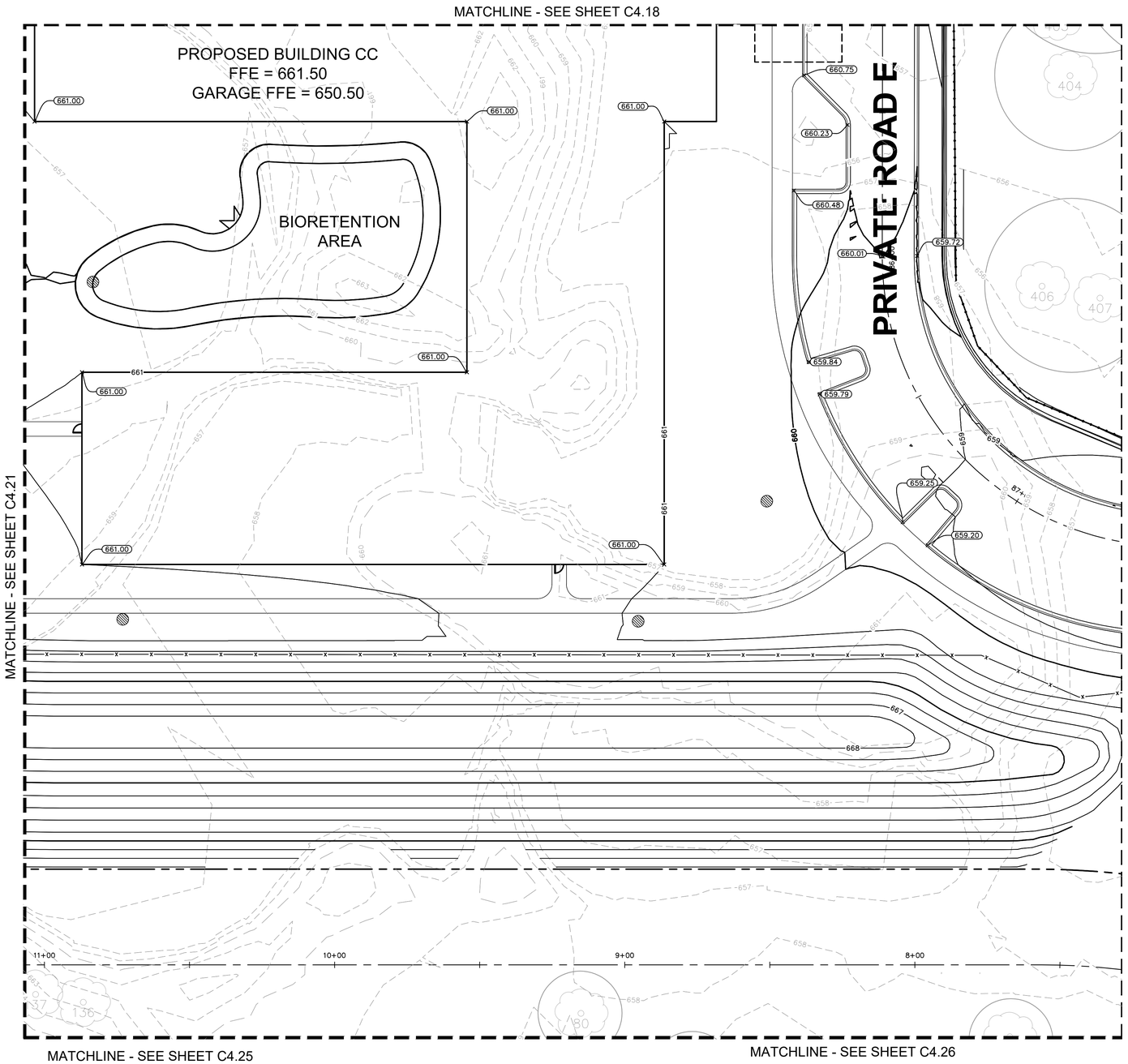

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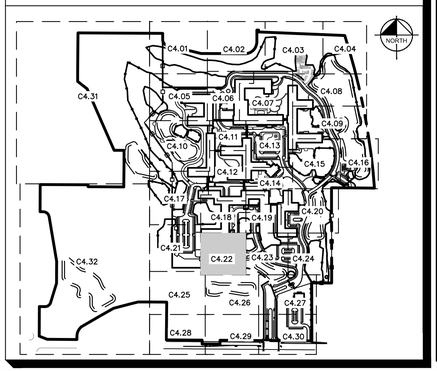

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C4.22

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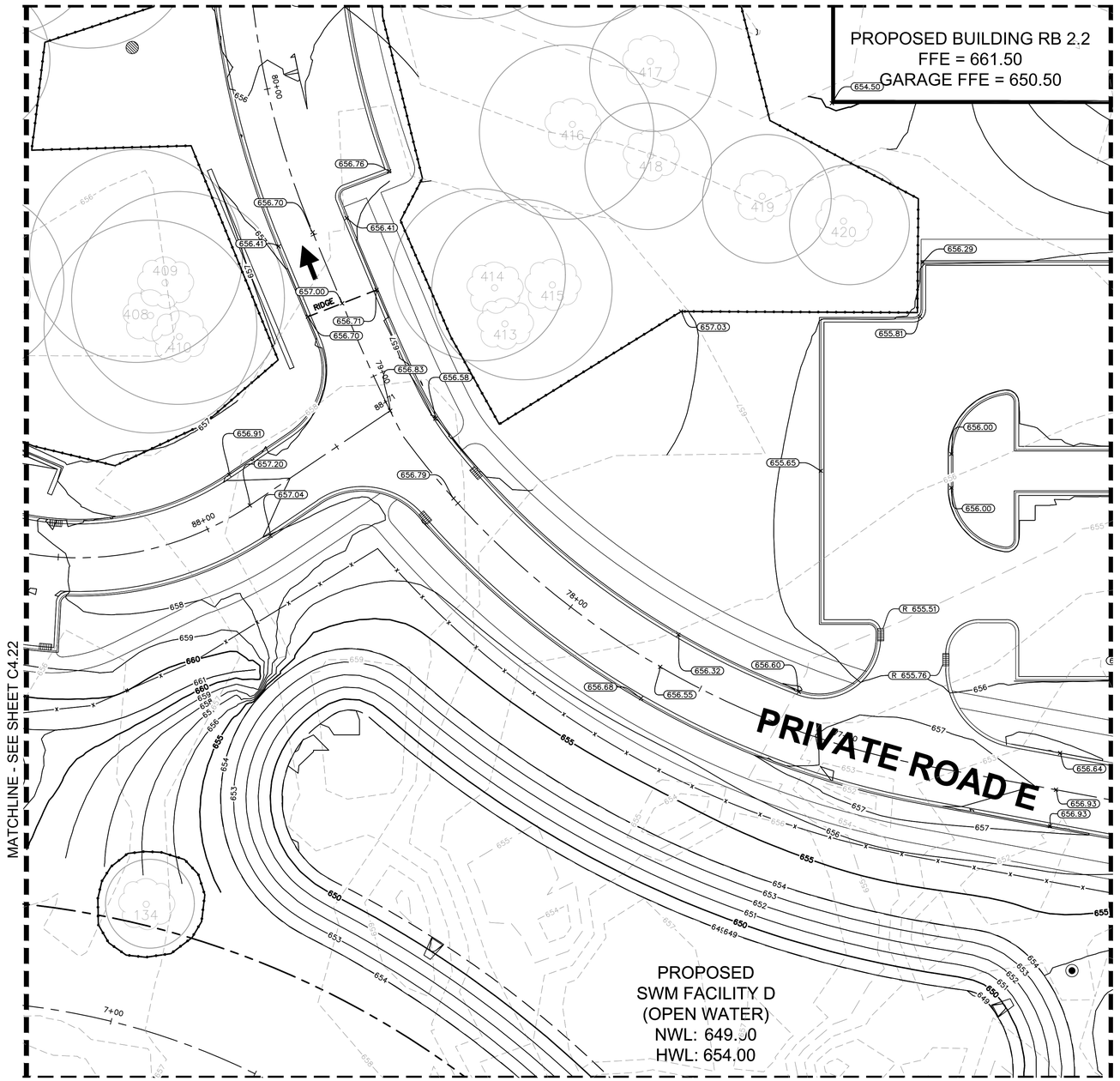
MATCHLINE - SEE SHEET C4.19



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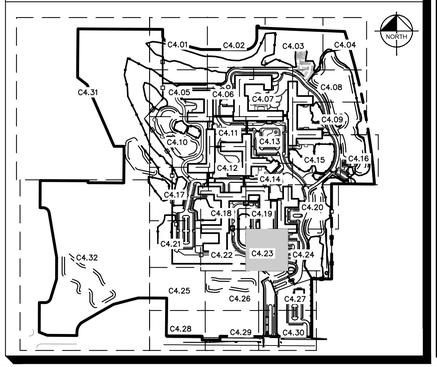

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GRADING PLAN

C4.23

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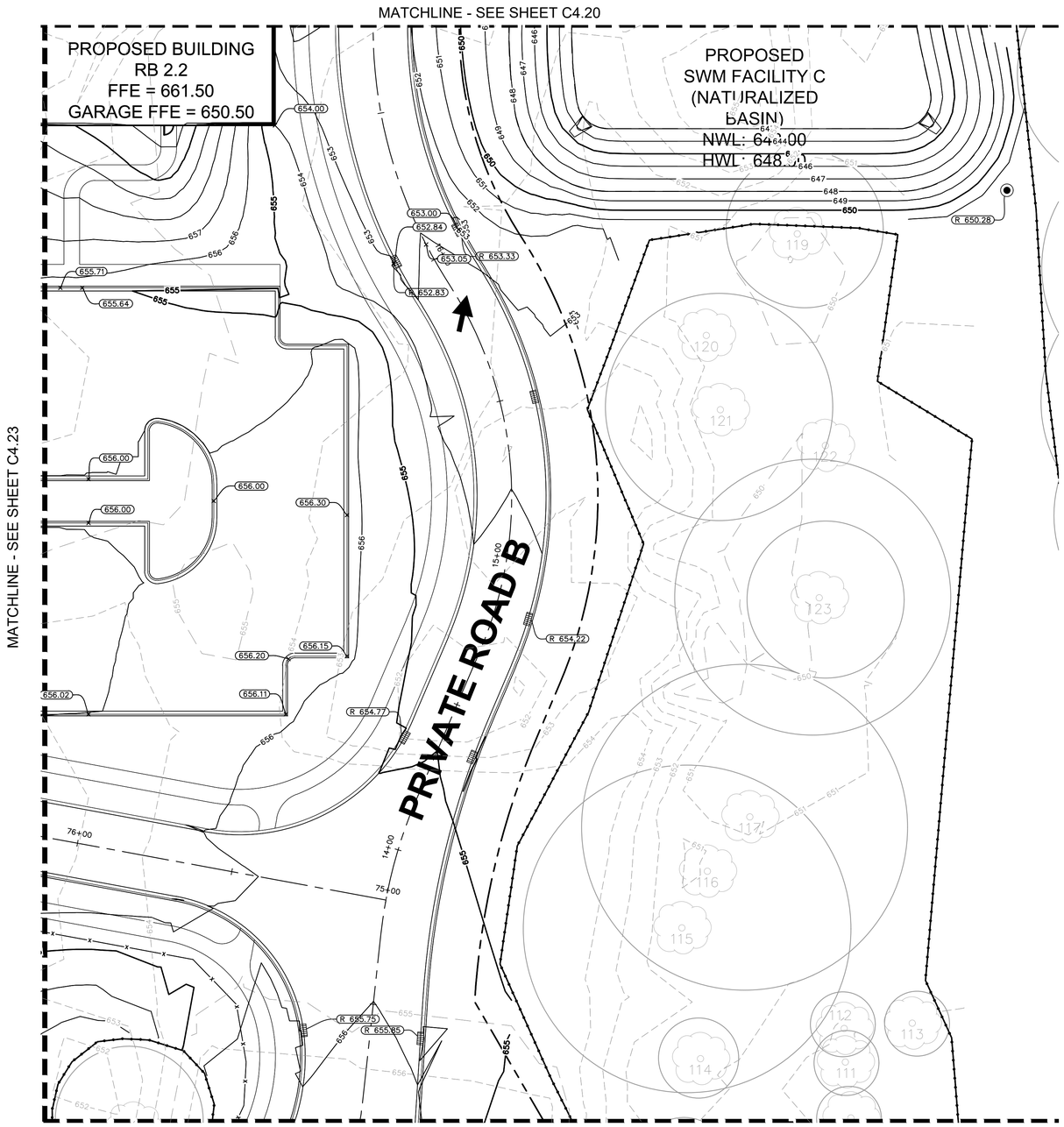

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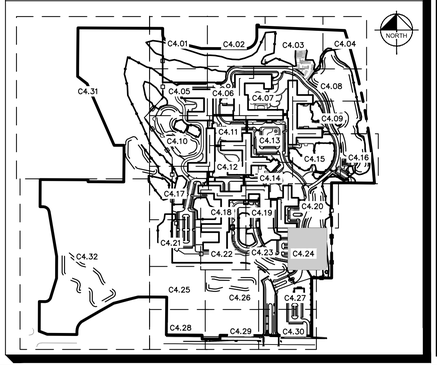

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GRADING PLAN

C4.24

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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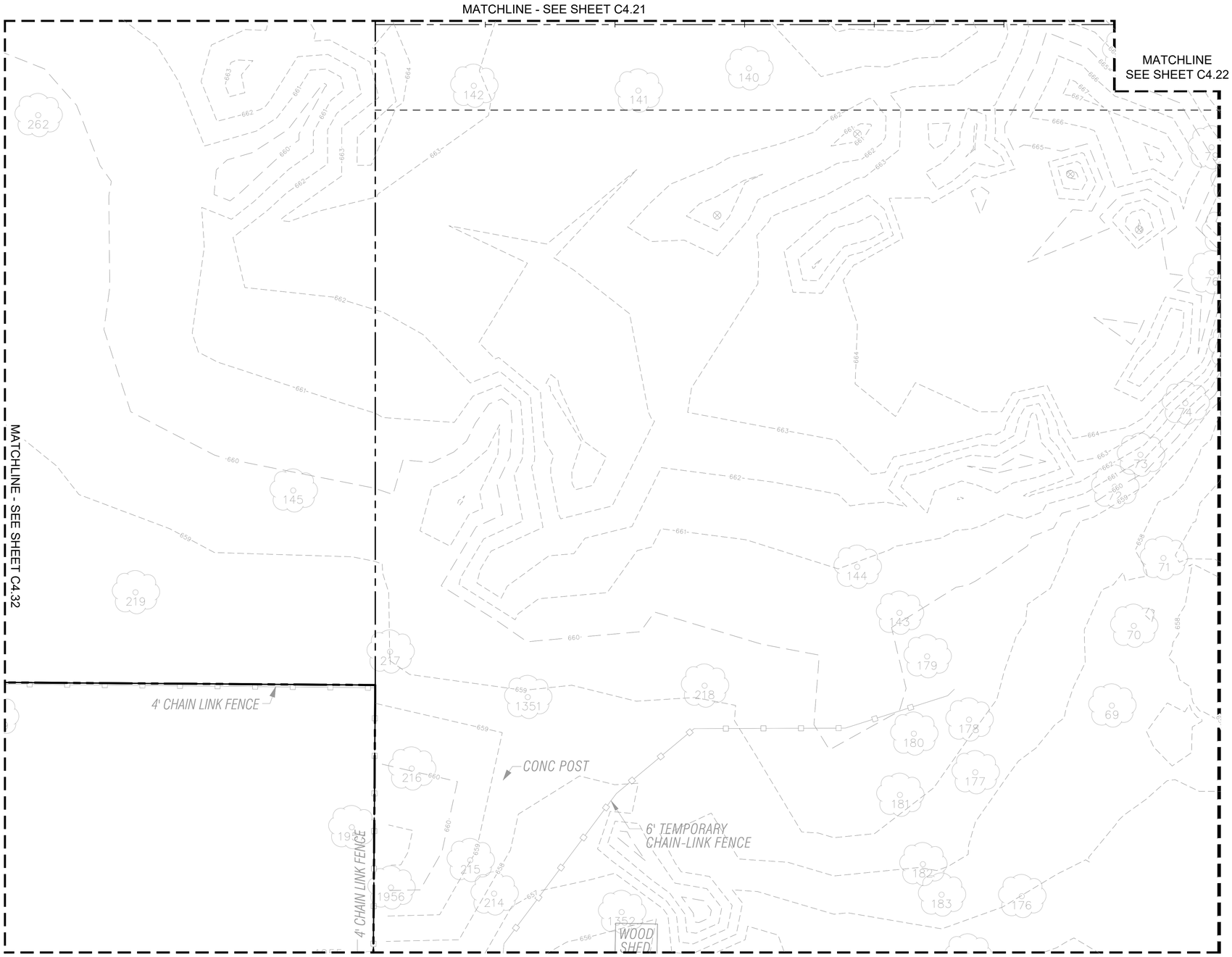

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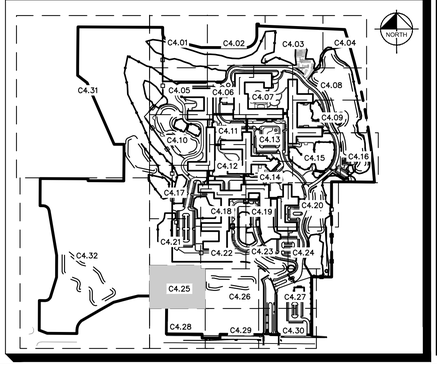

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GRADING PLAN

C4.25

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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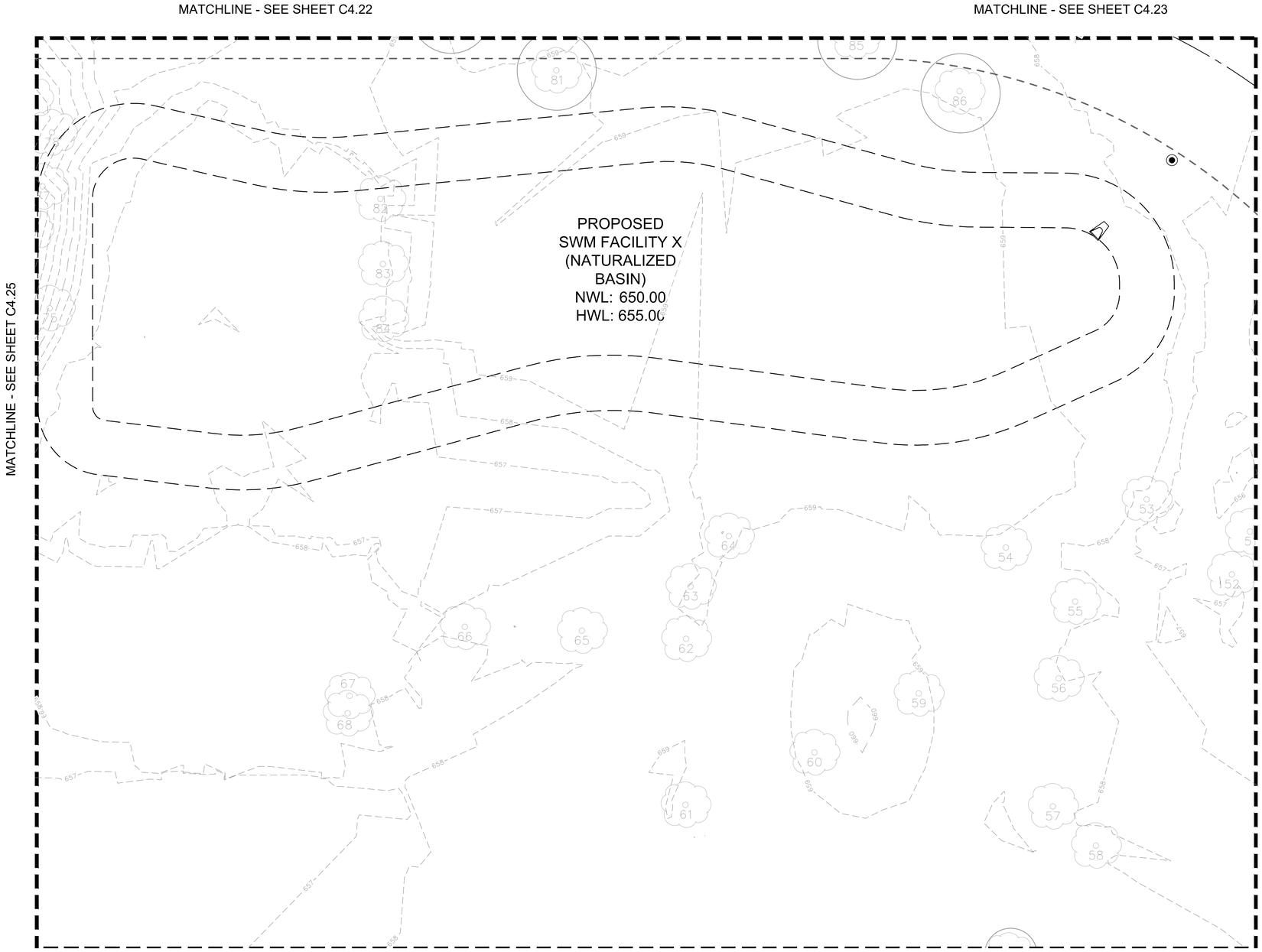

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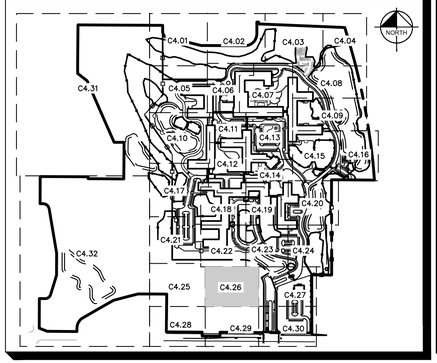
DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
PROPOSED RETAINING WALL
CONCRETE DEPRESSED CURB AND GUTTER
AR — ACCESSIBLE ROUTE
RIP RAP (SEE DETAILS)

KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

GRADING PLAN

C4.26

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Sampson, Anna Sheet Set:Erickson West Creek Master Plan Layout:C4.27 — GRADING LAYOUT PLANS March 31, 2023 10:12:34am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C4.0 — GRADING LAYOUT PLANS.dwg
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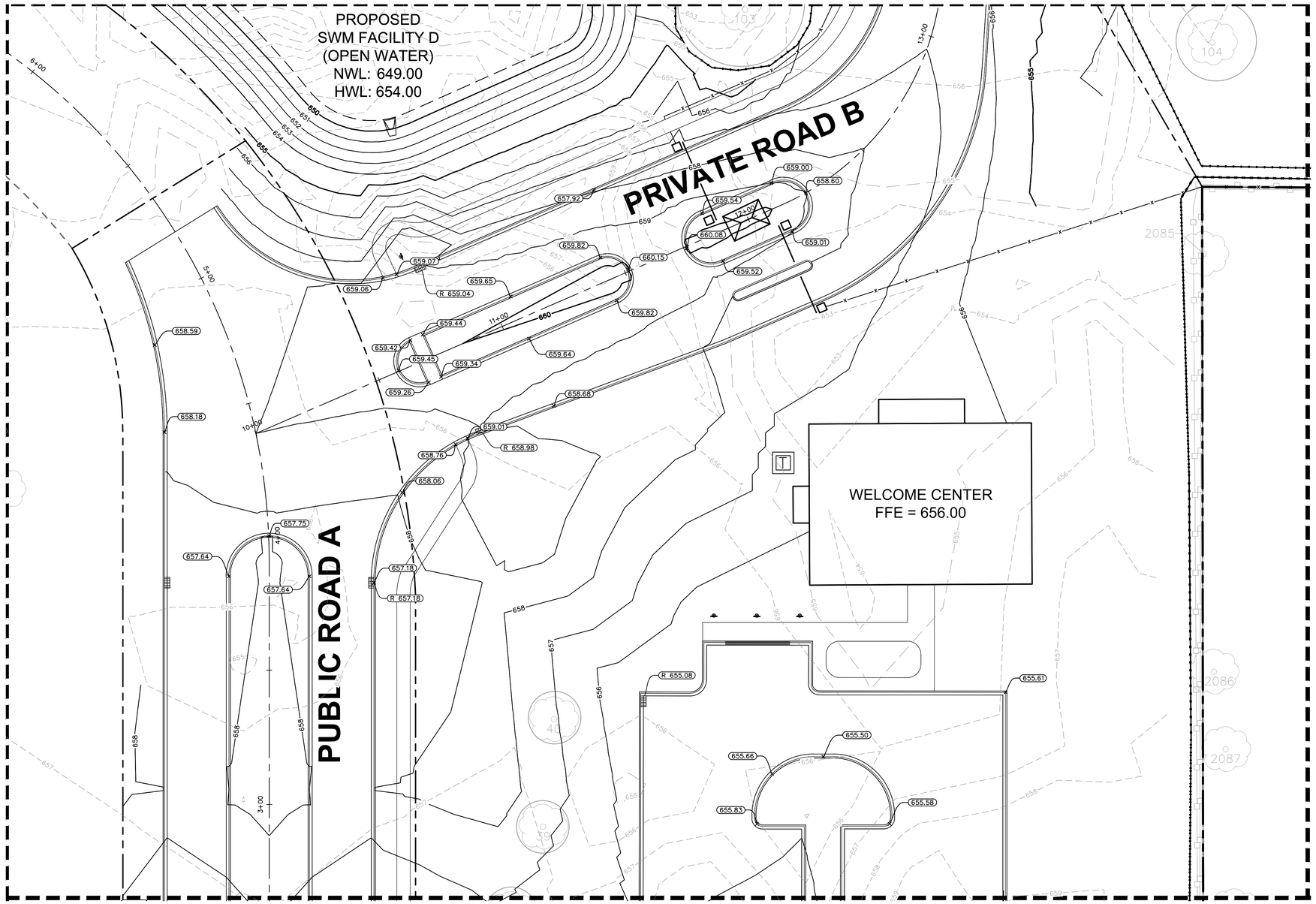

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ME	MATCH ELEVATION
TF	TOP OF FOUNDATION
R	RIM ELEVATION
TW	TOP OF WALL
FG	FINISHED GRADE
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
650	PROPOSED CONTOUR
650	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
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AR	ACCESSIBLE ROUTE
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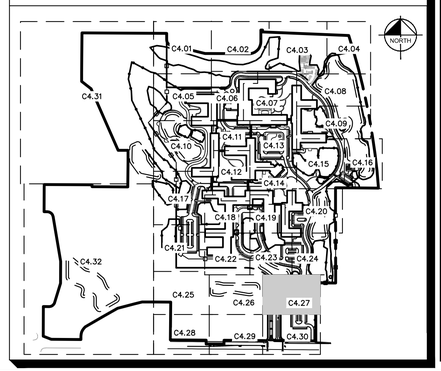
KEY MAP



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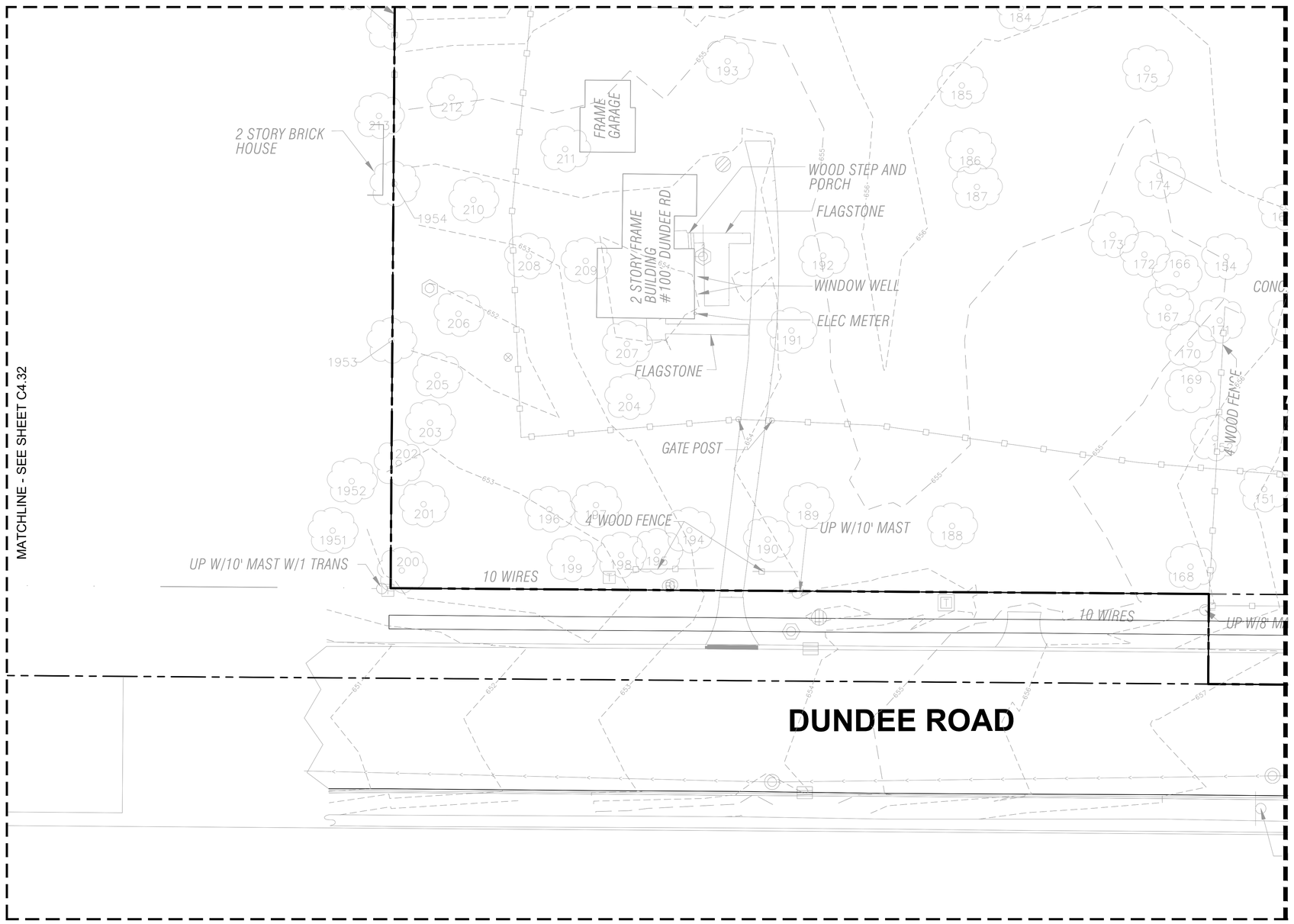
GRADING PLAN

C4.27

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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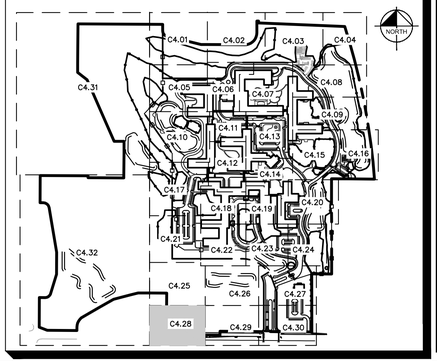

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GRADING PLAN

C4.28

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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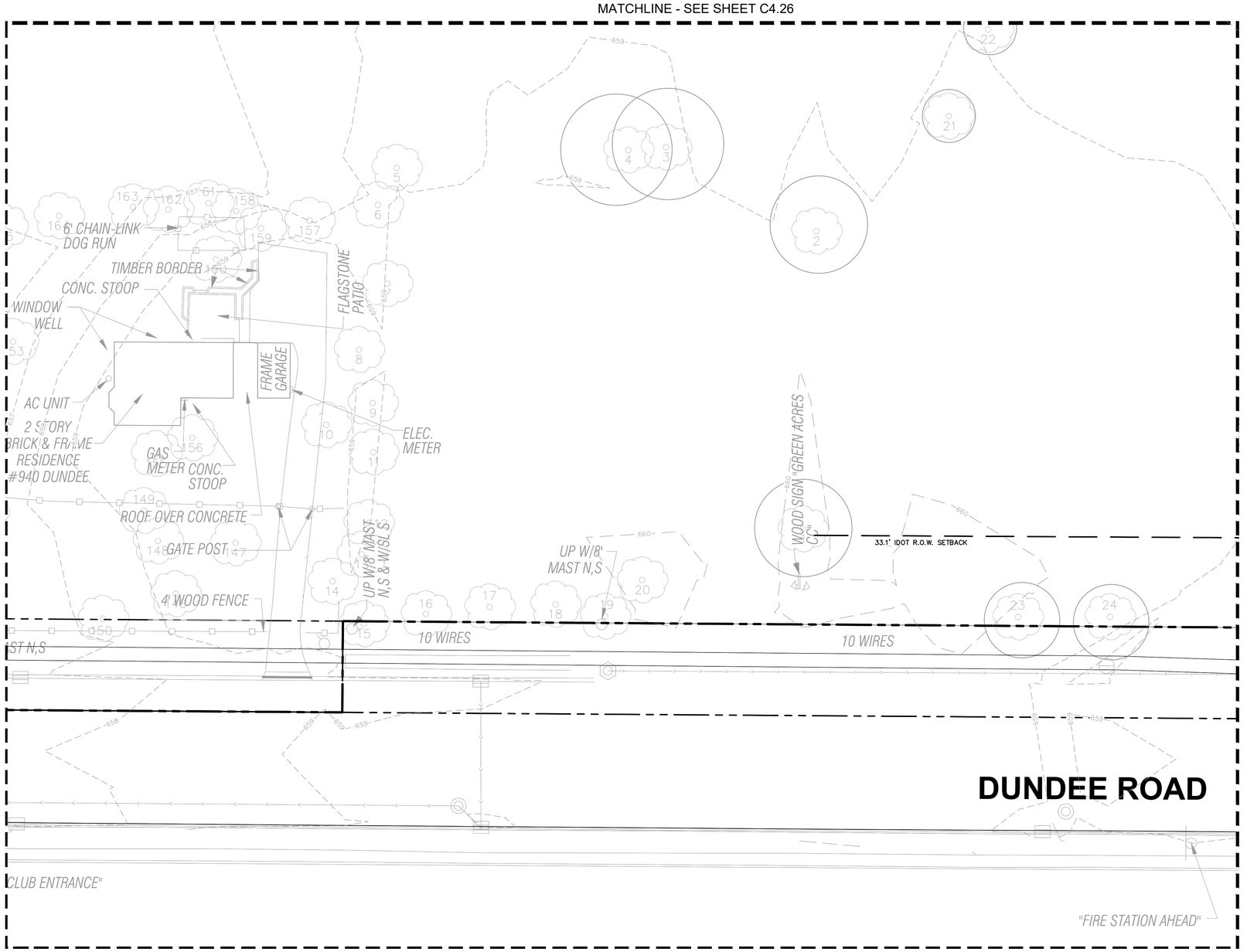

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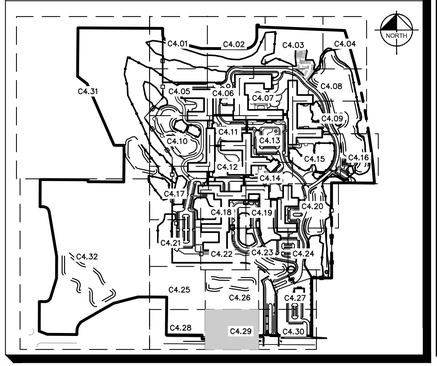

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GRADING PLAN

C4.29

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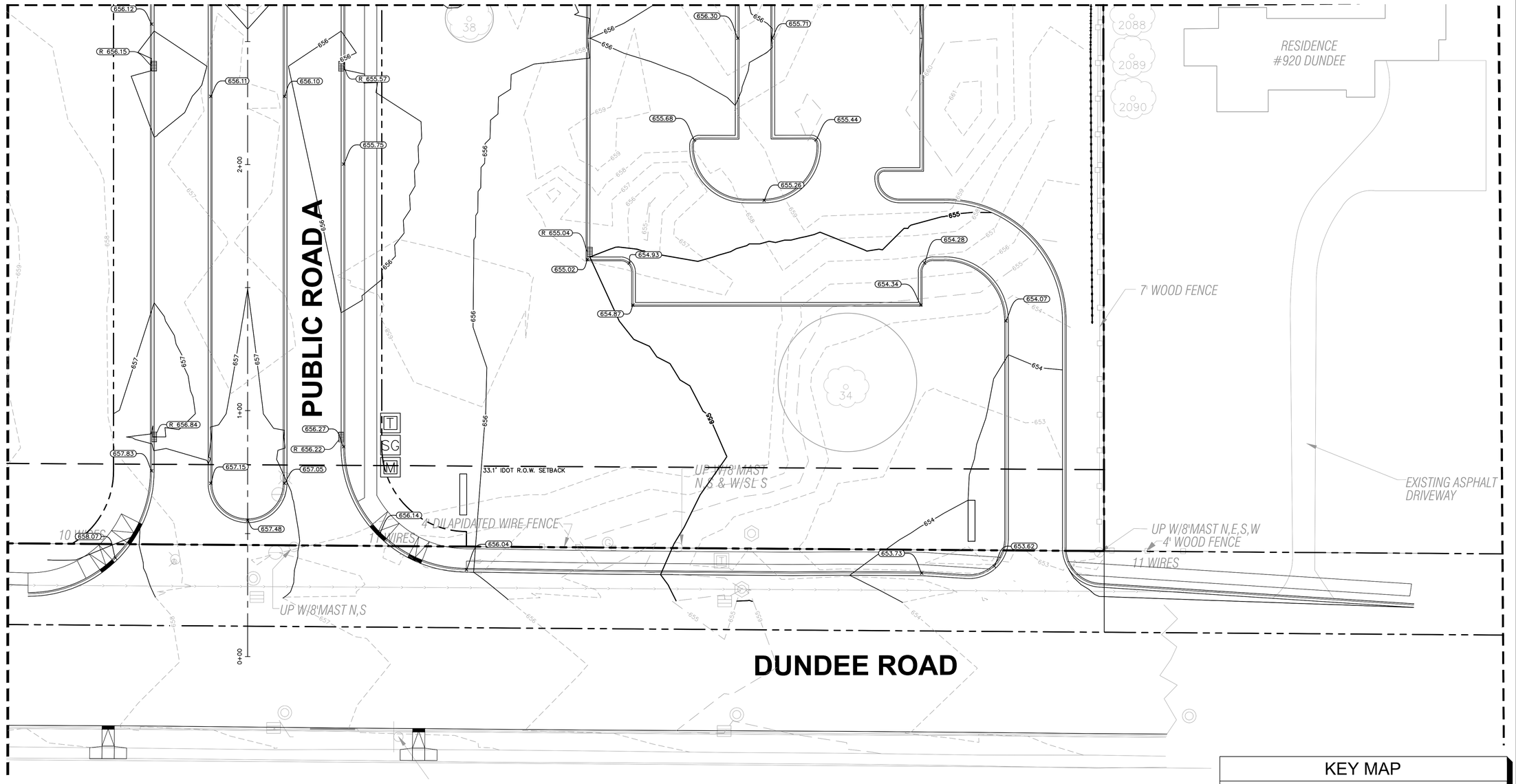

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EP = EDGE OF PAVEMENT	650	EXISTING CONTOUR
FL = FLOW LINE	RIDGE	RIDGE LINE
TC = TOP OF CURB	X.XX%	SLOPE AND FLOW DIRECTION
ME = MATCH ELEVATION		100-YEAR OVERLAND OVERFLOW ROUTE
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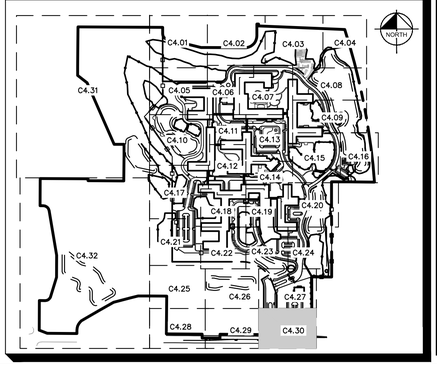
KEY MAP



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GRADING PLAN

C4.30

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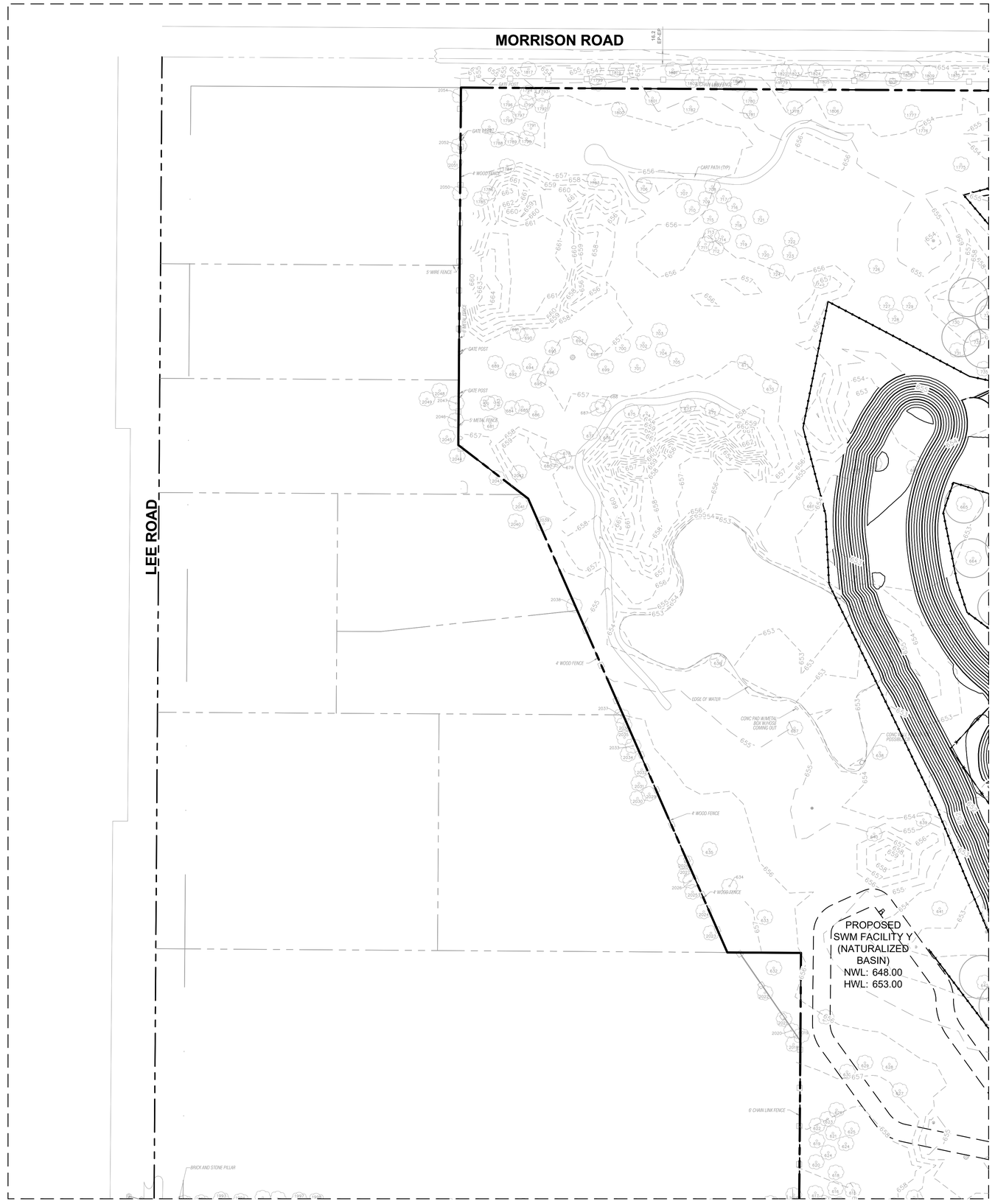

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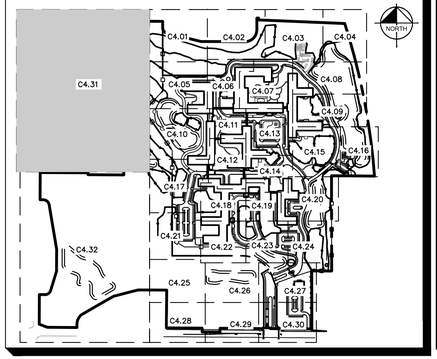

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2	REVISED PER VILLAGE COMMENTS	05/27/2022
3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

GRADING PLANS

C4.31

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Sampson, Anna Sheet Set: Erickson West Creek Master Plan Layout: C4.31 — GRADING LAYOUT PLANS March 31, 2023 10:13:47am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2_Design\CADD\PlanSheets\Master Plan\C4.0 — GRADING LAYOUT PLANS.dwg
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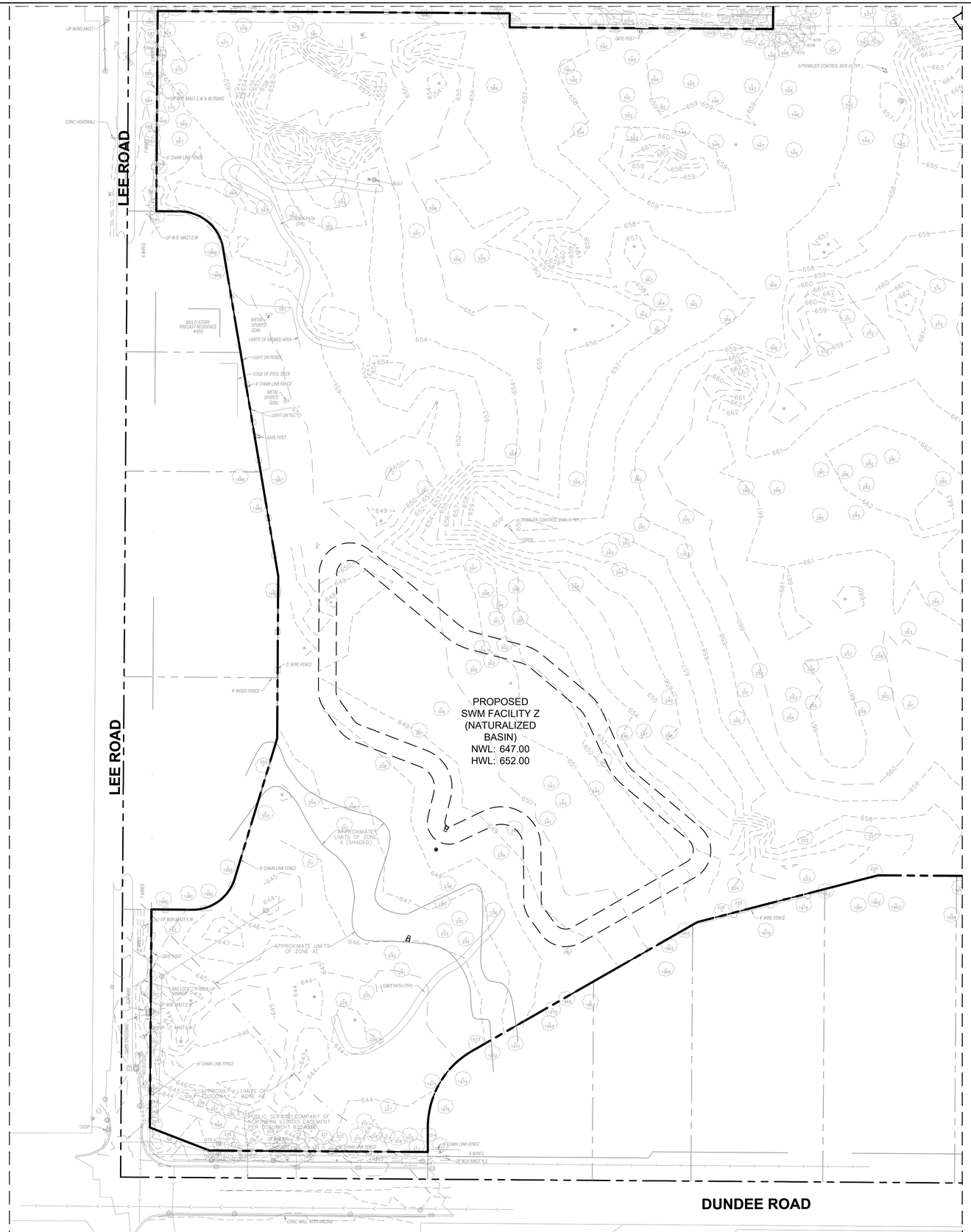

Plotted By:Sompson, Anna Sheet Set:Erickson West Creek Master Plan Layout:C4.32 – GRADING LAYOUT PLANS March 31, 2023 10:14:05am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\V2 Design\CAD\PlanSheets\Master Plan\C4.0 – GRADING LAYOUT PLANS.dwg
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NORTH

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0 30 60 120

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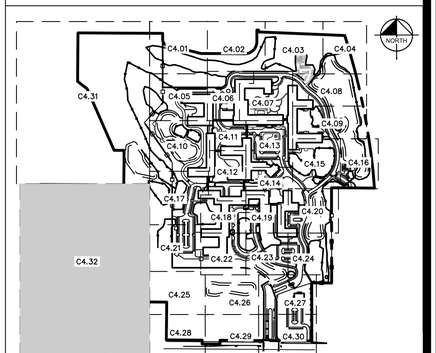
GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

	TP = TOP OF PAVEMENT
	EP = EDGE OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
650	PROPOSED CONTOUR
650	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	CONCRETE DEPRESSED CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

KEY MAP



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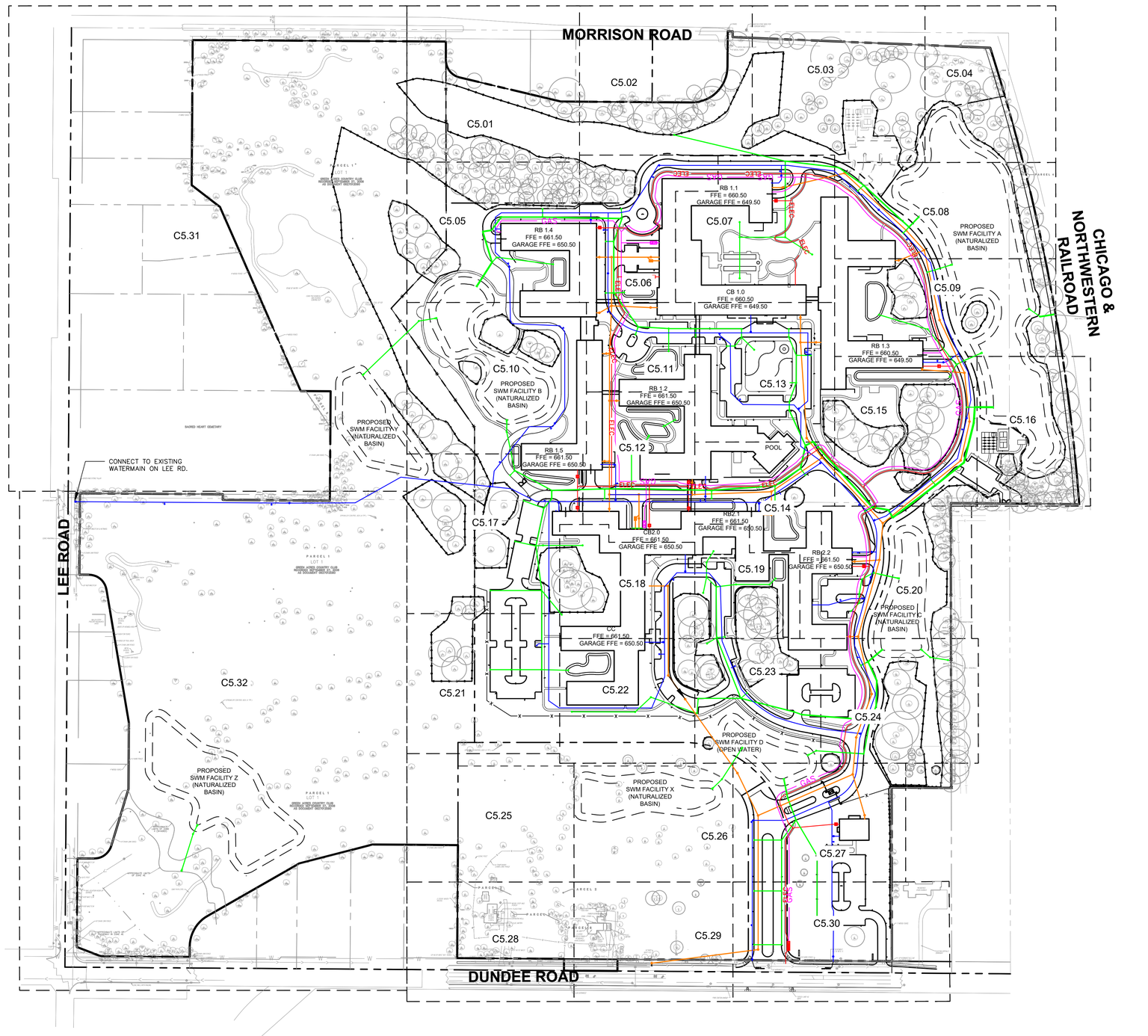
GRADING PLANS

C4.32

Attachment: J2- Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
15. ALL PROPOSED WATER MAIN SHALL BE MAINTAINED BY THE PROPERTY OWNER.

UTILITY LEGEND

ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

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OVERALL UTILITY PLAN

C5.0

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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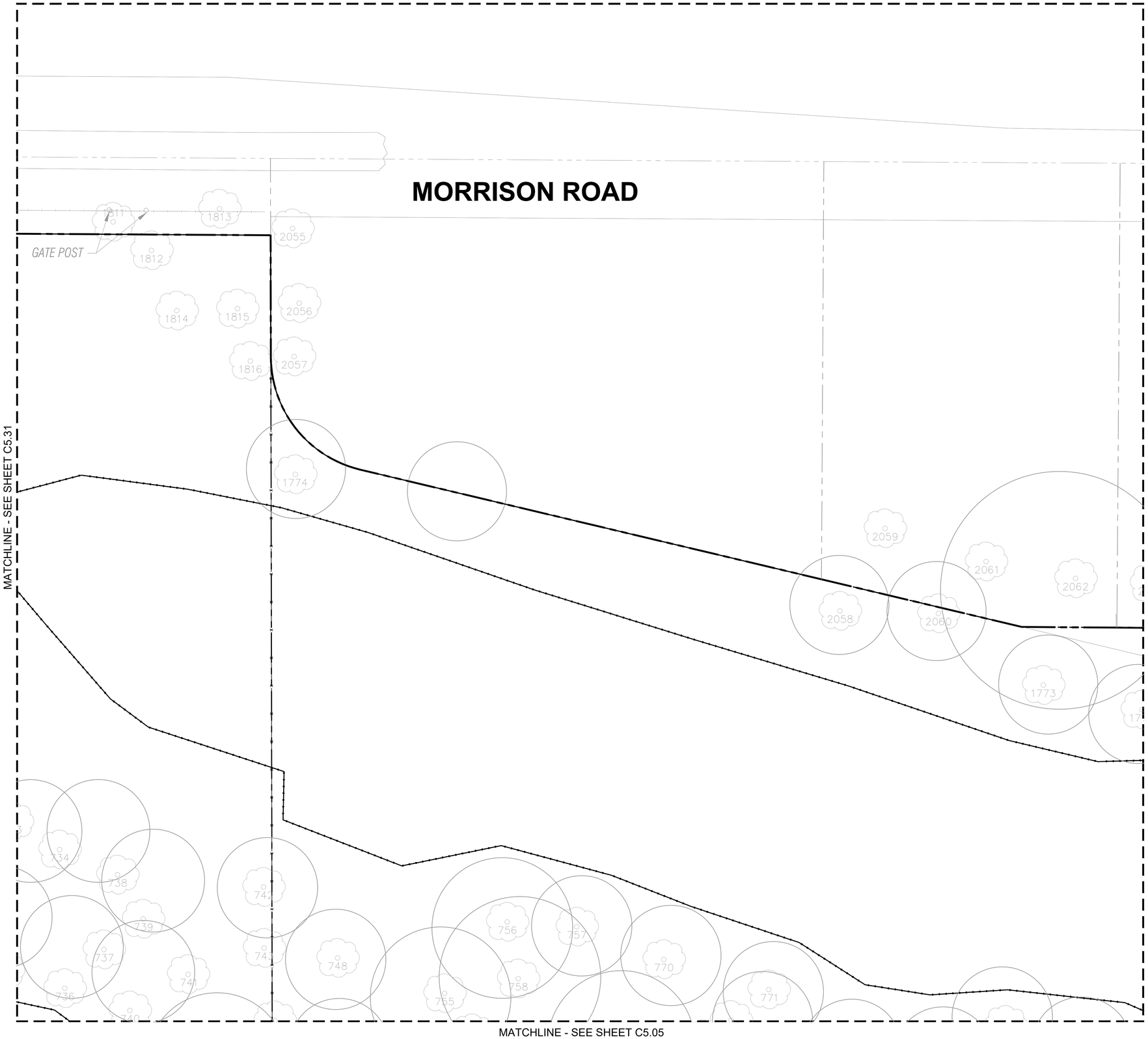

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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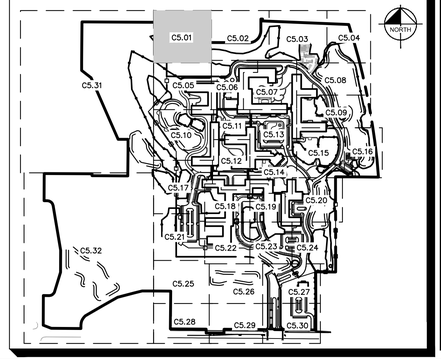
KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
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UTILITY PLAN

C5.01

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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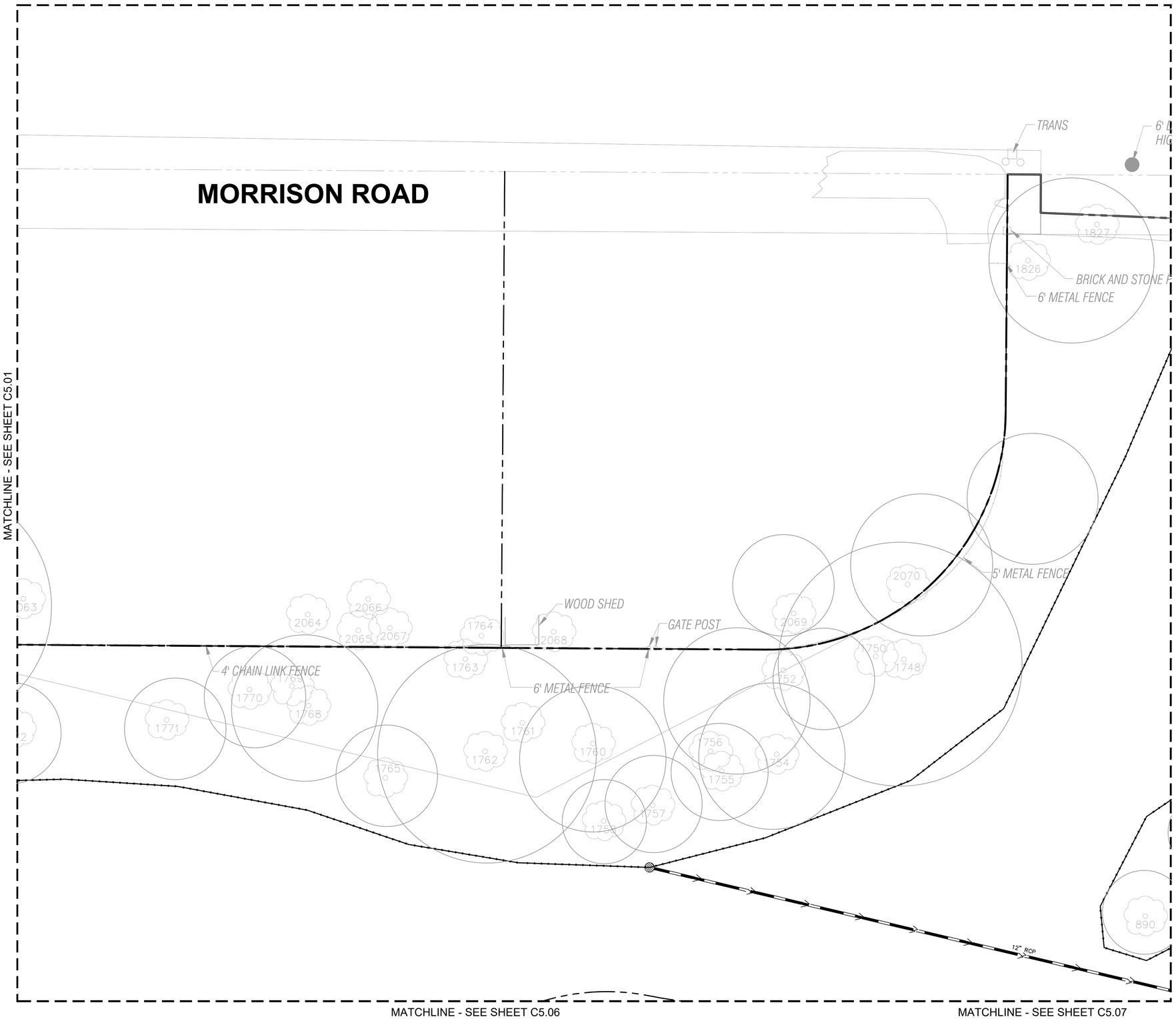

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
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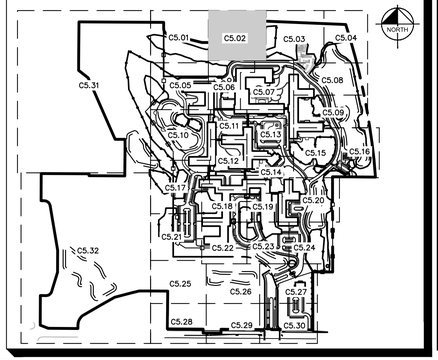
KEY MAP



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UTILITY PLAN

C5.02

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MORRISON ROAD

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MATCHLINE - SEE SHEET C5.02

MATCHLINE - SEE SHEET C5.04

MATCHLINE - SEE SHEET C5.07

MATCHLINE - SEE SHEET C5.08

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
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W W	PROPOSED WATER LINE
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	PROPOSED VALVE BOX
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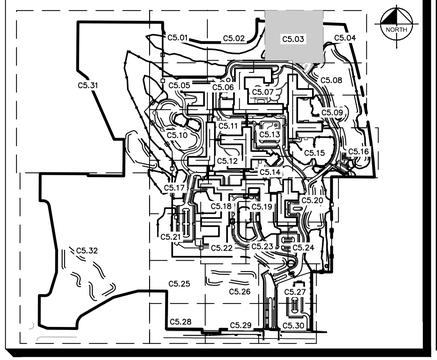
KEY MAP



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Original Issue	01/14/2022
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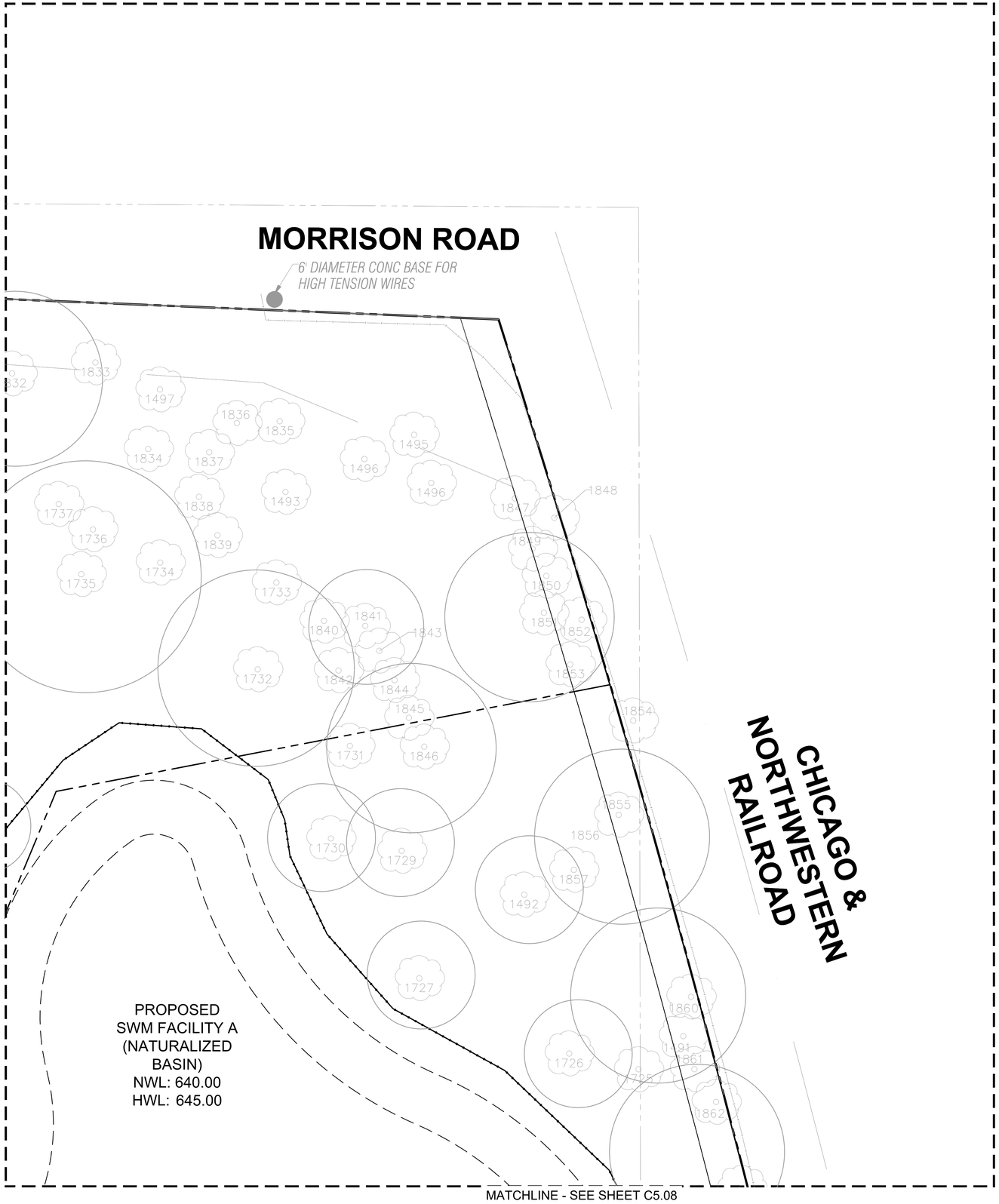
UTILITY PLAN

C5.03

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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GRAPHIC SCALE IN FEET
0 10 20 40

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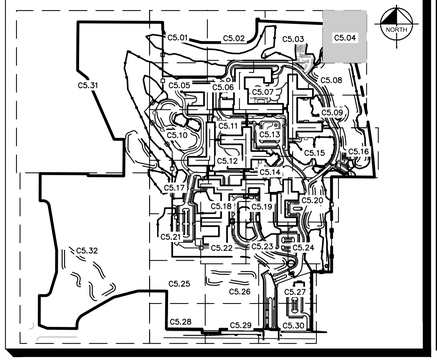
UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PERFORATED UNDERDRAIN (SEE BIORETENTION FACILITIES) PROPOSED 4" PERFORATED UNDERDRAIN SEE MWRD DETAIL FOR ADDITIONAL INFORMATION
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	OBSERVATION WELL
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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UTILITY PLAN

C5.04

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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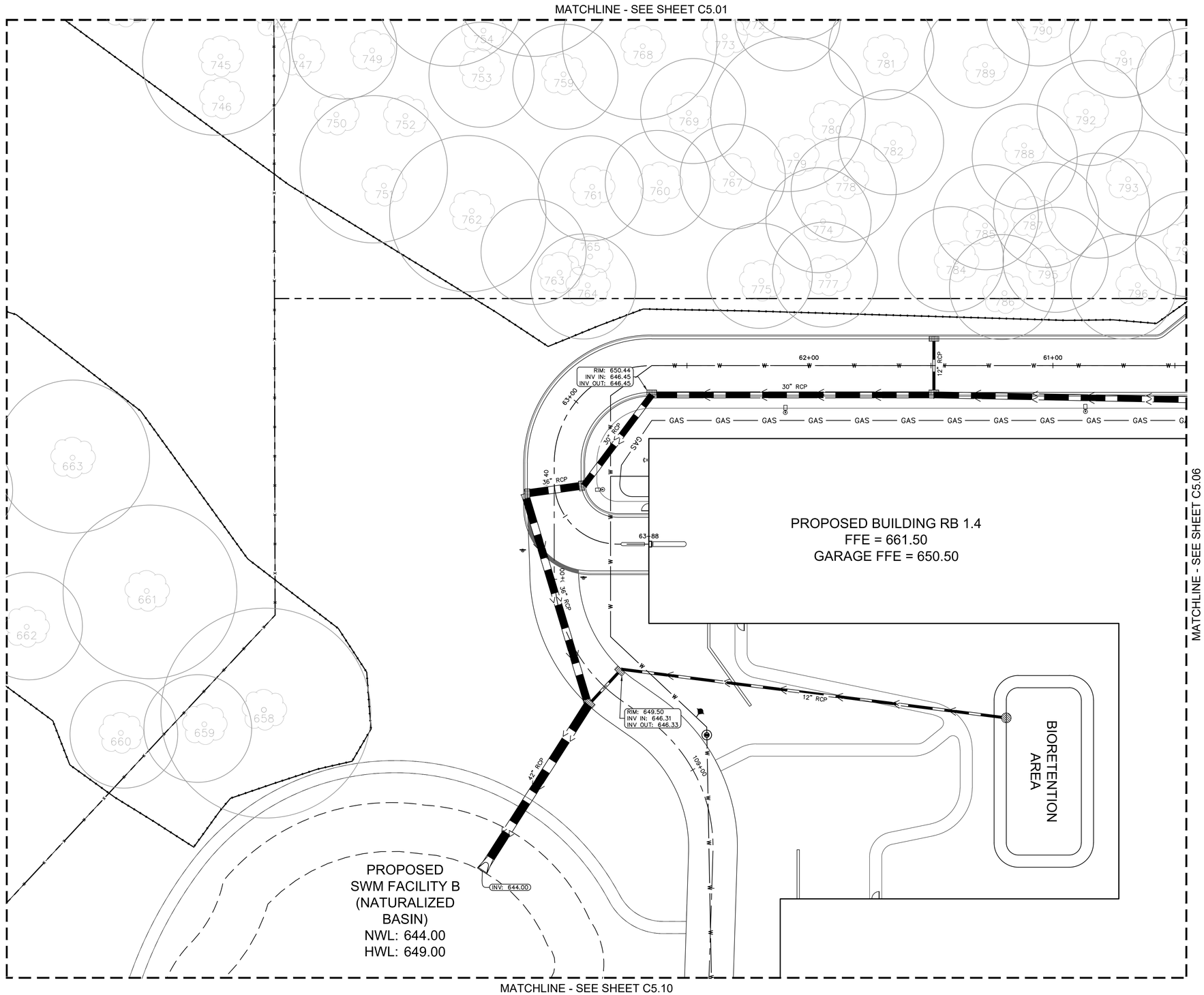

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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
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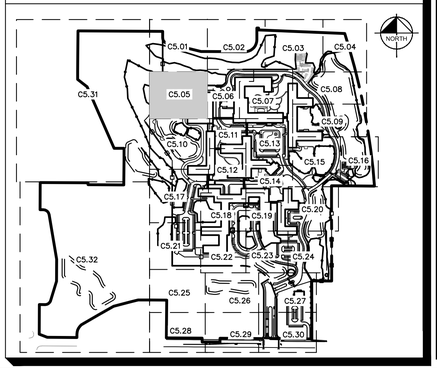
- OBSERVATION WELL
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- T — PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- GEN — PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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UTILITY PLAN

C5.05

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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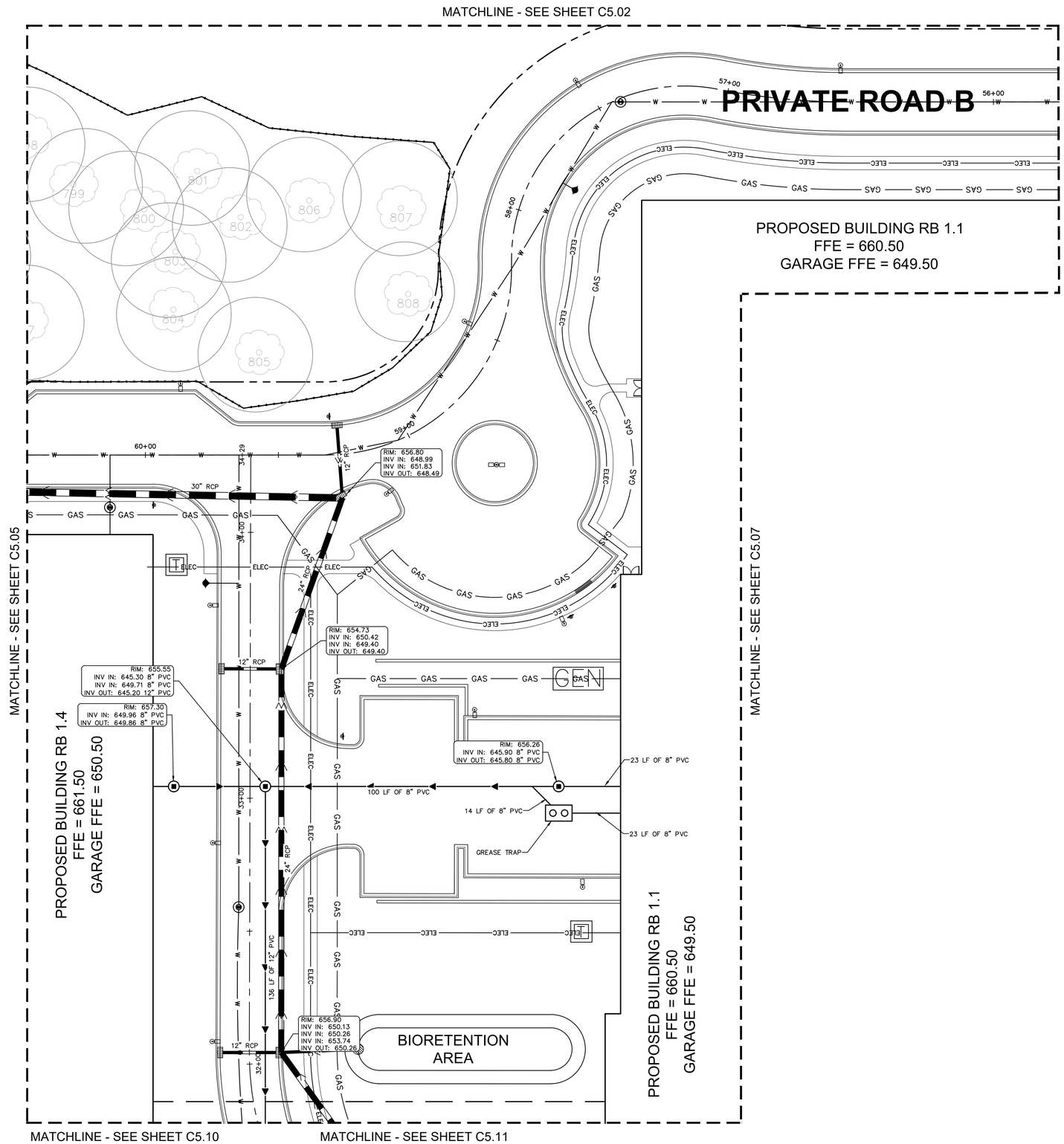

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GRAPHIC SCALE IN FEET
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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
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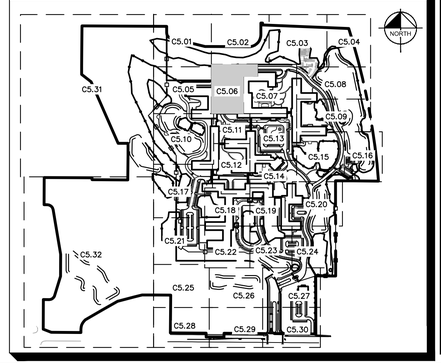
KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.06

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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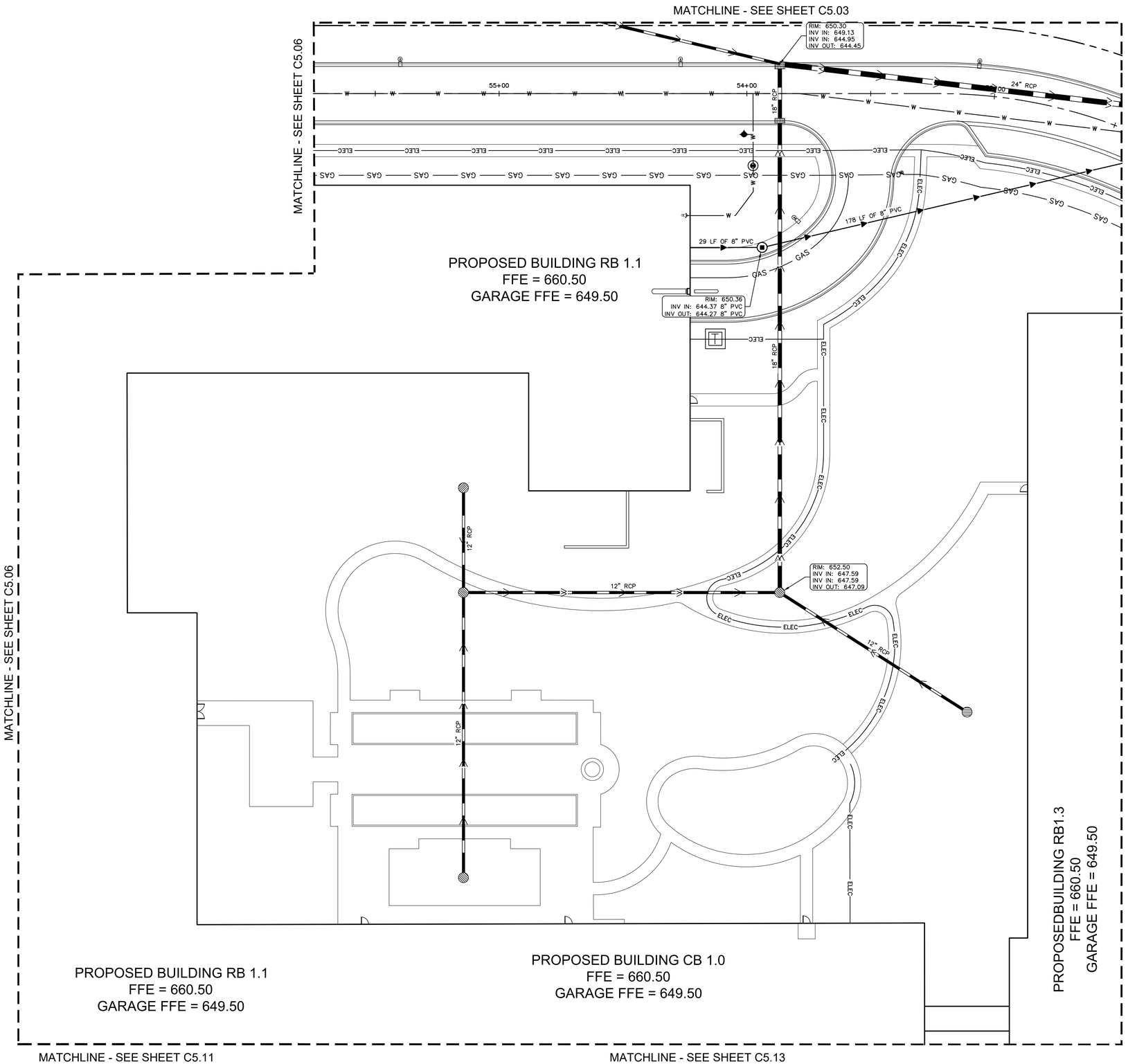

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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
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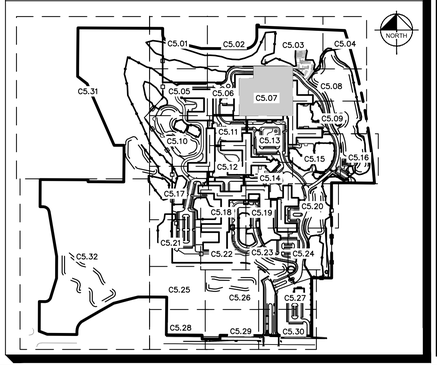
KEY MAP



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UTILITY PLAN

C5.07

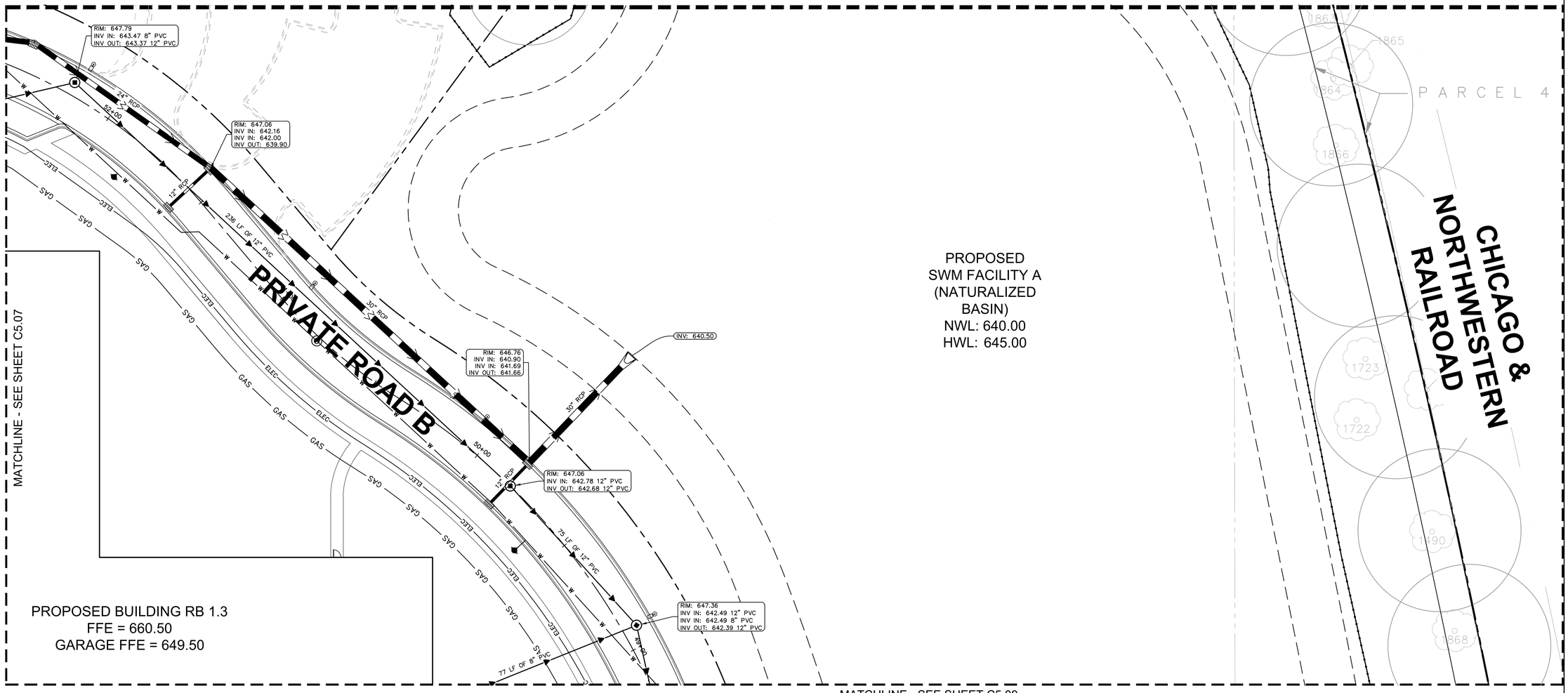
Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

MATCHLINE - SEE SHEET C5.03

MATCHLINE - SEE SHEET C5.04

MATCHLINE - SEE SHEET C5.07

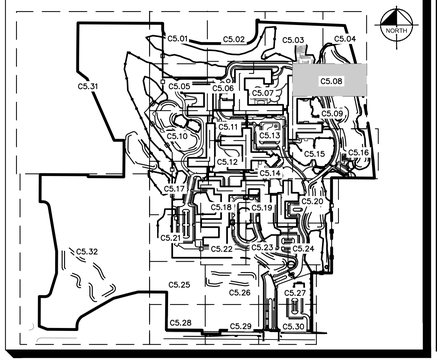
MATCHLINE - SEE SHEET C5.09



UTILITY LEGEND

EX. WATER LINE	ELEC	PROPOSED UNDERGROUND ELECTRIC LINE	PROPOSED STORM/SANITARY CLEANOUT
EX. HYDRANT	GAS	GAS LINE (BY GAS COMPANY)	W — W PROPOSED WATER LINE
EX. WATER VALVE	TEL	PROPOSED PHONE LINE	PROPOSED VALVE VAULT
EX. SANITARY SEWER LINE		PROPOSED STORM SEWER LINE	PROPOSED VALVE BOX
EX. SANITARY SEWER MANHOLE		PERFORATED UNDERDRAIN (SEE BIORETENTION FACILITIES) PROPOSED 4" PERFORATED UNDERDRAIN SEE MWRD DETAIL FOR ADDITIONAL INFORMATION	PROPOSED FIRE HYDRANT
EX. SANITARY SEWER CLEANOUT			PROPOSED LIGHT POLE
EX. STORM DRAIN LINE		PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
EX. STORM MANHOLE			
EX. STORM STRUCTURE/INLET		PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)	PROPOSED GENERATOR (FOR REFERENCE ONLY)
EX. GAS LINE			
EX. GAS METER		PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)	
EX. UNDERGROUND ELECTRIC LINE			
EX. UNDERGROUND TELEPHONE LINE		OBSERVATION WELL	
EX. LIGHT POLE		PROPOSED SANITARY SEWER LINE	
		PROPOSED SANITARY MANHOLE	

KEY MAP



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UTILITY PLAN

C5.08

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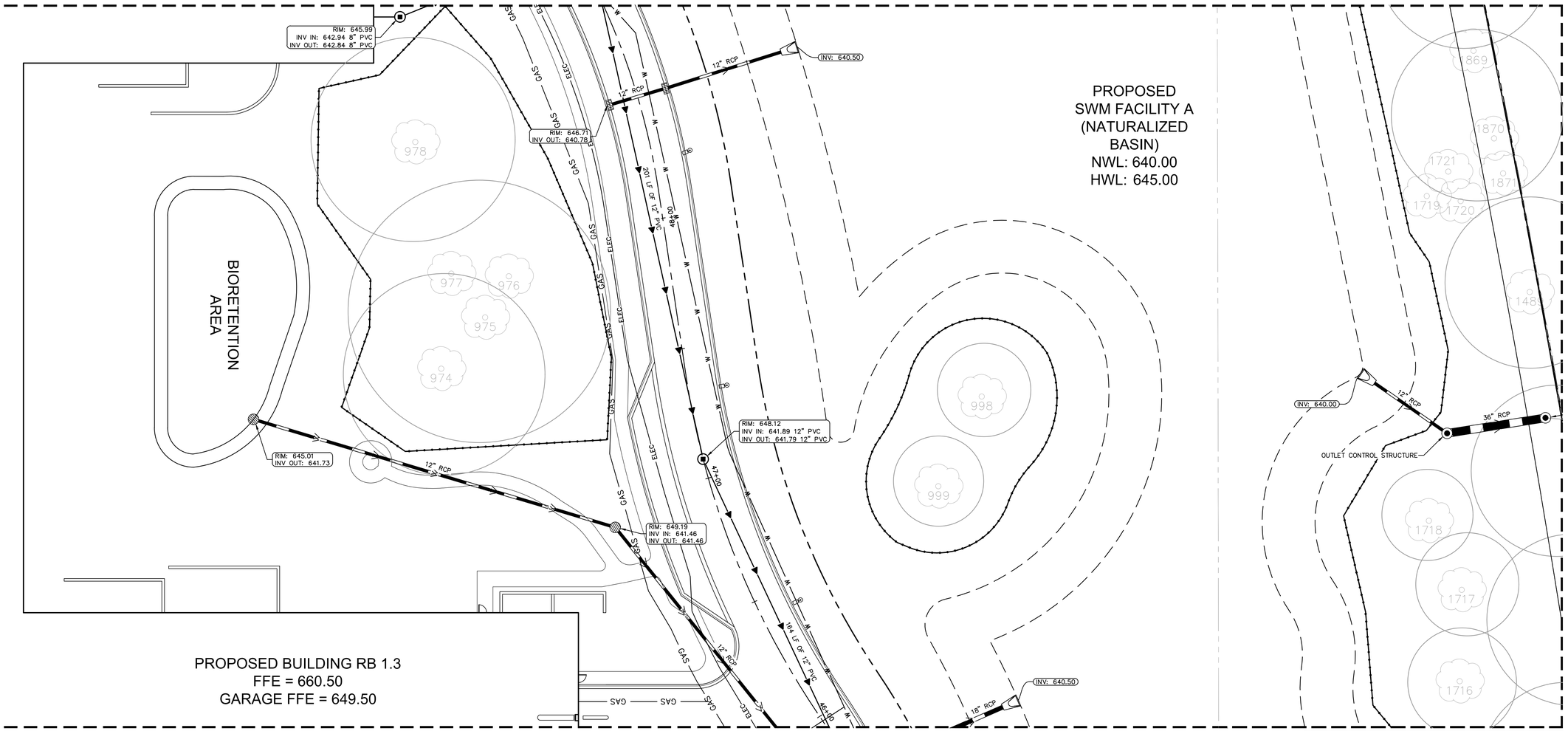
MATCHLINE - SEE SHEET C5.07

MATCHLINE - SEE SHEET C5.13

MATCHLINE - SEE SHEET C5.08



MATCHLINE - SEE SHEET C5.15

MATCHLINE - SEE SHEET C5.16

UTILITY LEGEND

EX. WATER LINE		PROPOSED UNDERGROUND ELECTRIC LINE	
EX. HYDRANT		GAS LINE (BY GAS COMPANY)	
EX. WATER VALVE		PROPOSED PHONE LINE	
EX. SANITARY SEWER LINE		PROPOSED STORM SEWER LINE	
EX. SANITARY SEWER MANHOLE		PERFORATED UNDERDRAIN (SEE BIORETENTION FACILITIES) PROPOSED 4" PERFORATED UNDERDRAIN SEE MWRD DETAIL FOR ADDITIONAL INFORMATION	
EX. SANITARY SEWER CLEANOUT			
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EX. STORM MANHOLE		PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)	
EX. STORM STRUCTURE/INLET			
EX. GAS LINE		PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)	
EX. GAS METER			
EX. UNDERGROUND ELECTRIC LINE		PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)	
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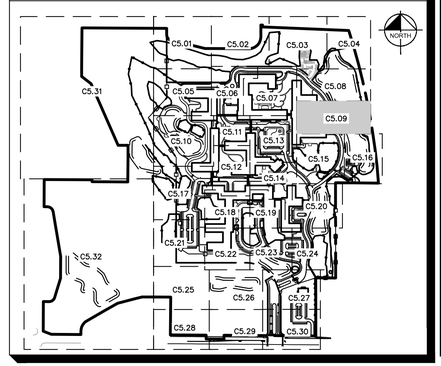
EX. LIGHT POLE		PROPOSED SANITARY SEWER LINE	
		PROPOSED SANITARY MANHOLE	
		PROPOSED STORM/SANITARY CLEANOUT	
		PROPOSED WATER LINE	
		PROPOSED VALVE VAULT	
		PROPOSED VALVE BOX	
		PROPOSED FIRE HYDRANT	
		PROPOSED LIGHT POLE	
		PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)	
		PROPOSED GENERATOR (FOR REFERENCE ONLY)	

KEY MAP



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Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

ISSUE SCHEDULE

1	REVISED PER VILLAGE COMMENTS	03/30/2022
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3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.09

MATCHLINE - SEE SHEET C5.05

MATCHLINE - SEE SHEET C5.06

MATCHLINE - SEE SHEET C5.31

MATCHLINE - SEE SHEET C5.11

MATCHLINE - SEE SHEET C5.12

MATCHLINE - SEE SHEET C5.17

PROPOSED BUILDING RB 1.4
FFE = 661.50
GARAGE FFE = 650.50

PROPOSED BUILDING RB 1.5
FFE = 661.50
GARAGE FFE = 650.50

PROPOSED
SWM FACILITY B
(NATURALIZED
BASIN)
NWL: 644.00
HWL: 649.00

INV: 644.00
12" RCP
RIM: 653.22
INV IN: 645.70
INV OUT: 645.70

INV: 644.50
18" RCP
RIM: 649.78
INV IN: 644.47
INV OUT: 644.47
18" RCP

108+00
107+00
106+00
105+00
104+00
103+00
102+00

497
498
499
500
657
643
644
645

NORTH

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
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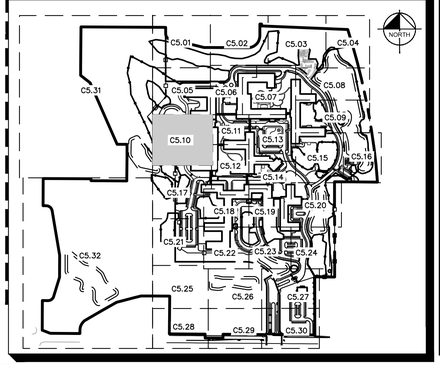
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.10

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Sampson, Anna Sheet Set: Erickson West Creek Master Plan Layout: C5.10 – UTILITY PLAN March 31, 2023 10:16:12am K:\CHS_LDEV\168141011_Erickson_Northbrook_JLV2_Design\CAD\PlanSheets\Master Plan\C5.0 – OVERALL UTILITY PLAN.dwg
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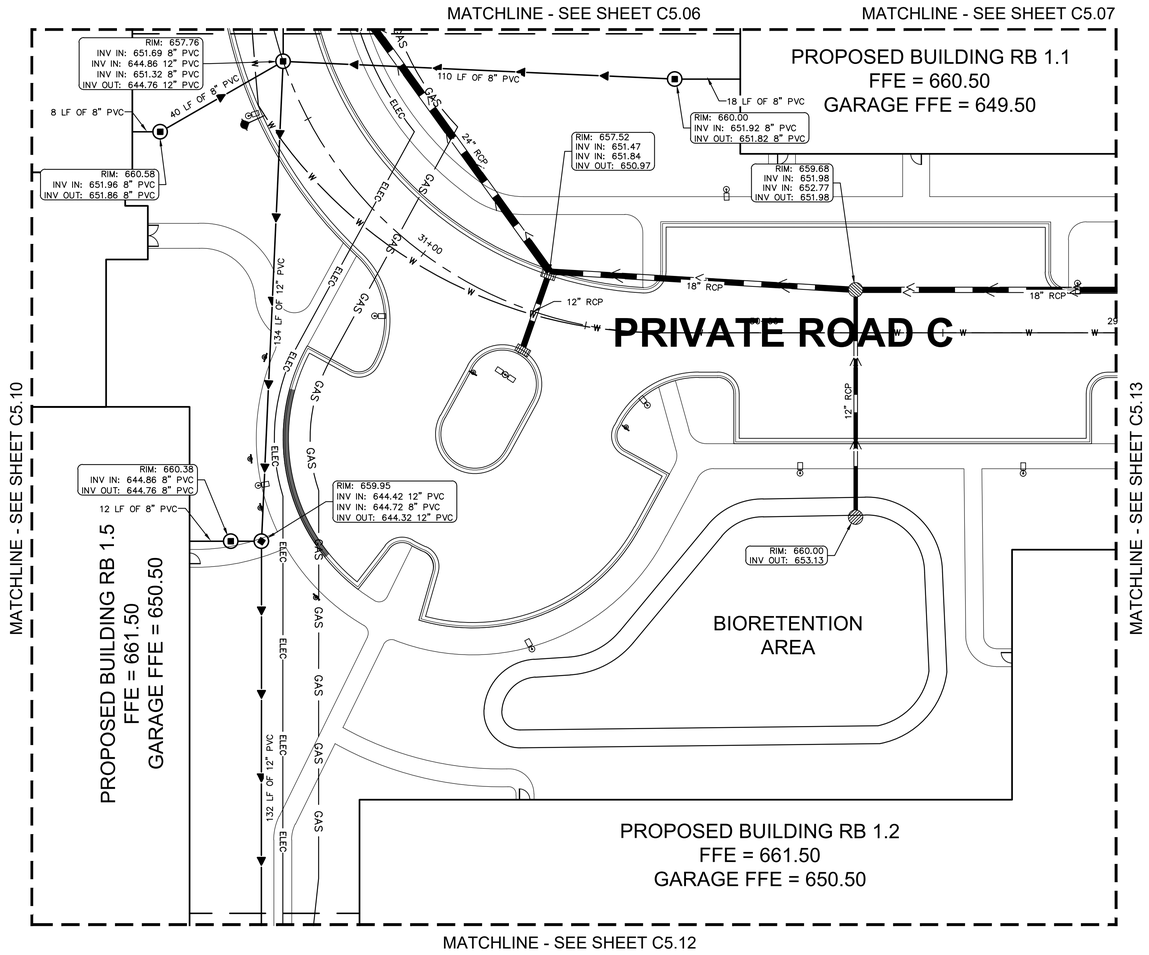

NORTH

GRAPHIC SCALE IN FEET
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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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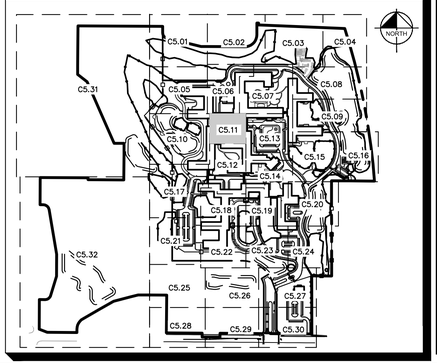
	OBSERVATION WELL
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.11

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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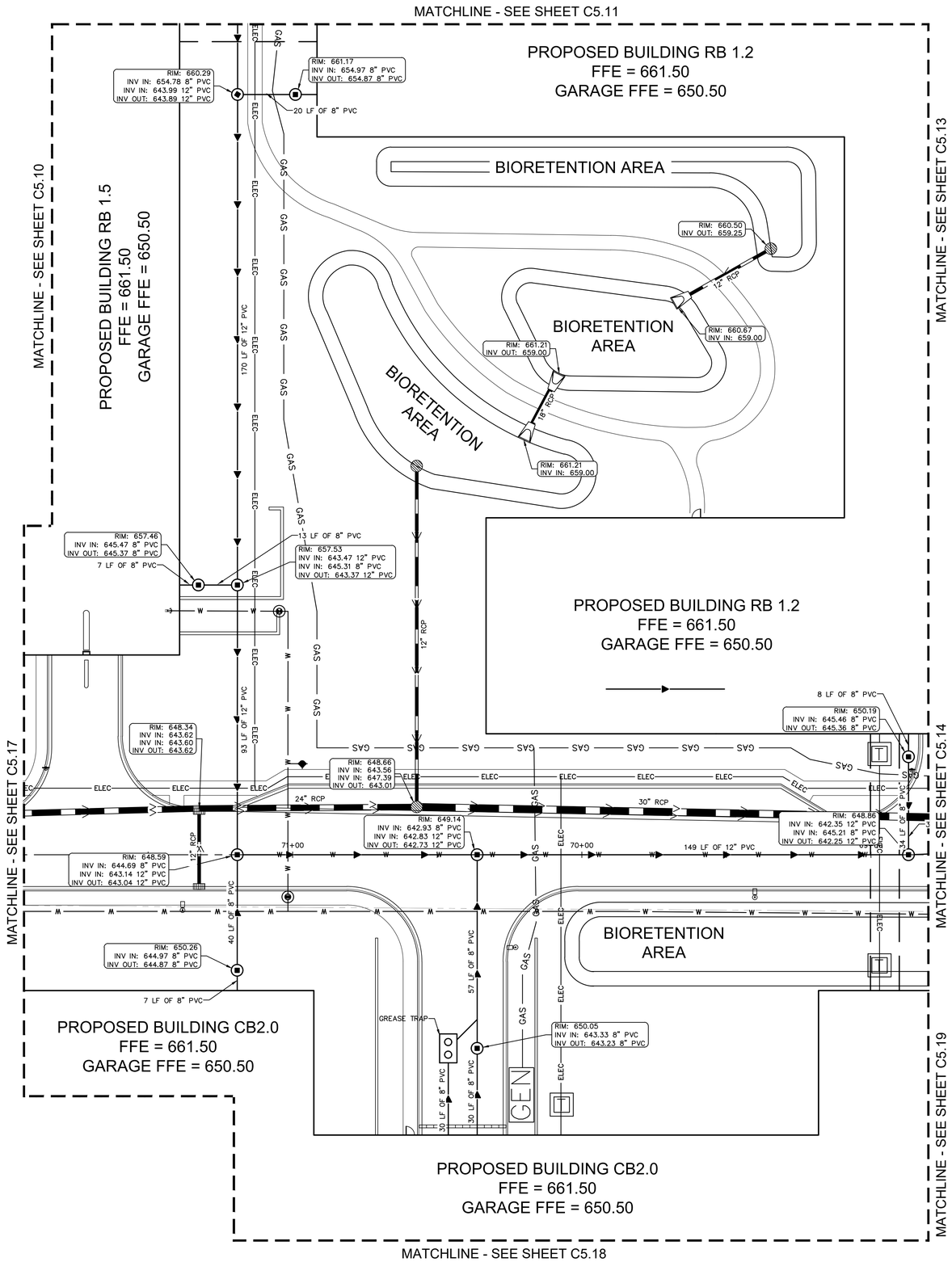

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PERFORATED UNDERDRAIN (SEE BIORETENTION FACILITIES) PROPOSED 4" PERFORATED UNDERDRAIN SEE MWRD DETAIL FOR ADDITIONAL INFORMATION
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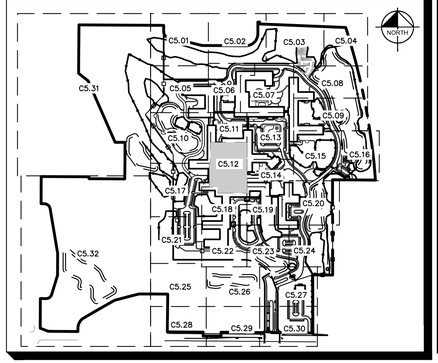
- OBSERVATION WELL
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- GEN — PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
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UTILITY PLAN

C5.12

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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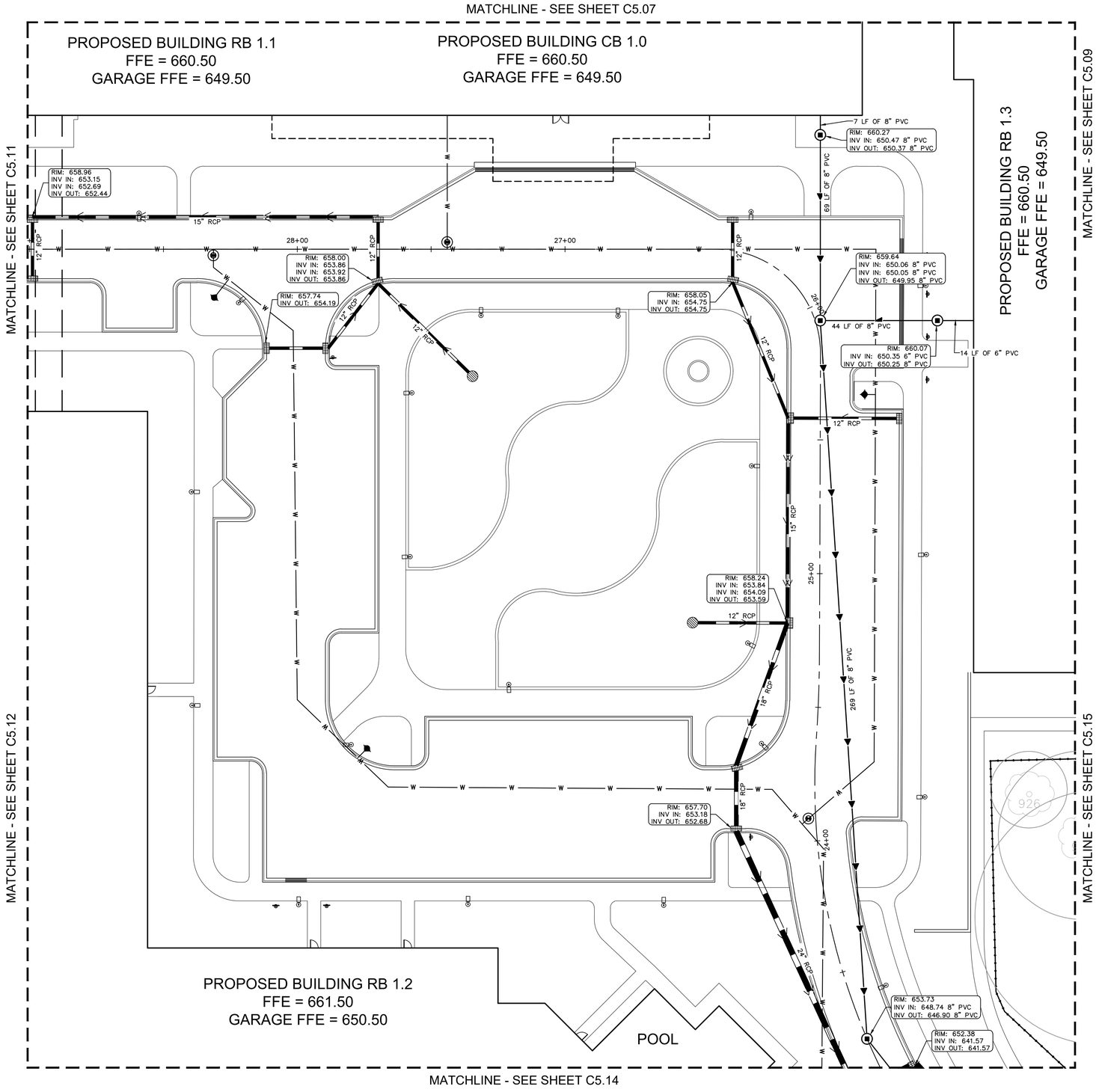

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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	PROPOSED STORM/SANITARY CLEANOUT
W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
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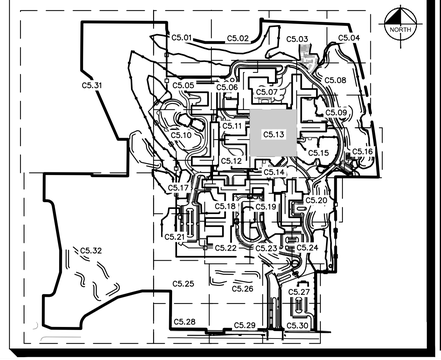
KEY MAP



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UTILITY PLAN

C5.13

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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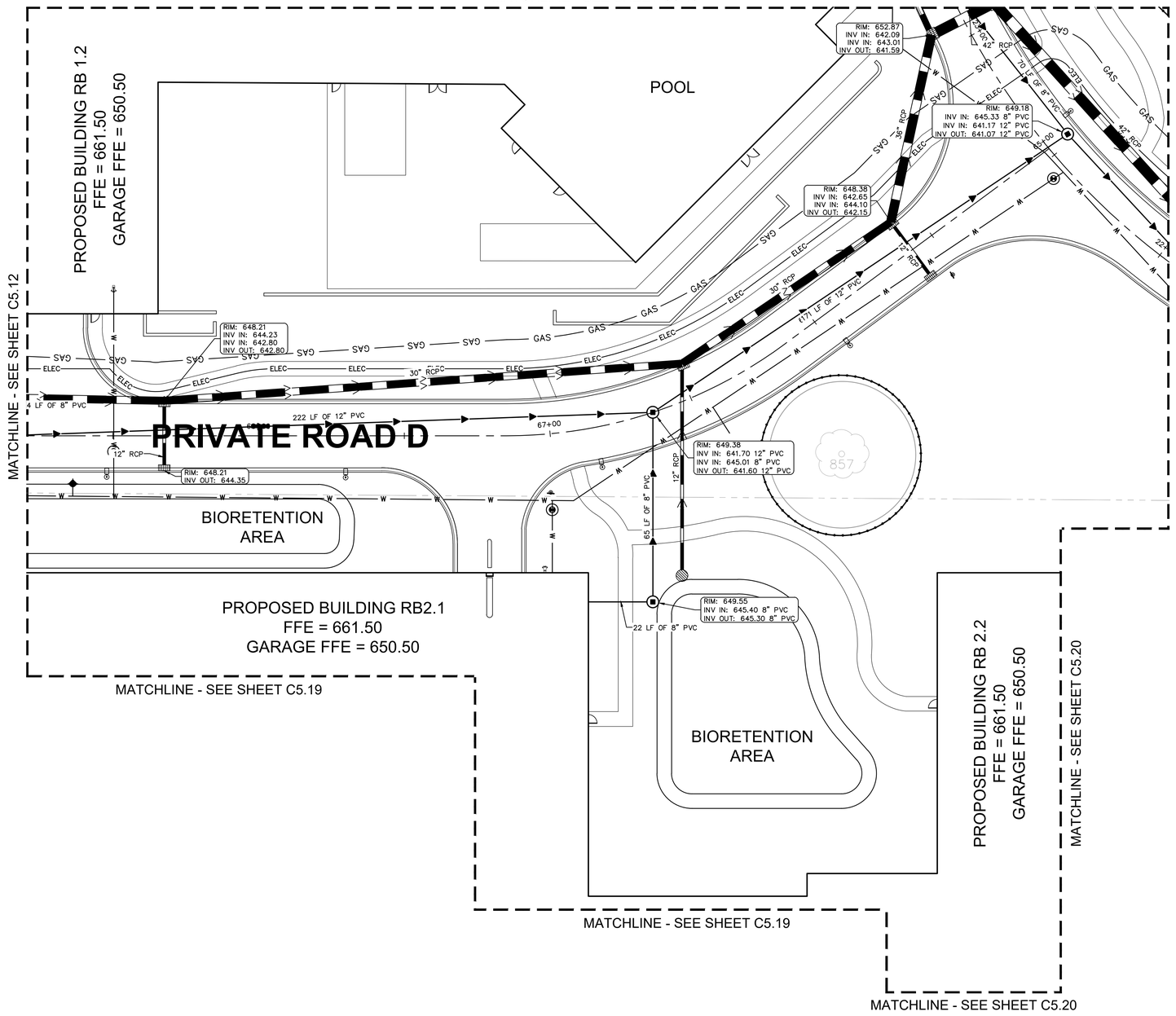

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UTILITY LEGEND

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	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
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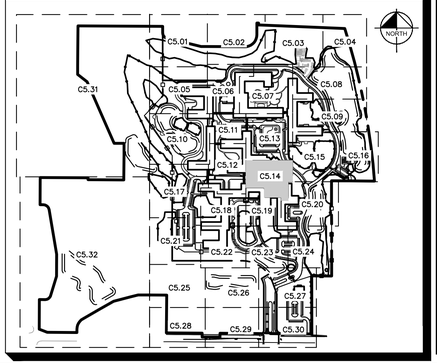

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Original Issue	01/14/2022
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UTILITY PLAN

C5.14

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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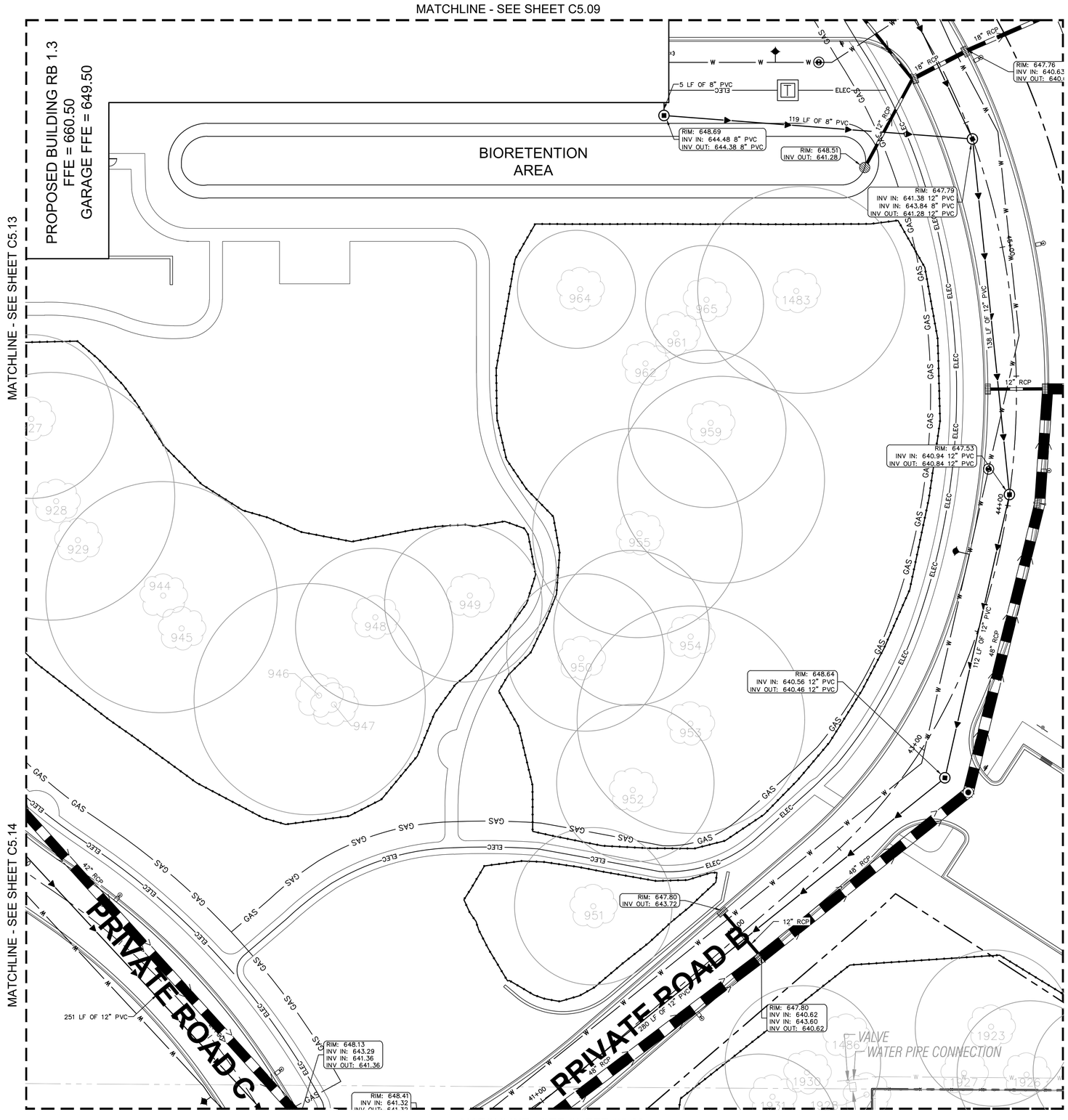

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PERFORATED UNDERDRAIN (SEE BIORETENTION FACILITIES) PROPOSED 4" PERFORATED UNDERDRAIN SEE MWRD DETAIL FOR ADDITIONAL INFORMATION
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
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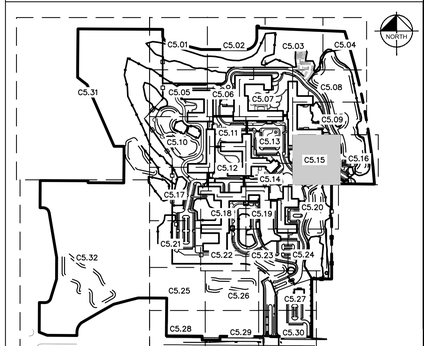
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- OBSERVATION WELL
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- GEN — PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.15

Attachment: 22 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Sampson, Anna Sheet Set:Erickson West Creek Master Plan Layout:C5.15 - UTILITY PLAN March 31, 2023 10:17:04am K:\CHS_LDEV\16814011_Erickson_Northbrook_IL\2_Design\CAD\PlanSheets\Master Plan\C5.0 - OVERALL UTILITY PLAN.dwg
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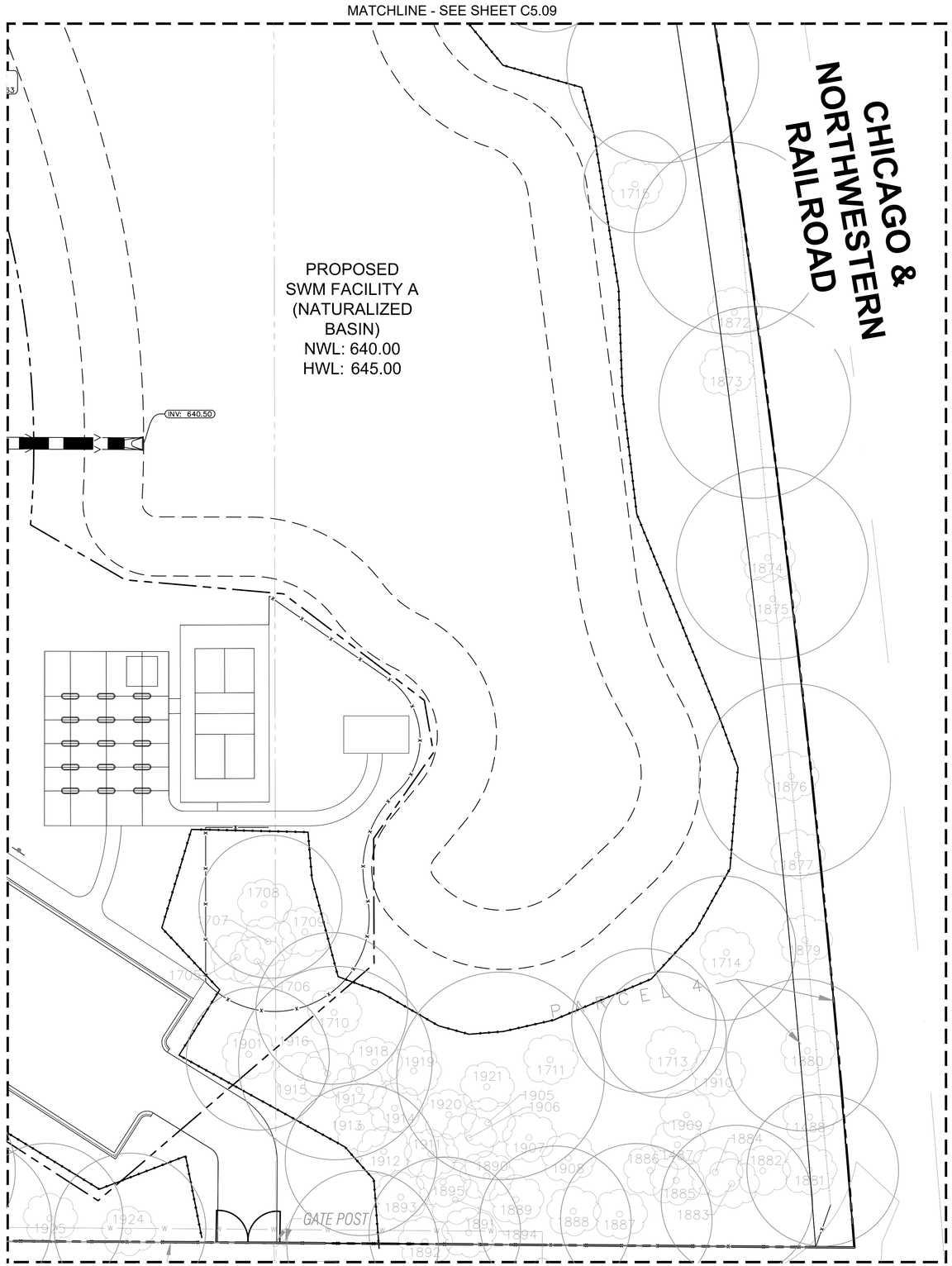

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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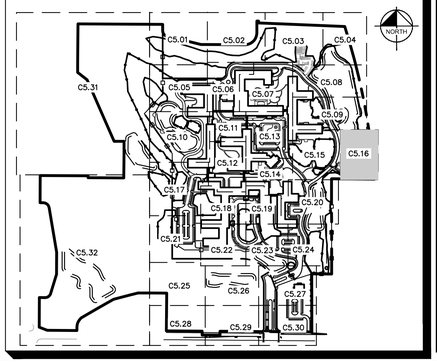
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.16

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Sampson, Anna Sheet Set: Erickson West Creek Master Plan Layout: C5.16 - UTILITY PLAN March 31, 2023 10:17:14am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C5.0 - OVERALL UTILITY PLAN.dwg
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MATCHLINE - SEE SHEET C5.10

MATCHLINE - SEE SHEET C5.31

MATCHLINE - SEE SHEET C5.32

PROPOSED WM FACILITY Y (NATURALIZED BASIN)
NWL: 648.00
HWL: 653.00

PROPOSED BUILDING RB 1.5
FFE = 661.50
GARAGE FFE = 650.50

BIORETENTION AREA

PRIVATE ROAD D

PROPOSED BUILDING CB2.0
FFE = 661.50
GARAGE FFE = 650.50

MATCHLINE - SEE SHEET C5.12

MATCHLINE - SEE SHEET C5.18

MATCHLINE - SEE SHEET C5.21

RIM: 648.62
INV IN: 644.36
INV IN: 646.71
INV OUT: 644.36

RIM: 649.34
INV IN: 643.75
INV IN: 644.25
INV OUT: 643.75

RIM: 649.60
INV IN: 644.22
INV OUT: 644.22

RIM: 655.38
INV IN: 651.91
INV OUT: 651.81

RIM: 657.99
INV IN: 650.31
INV IN: 649.09
INV IN: 655.02
INV OUT: 650.06

101+00
72+00

18" RCP
24" RCP
12" RCP

NORTH

GRAPHIC SCALE IN FEET
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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
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- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
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- PROPOSED VALVE BOX
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- PROPOSED LIGHT POLE
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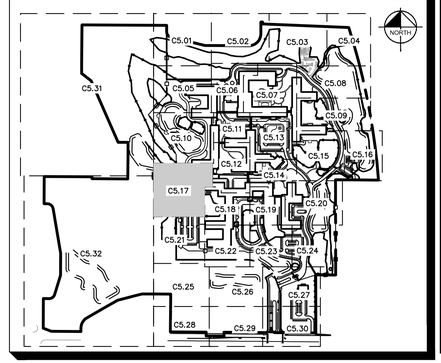
- GEN — PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.17

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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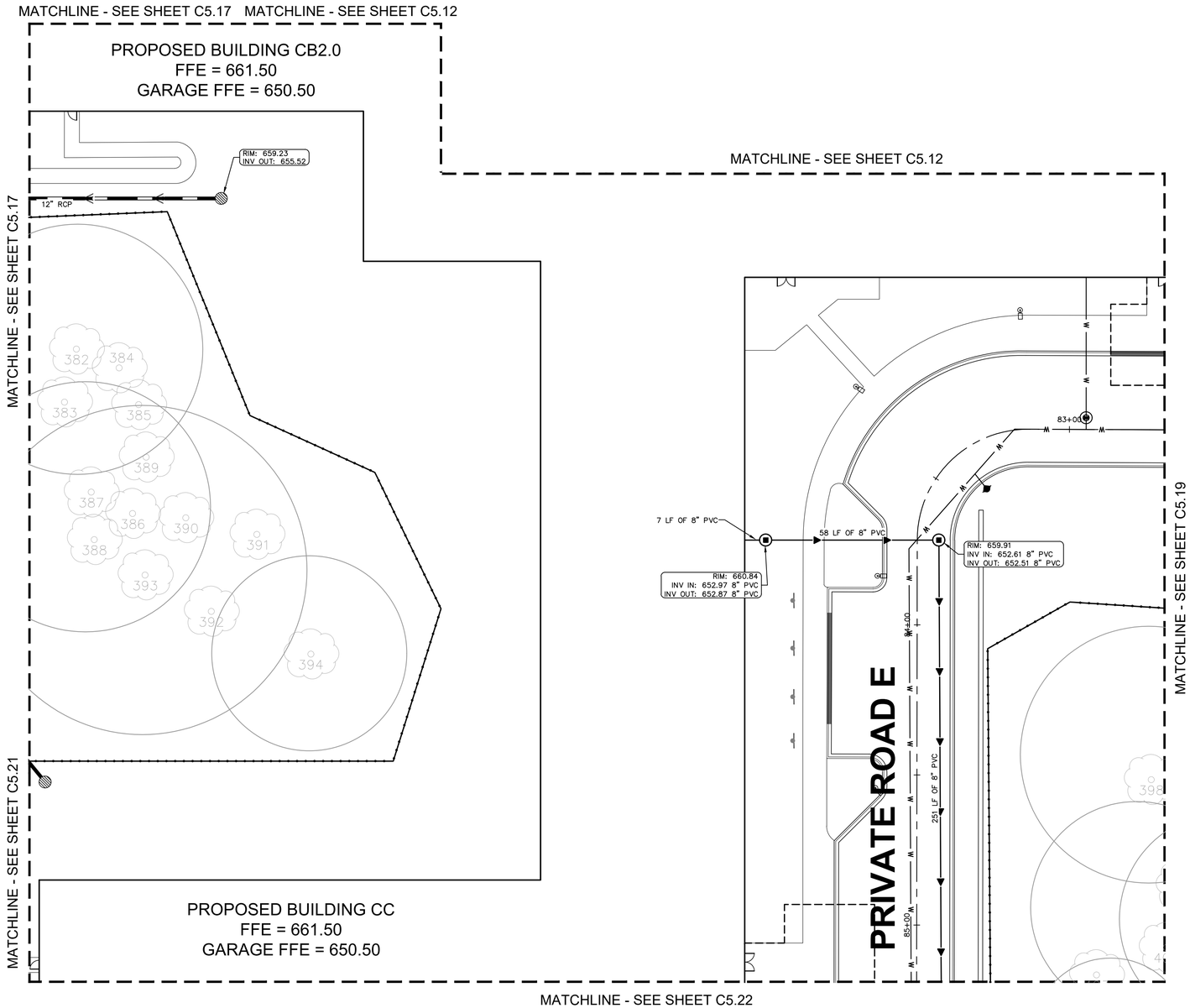

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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	PROPOSED VALVE BOX
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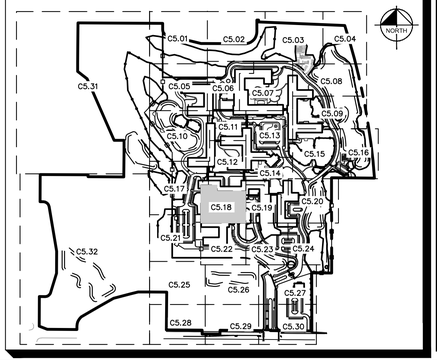
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.18

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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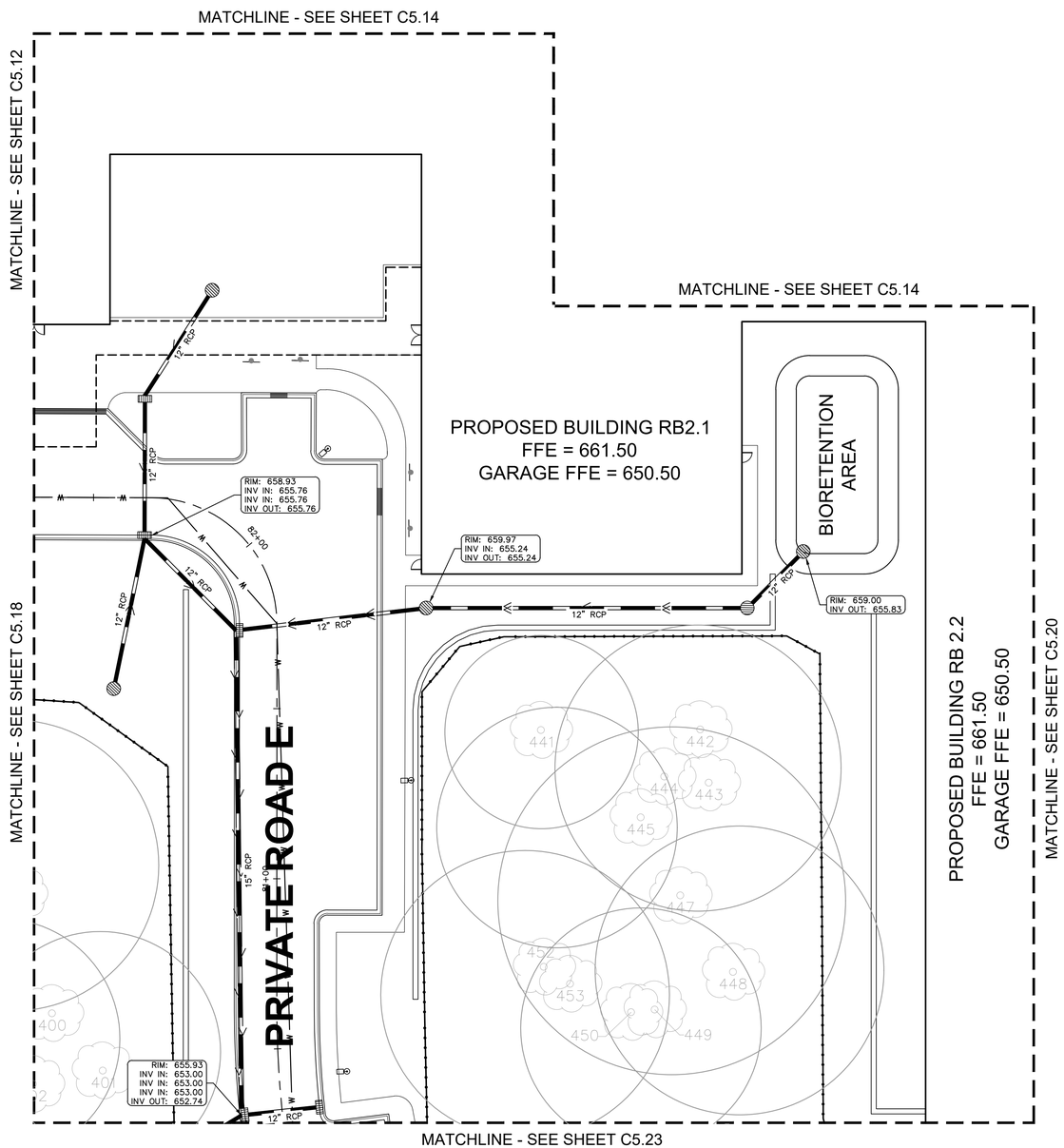

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GRAPHIC SCALE IN FEET
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	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
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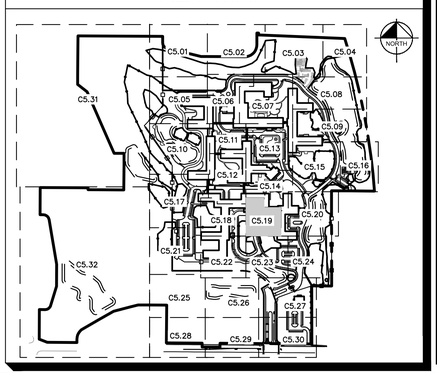

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.19

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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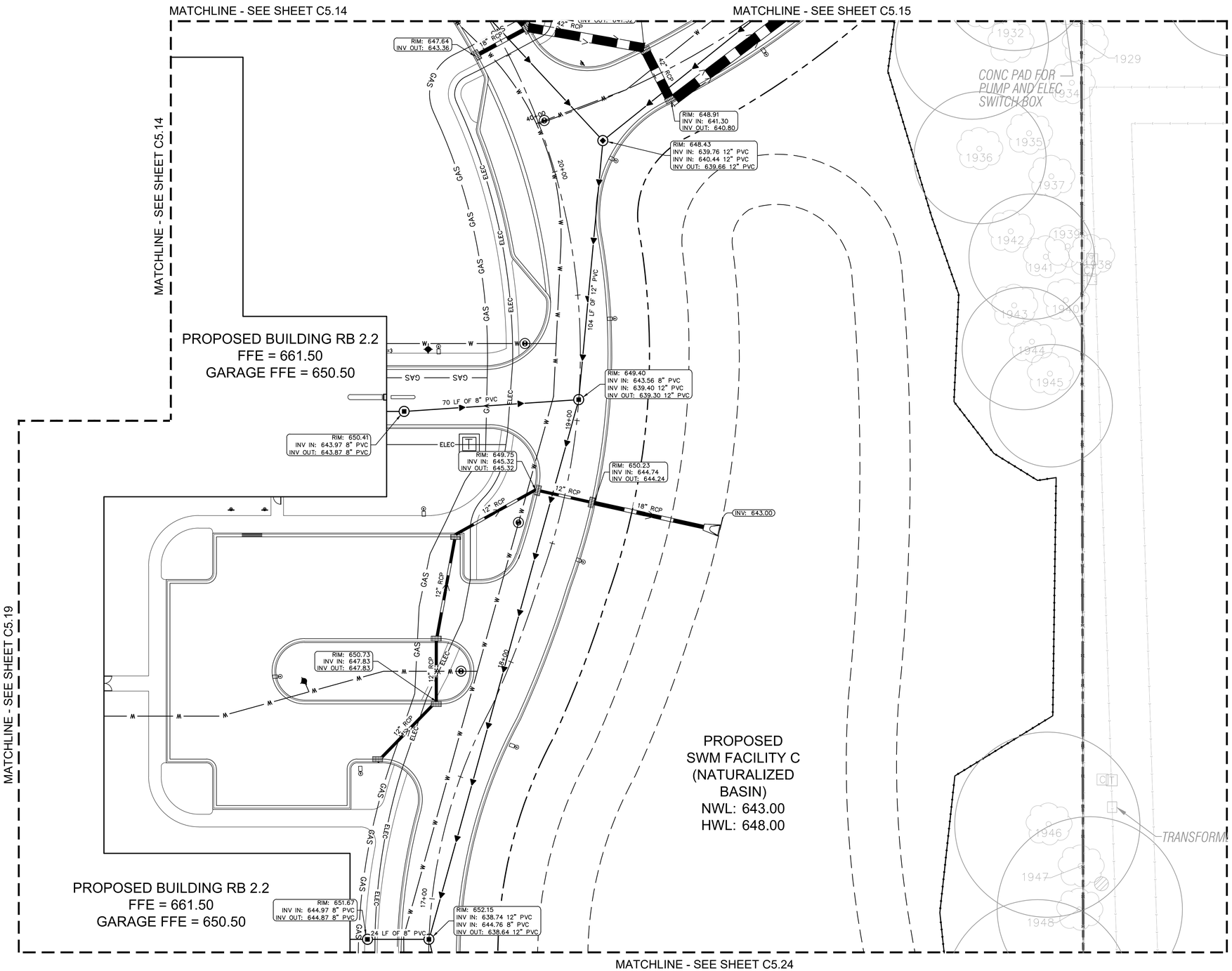

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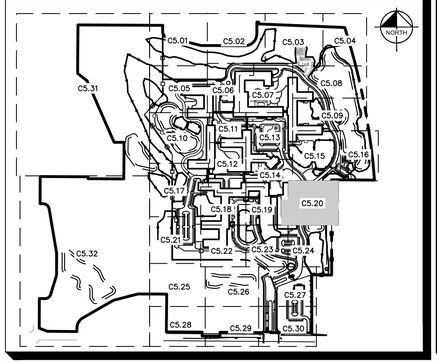
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	OBSERVATION WELL
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

Seal:

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KHA Project No.	168141011
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.20

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Sampson, Anna Sheet Set:Erickson West Creek Master Plan Layout:C5.20 - UTILITY PLAN March 31, 2023 10:17:53am K:\CHS_LOCV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C5.0 - OVERALL UTILITY PLAN.dwg
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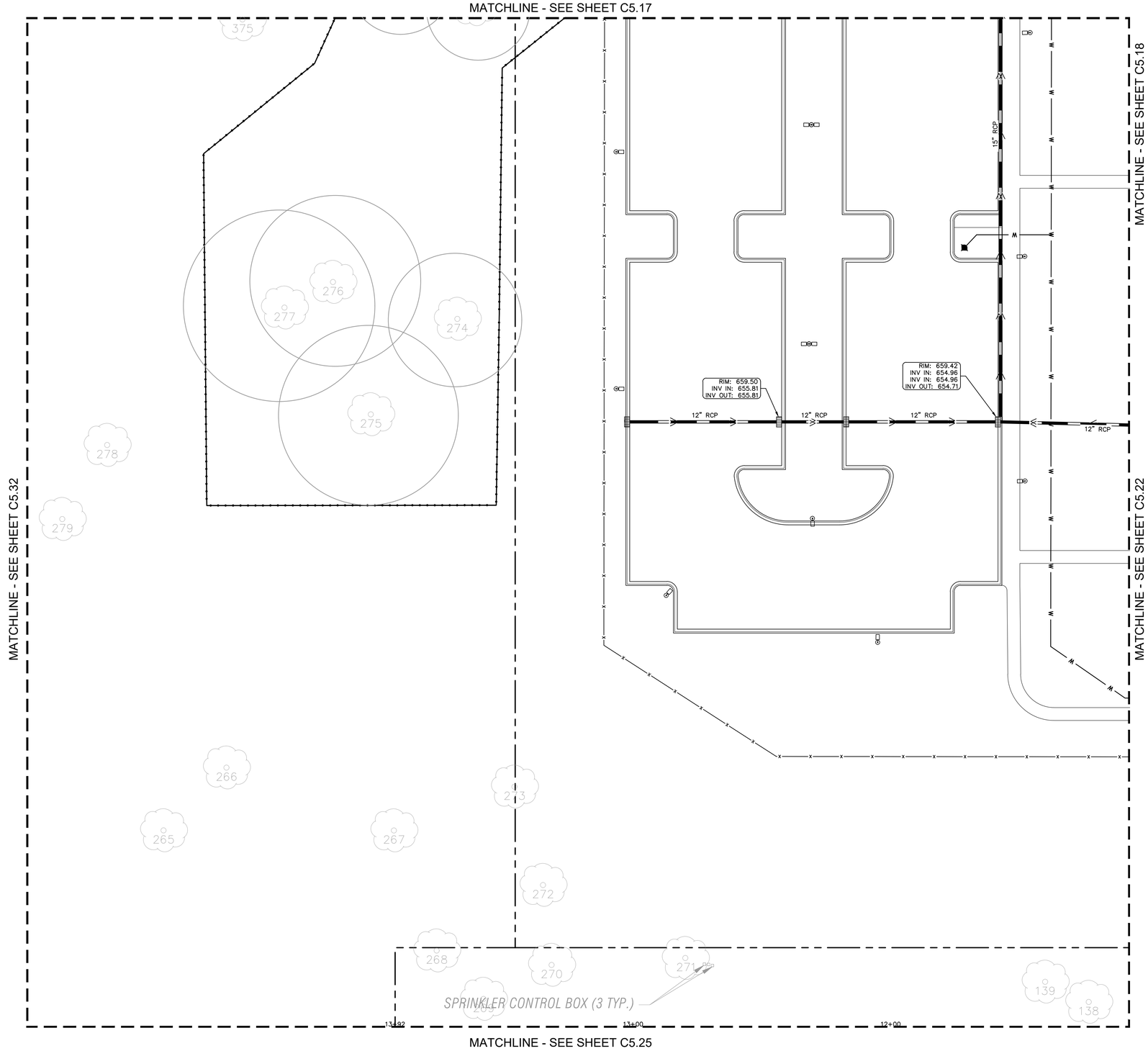

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
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W W	PROPOSED WATER LINE
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	PROPOSED VALVE BOX
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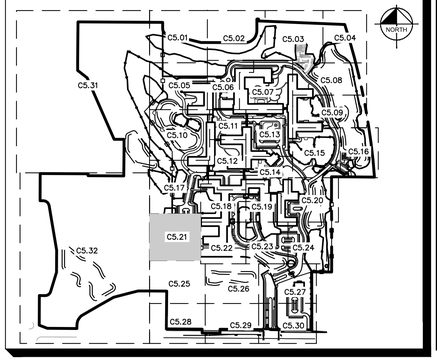
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.21

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Sampson, Anna Sheet Set: Erickson West Creek Master Plan Layout: C5.21 – UTILITY PLAN March 31, 2023 10:18:03am K:\CHS_LDEV\168141011_Erickson_Northbrook_ILV2_Design\CADD\PlanSheets\Master Plan\C5.0 – OVERALL UTILITY PLAN.dwg
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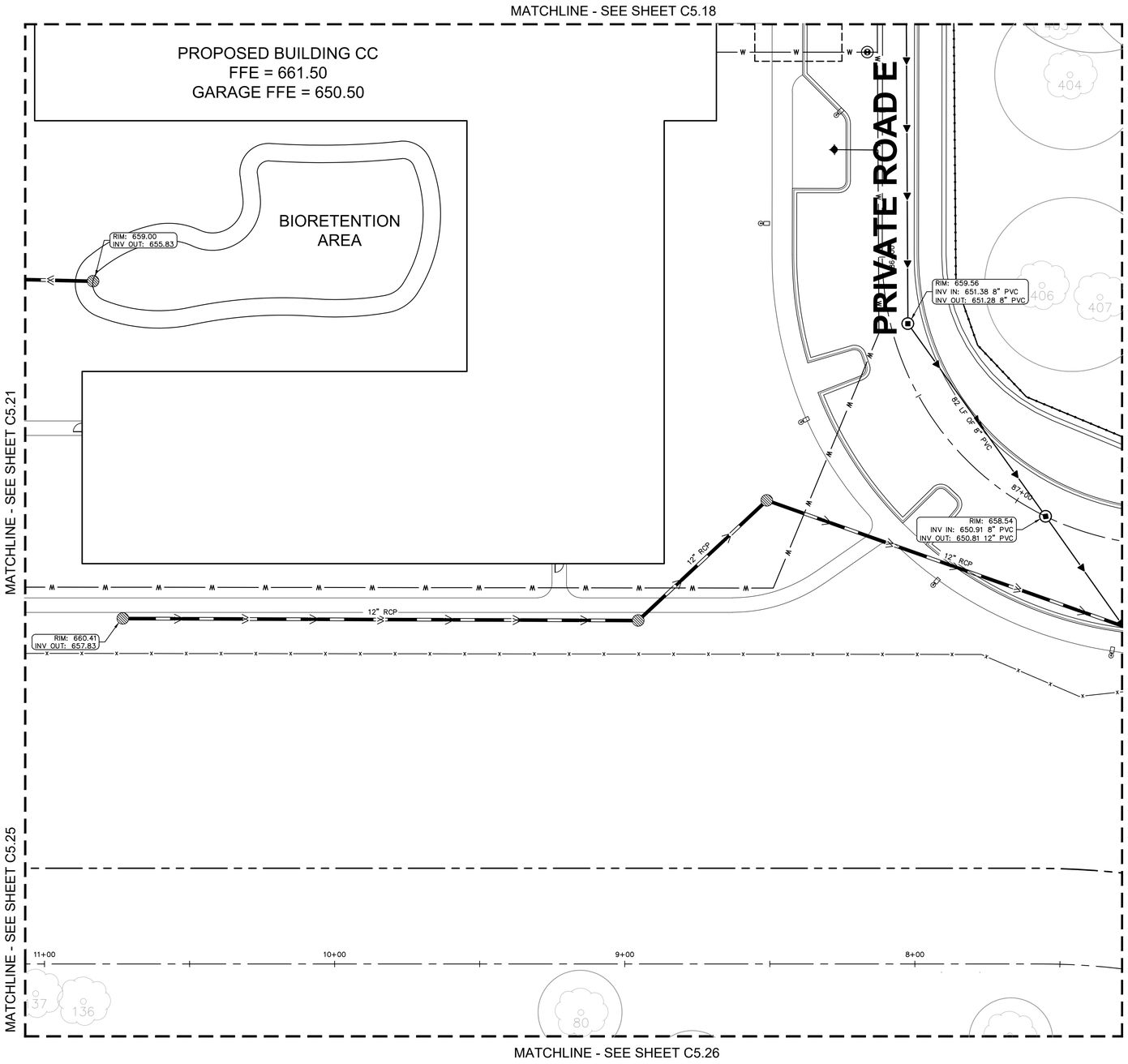

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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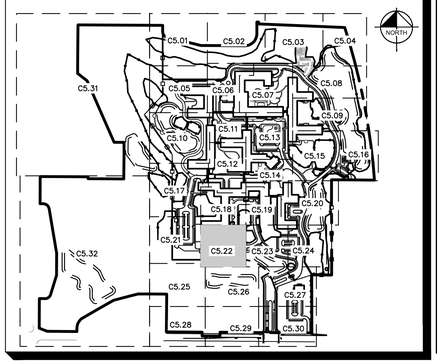
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.22

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Sampson, Anna Sheet Set:Erickson West Creek Master Plan Layout:C5.22 - UTILITY PLAN March 31, 2023 10:18:14am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C5.0 - OVERALL UTILITY PLAN.dwg
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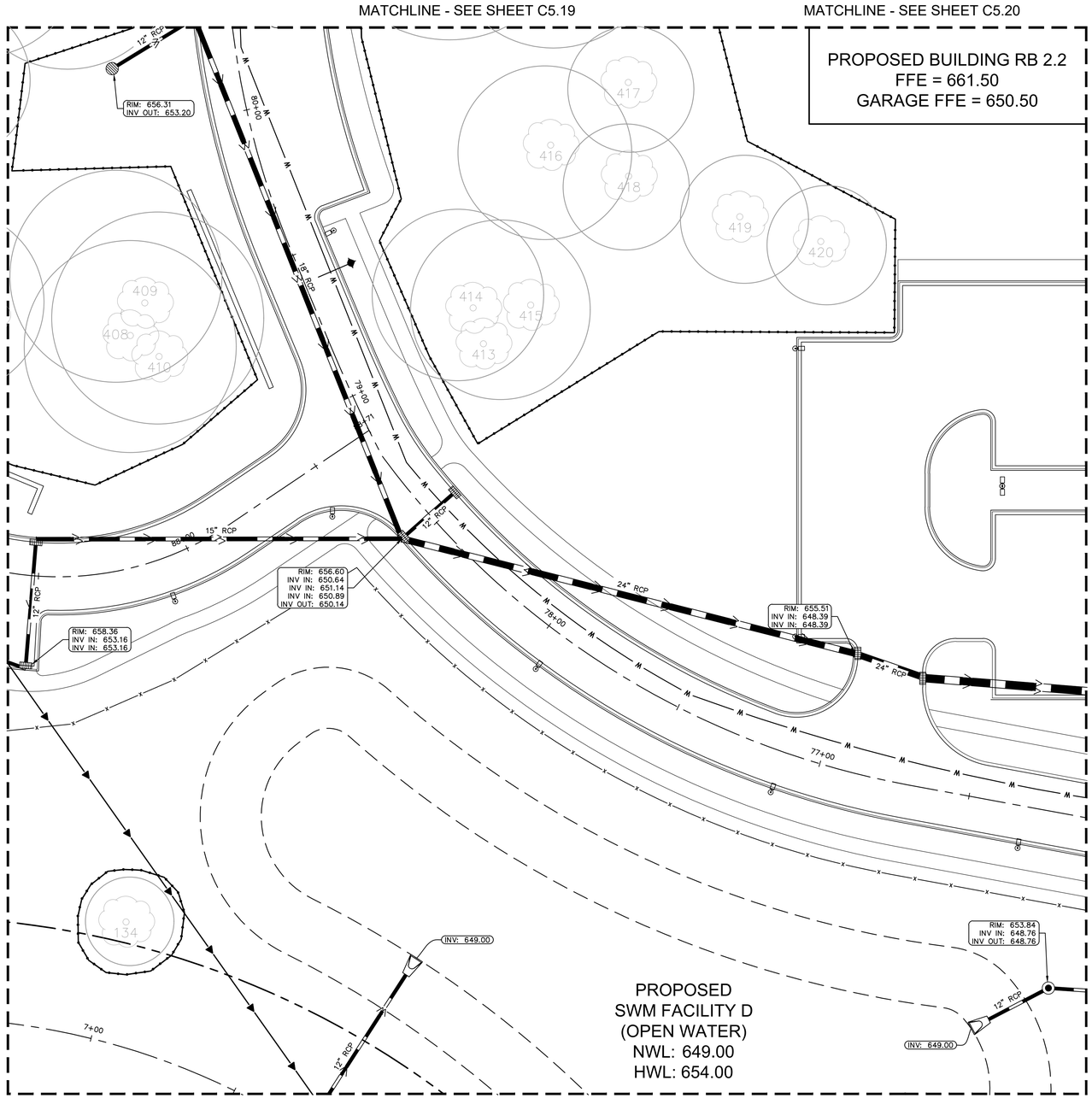

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
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	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
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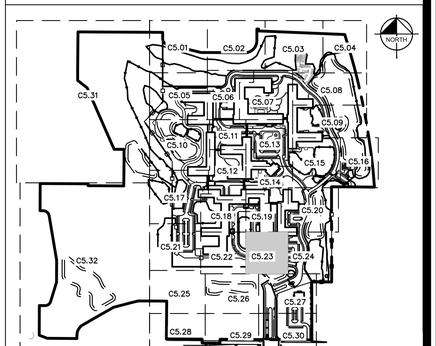
KEY MAP



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5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.23

Attachment: 32 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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MATCHLINE - SEE SHEET C5.20

PROPOSED BUILDING
RB 2.2
FFE = 661.50
GARAGE FFE = 650.50

PROPOSED
SWM FACILITY C
(NATURALIZED
BASIN)
NWL: 643.00
HWL: 648.00

INV: 643.00
INV: 643.00
36" RCP
18" RCP
RIM: 653.33
INV IN: 643.44
INV IN: 647.55
INV OUT: 643.44
166 LF OF 12" PVC
36" RCP
38" RCP
30" RCP
RIM: 654.22
INV IN: 645.02
INV OUT: 644.52
RIM: 654.74
INV IN: 646.41
INV IN: 645.41
INV OUT: 645.41
RIM: 650.28
INV IN: 644.71
INV OUT: 644.71
12" RCP
12" RCP
CONNECT TO EXISTING STORM
CONC. HEADWALL
PRIMARY ROAD B
15+00
30" RCP
30" RCP
76+00
75+00
74+00
RIM: 655.64
INV IN: 637.80 12" DI
INV OUT: 637.70 12" PVC
RIM: 655.75
INV IN: 647.98
INV OUT: 647.48
104 LF OF 12" PVC
18" RCP
18" RCP
12" RCP
RIM: 655.85
INV IN: 647.16
INV OUT: 647.16

MATCHLINE - SEE SHEET C5.23

MATCHLINE - SEE SHEET C5.27

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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
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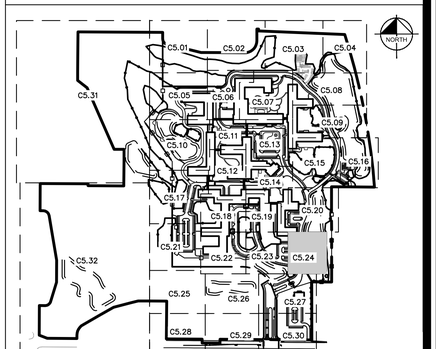
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- TF — PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- GEN — PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.24

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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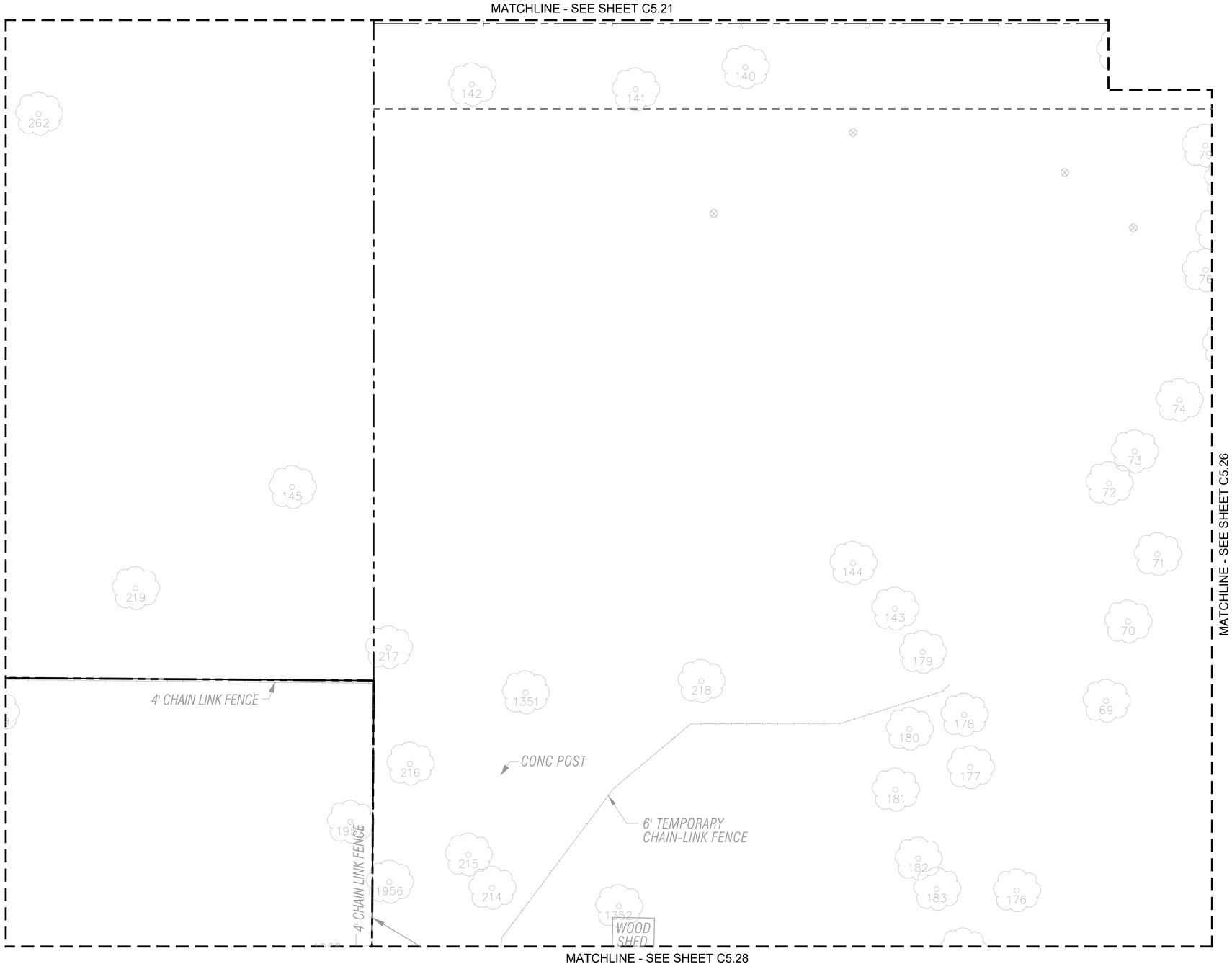

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UTILITY LEGEND

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	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
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	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
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	EX. GAS METER
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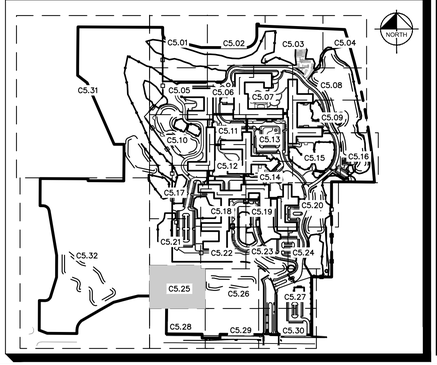

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1	REVISED PER VILLAGE COMMENTS	03/30/2022
2	REVISED PER VILLAGE COMMENTS	05/27/2022
3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.25

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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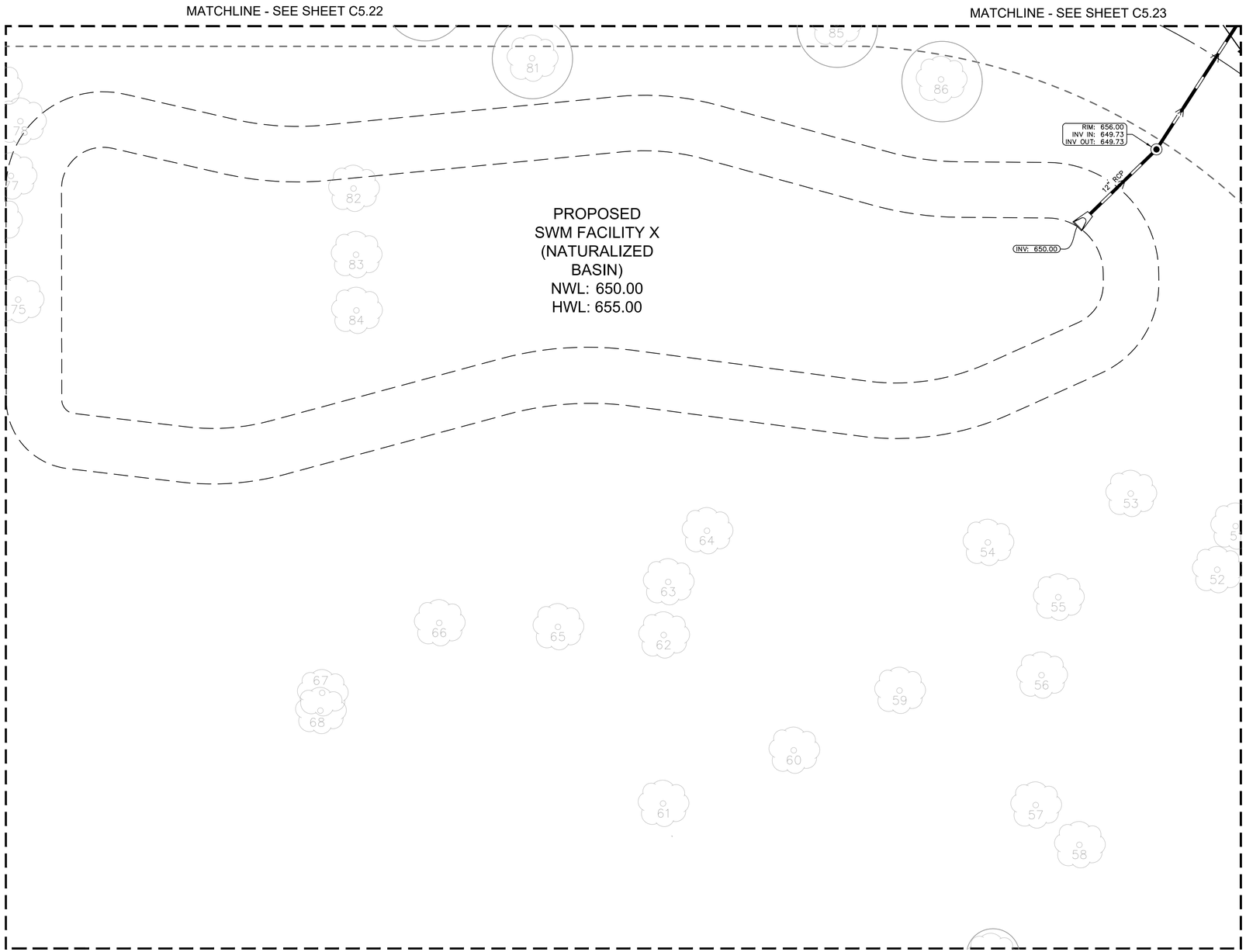

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PERFORATED UNDERDRAIN (SEE BIORETENTION FACILITIES) PROPOSED 4" PERFORATED UNDERDRAIN SEE MWRD DETAIL FOR ADDITIONAL INFORMATION
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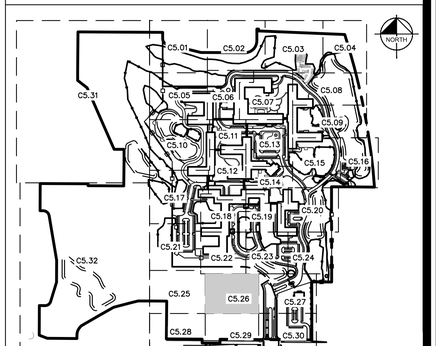
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	OBSERVATION WELL
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
TF	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.26

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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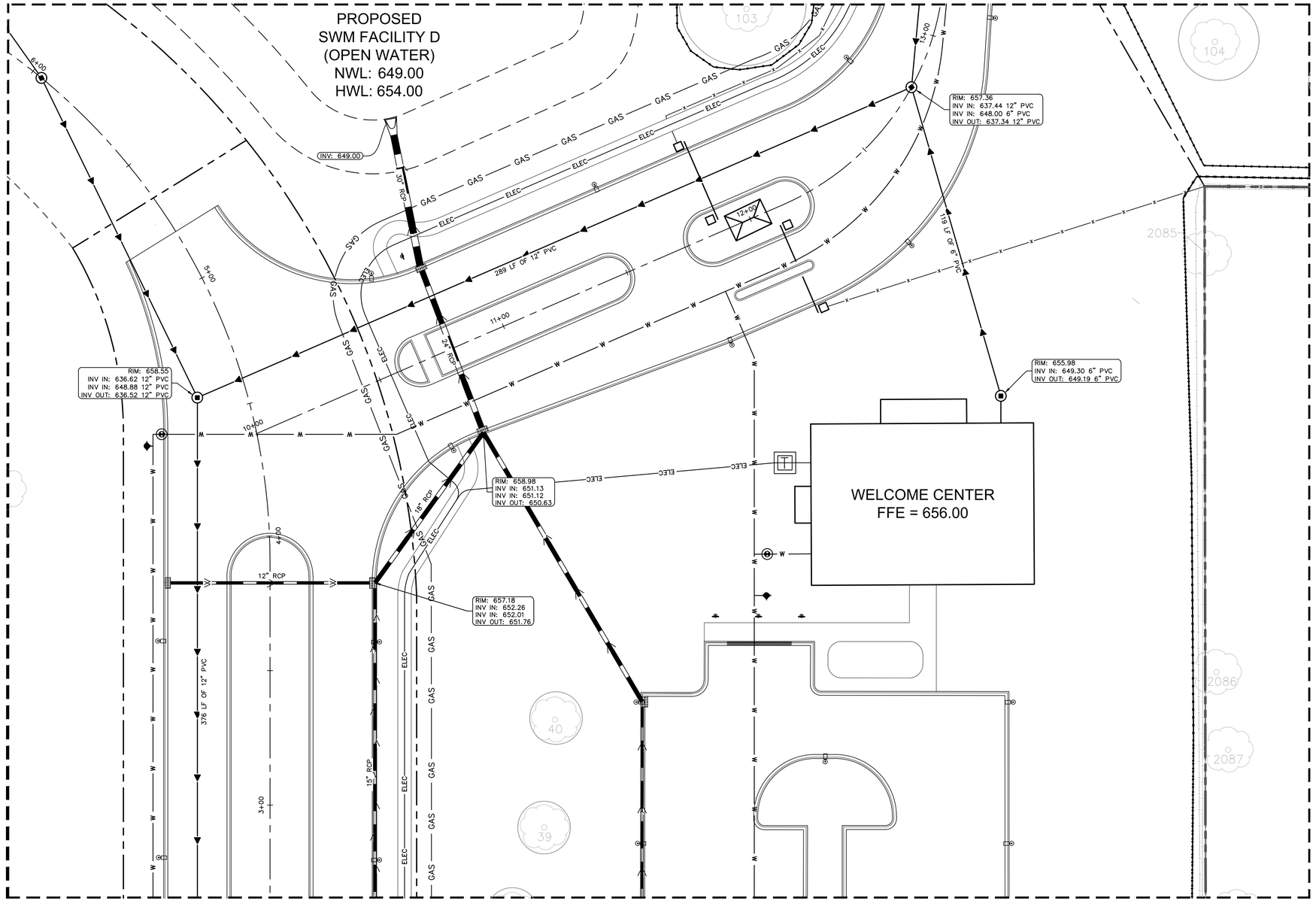

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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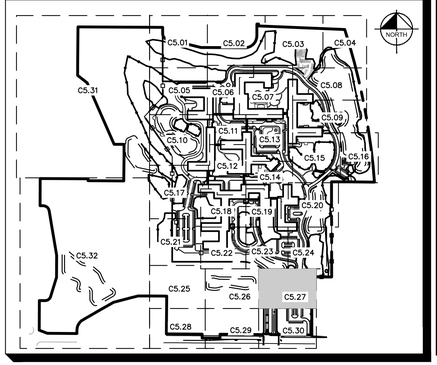
	OBSERVATION WELL
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.27

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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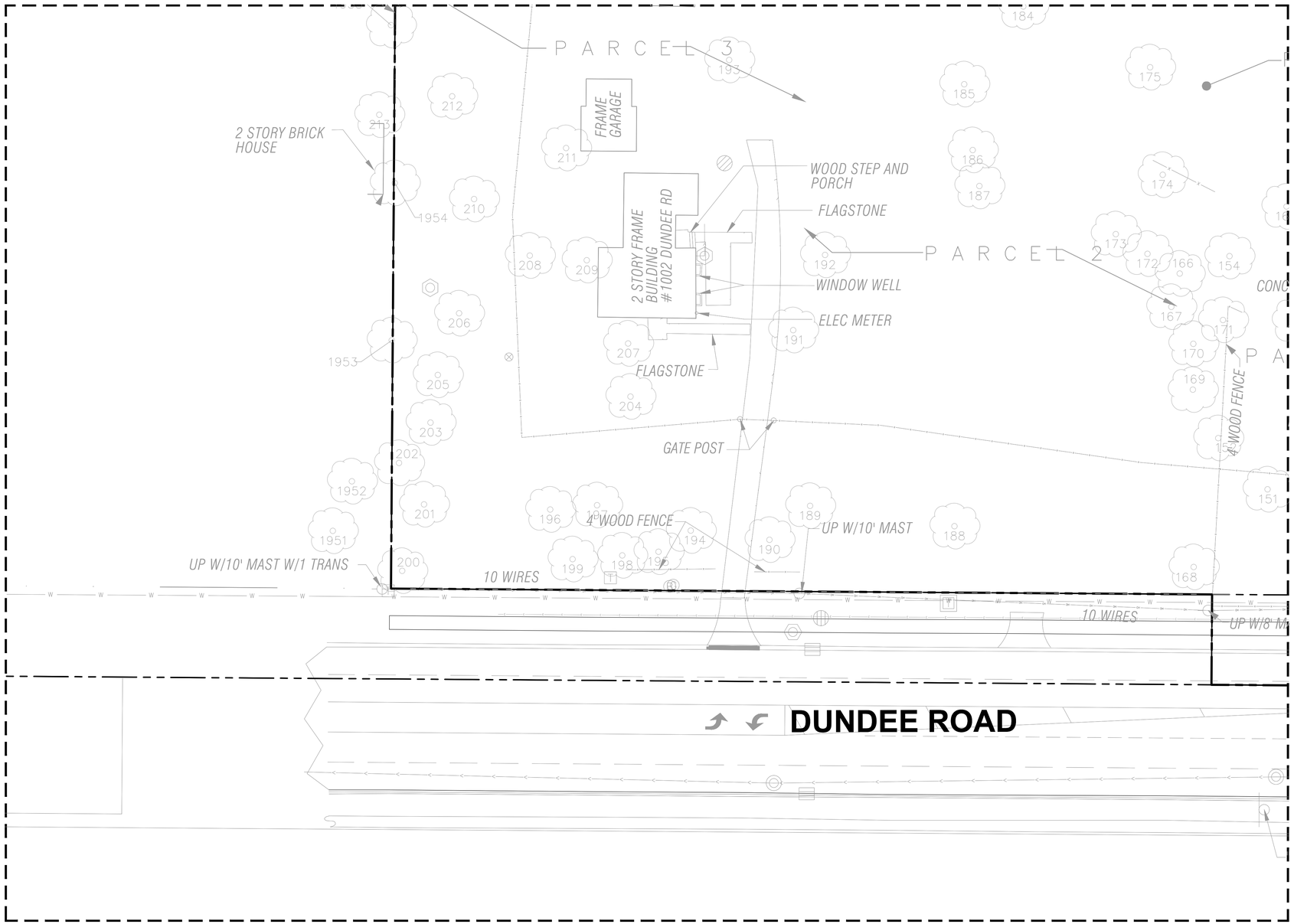

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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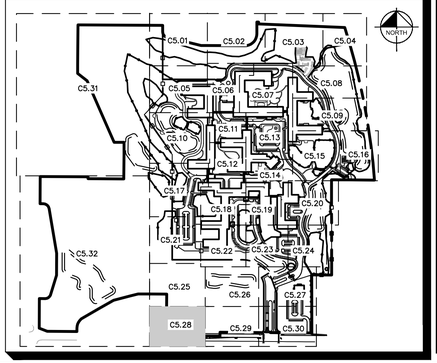
	OBSERVATION WELL
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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KHA Project No.	16814101
Original Issue	01/14/2022
Scale	AS SHOWN

UTILITY PLAN

C5.28

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joi
(6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By: Sampson, Anna Sheet Set: Erickson West Creek Master Plan Layout: C5.28 — UTILITY PLAN March 31, 2023 10:19:14am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2_Design\CADD\PlanSheets\Master Plan\C5.0 — OVERALL UTILITY PLAN.dwg
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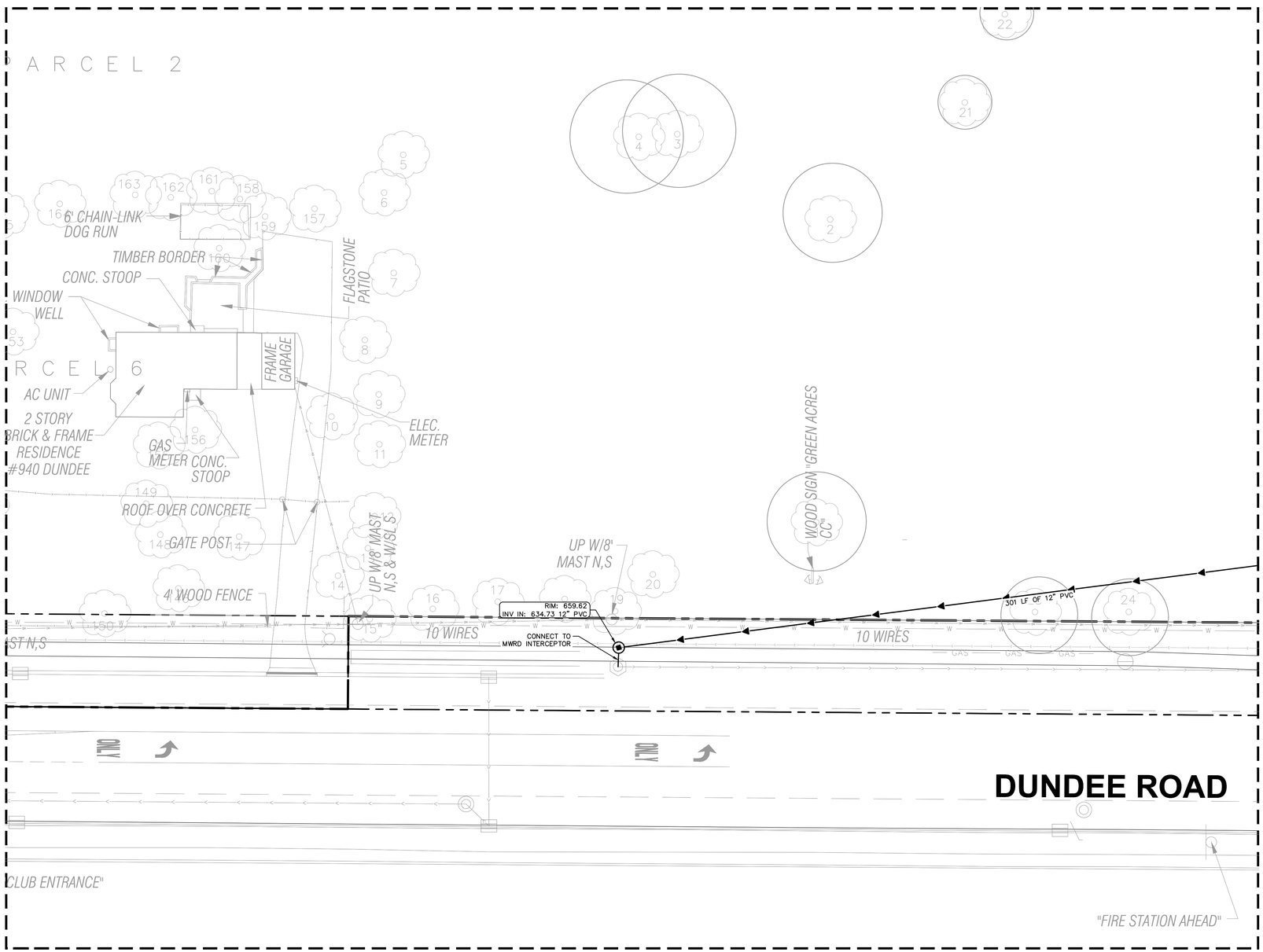
MATCHLINE - SEE SHEET C5.26



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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
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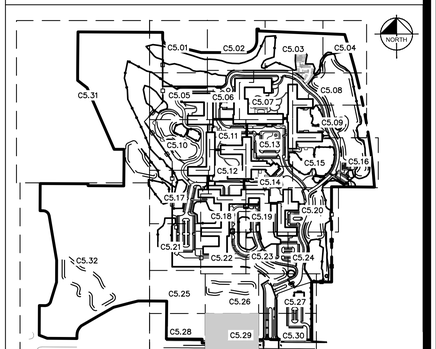
	OBSERVATION WELL
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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UTILITY PLAN

C5.29

Attachment: 22 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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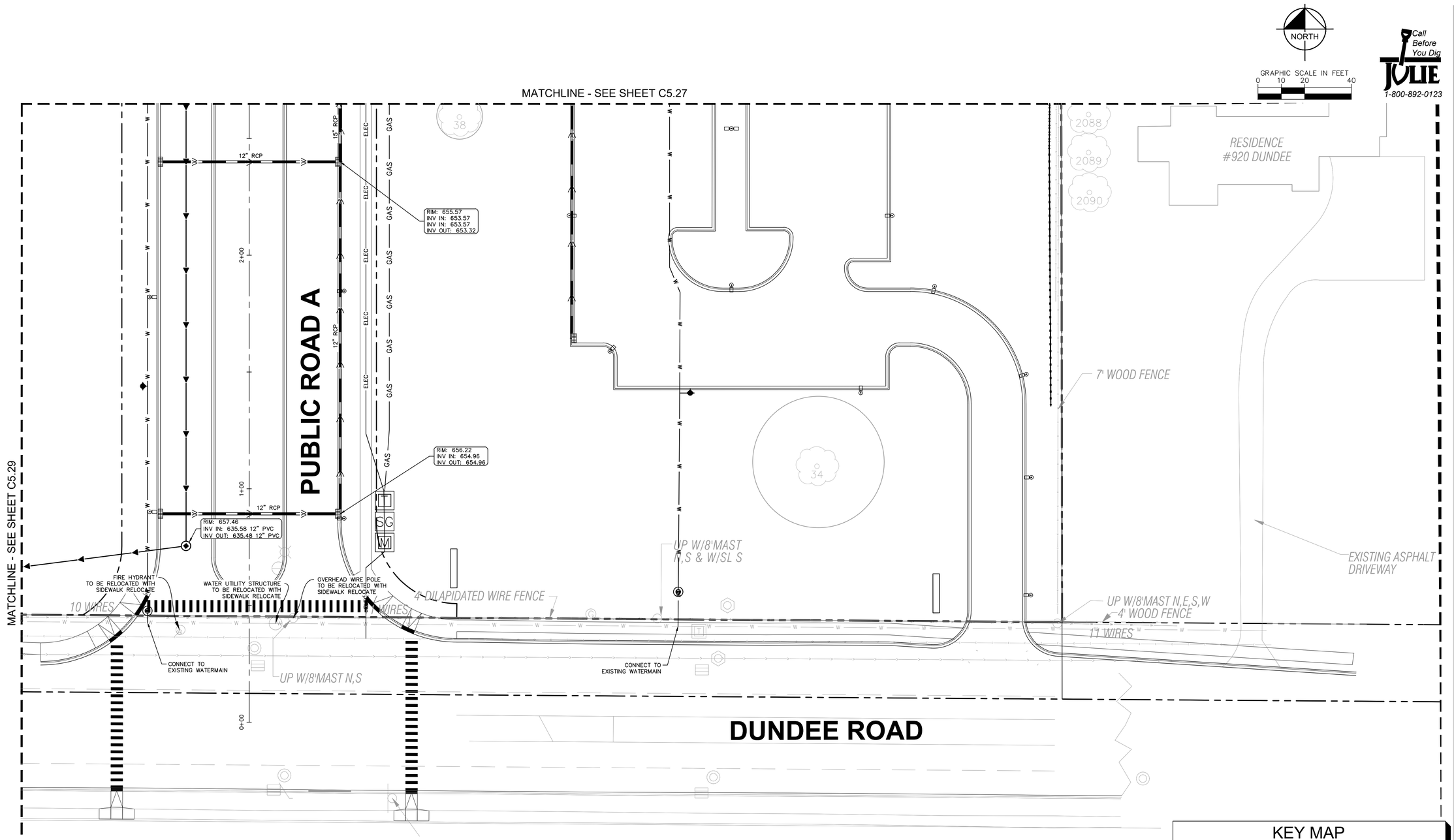

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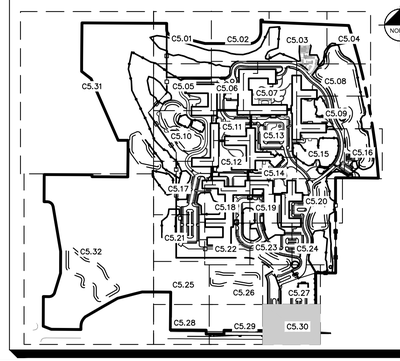
UTILITY LEGEND

EX. WATER LINE	ELEC	PROPOSED UNDERGROUND ELECTRIC LINE	PROPOSED STORM/SANITARY CLEANOUT
EX. HYDRANT	GAS	GAS LINE (BY GAS COMPANY)	PROPOSED WATER LINE
EX. WATER VALVE	TEL	PROPOSED PHONE LINE	PROPOSED VALVE VAULT
EX. SANITARY SEWER LINE		PROPOSED STORM SEWER LINE	PROPOSED VALVE BOX
EX. SANITARY SEWER MANHOLE		PERFORATED UNDERDRAIN (SEE BIORETENTION FACILITIES) PROPOSED 4" PERFORATED UNDERDRAIN SEE MWRD DETAIL FOR ADDITIONAL INFORMATION	PROPOSED FIRE HYDRANT
EX. SANITARY SEWER CLEANOUT			PROPOSED LIGHT POLE
EX. STORM DRAIN LINE		PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
EX. STORM MANHOLE			PROPOSED GENERATOR (FOR REFERENCE ONLY)
EX. STORM STRUCTURE/INLET		PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)	
EX. GAS LINE			
EX. GAS METER		PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)	
EX. UNDERGROUND ELECTRIC LINE			
EX. UNDERGROUND TELEPHONE LINE		OBSERVATION WELL	
EX. LIGHT POLE		PROPOSED SANITARY SEWER LINE	
		PROPOSED SANITARY MANHOLE	

KEY MAP



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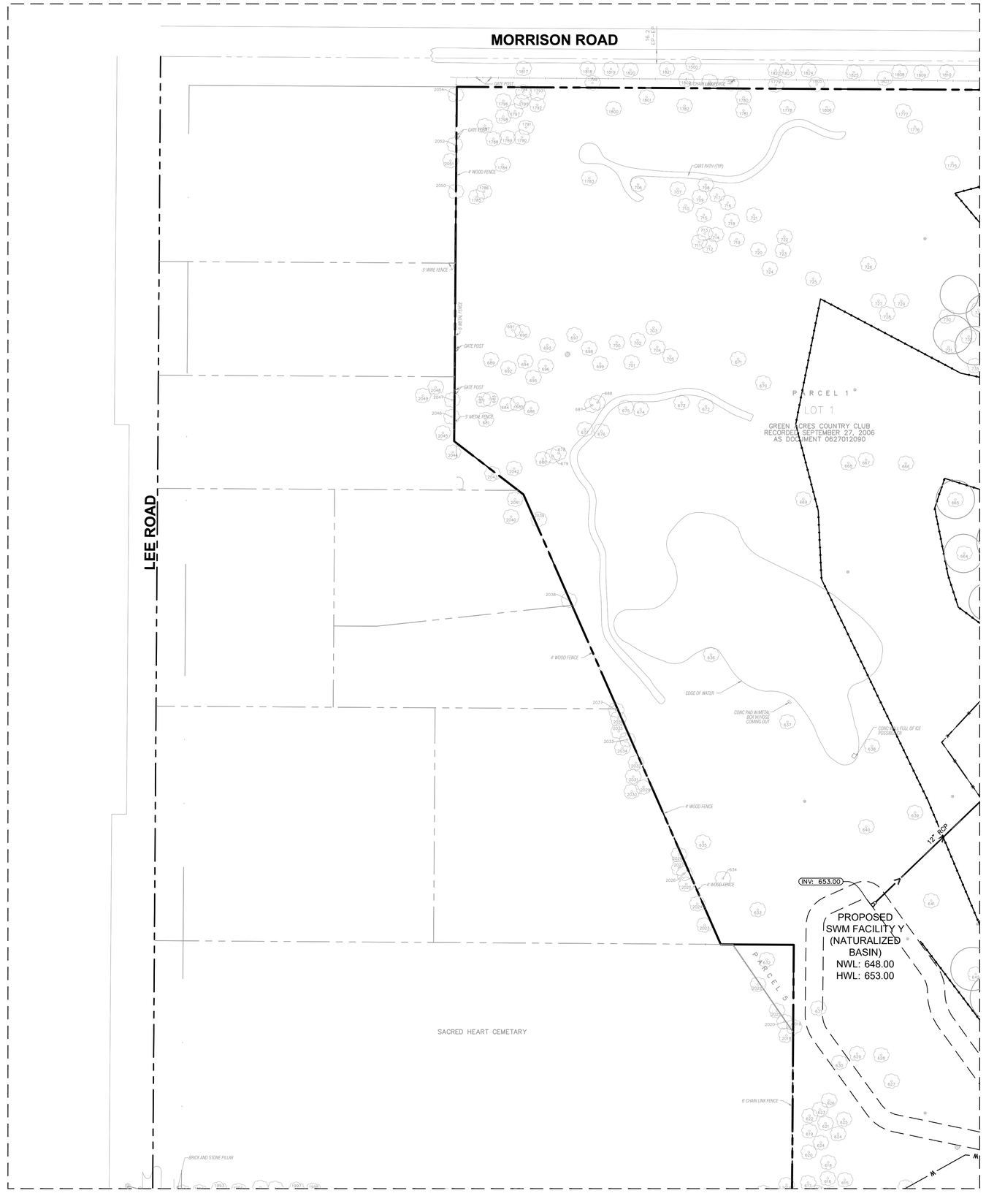
UTILITY PLAN

C5.30

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
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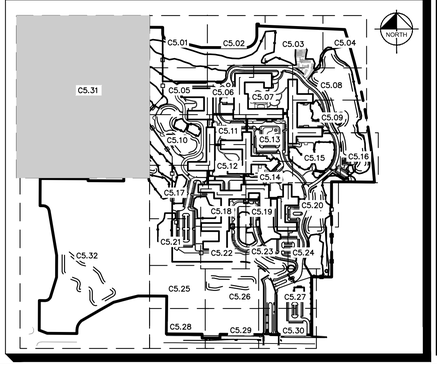
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
GEN	PROPOSED GENERATOR (FOR REFERENCE ONLY)

KEY MAP



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1	REVISED PER VILLAGE COMMENTS	03/30/2022
2	REVISED PER VILLAGE COMMENTS	05/27/2022
3	REVISED SITE PLAN	11/28/2022
4	REVISED PER VILLAGE COMMENTS	03/24/2023
5	REVISED PER VILLAGE COMMENTS	03/31/2023

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KHA Project No.	16814101
Original Issue	01/14/2022
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UTILITY PLAN

C5.31

Attachment: J2 - Preliminary Engineering Plans part 2 (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Plotted By:Sampson, Anna Sheet Set:Erickson West Creek Master Plan Layout:C5.31 - UTILITY PLAN March 31, 2023 10:19:43am K:\CHS_LDEV\168141011_Erickson_Northbrook_IL\2_Design\CADD\PlanSheets\Master Plan\C5.0 - OVERALL UTILITY PLAN.dwg
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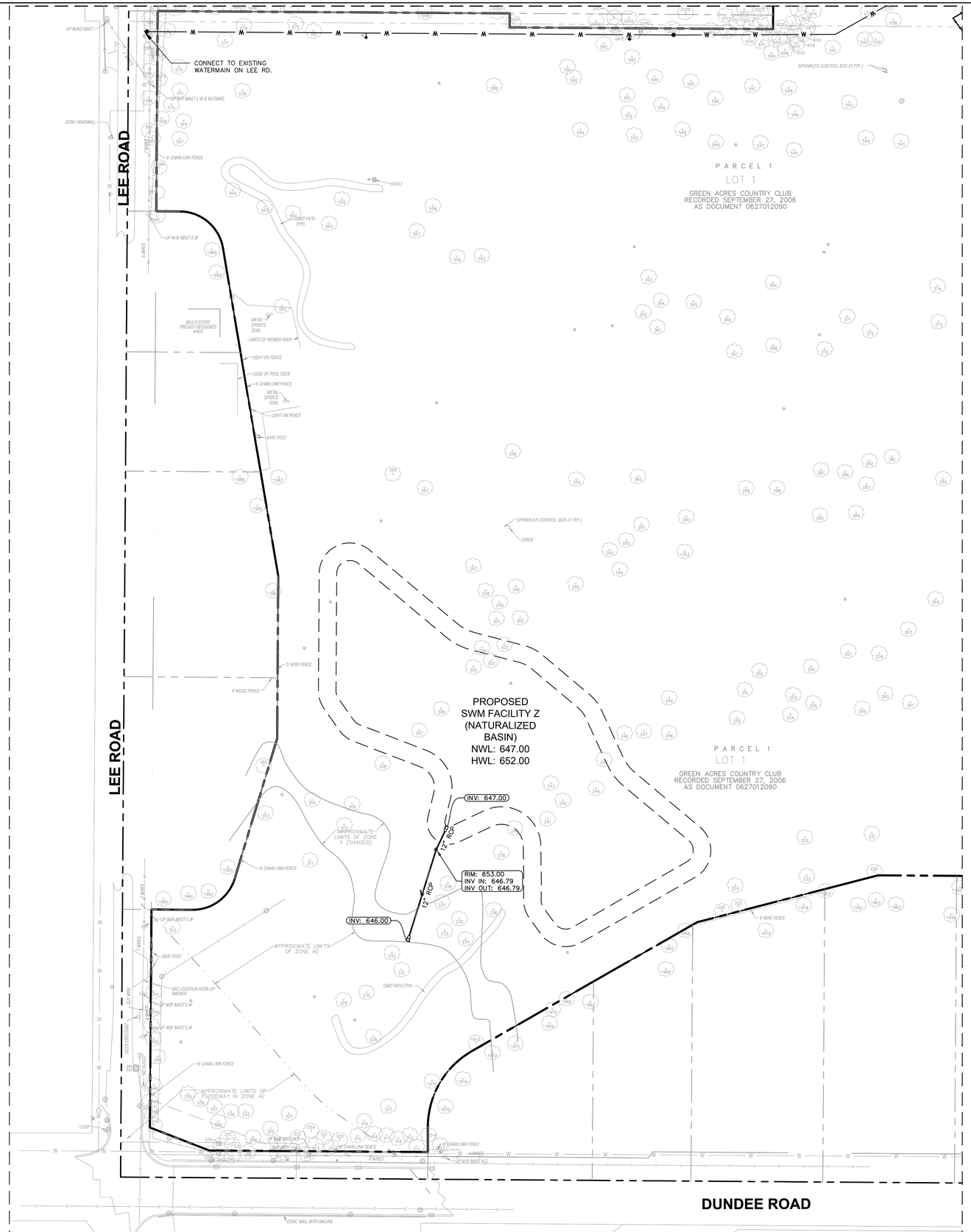

MATCHLINE - SEE SHEET C5.17

MATCHLINE - SEE SHEET C5.21

MATCHLINE - SEE SHEET C5.25

MATCHLINE - SEE SHEET C5.28

NORTH

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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PERFORATED UNDERDRAIN (SEE BIORETENTION FACILITIES) PROPOSED 4" PERFORATED UNDERDRAIN SEE MWRD DETAIL FOR ADDITIONAL INFORMATION
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	OBSERVATION WELL
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
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T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
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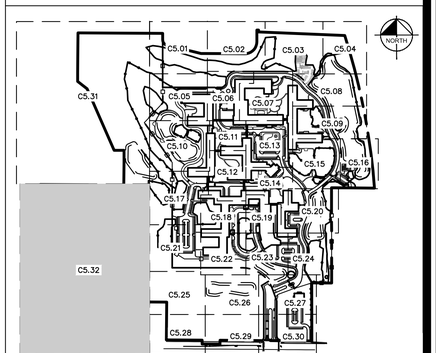
KEY MAP



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UTILITY PLAN

C5.32

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Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

March 23, 2023

Ms. Michaela Kohlstedt, AICP
Director of Development & Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: ***Continuing Care Retirement Community***
Village of Northbrook, Cook County

Dear Michaela,

Kimley-Horn is in receipt of a letter from Civiltech, dated February 24, 2023, providing comments on the Traffic Impact Study for a proposed continuing care retirement community located at the northeast quadrant of the intersection of IL 68 (Dundee Road) and Shermer Road. Below is a summary of the actions taken in response to the comments received.

1. In Tables 3.9 and 3.10, the traffic volumes in the Higher-Volume Minor-Leg approach volume are lower than the previous TIS, even though volumes have increased slightly due to the fire station and park uses. Furthermore, the peak hour volumes exiting Access A as shown in Exhibit 5 are significantly higher than the corresponding hourly volumes in this table. Check these calculations and if correct, explain the discrepancy.

   Response: Volumes have decreased from the previous study (dated June 2022) due to the reduction in unit count. The unit count from the previous version of the site plan included 1,075 units and the site plan now includes only 908 units. The 24-hour volumes for the proposed site were developed by taking the daily trips and multiplying them by the hourly distribution provided in the appendix of the ITE Trip Generation Manual. An hourly distribution is not provided for LUC 255; therefore, the hourly distribution for LUC 252 (Senior Adult Housing – Attached) was used, as the majority of the units will be independent living units. The peak hour trips were estimated using trip generation rates for peak hour of adjacent street between 7-9am for the morning peak hour and 4-6pm for the evening peak hour. This slight variation in data sources is the source of the discrepancy. As the peak hour trips are higher, it is likely that the peak hour capacity analysis is a conservative estimate of future conditions.

2. Provide graphs for Warrant 2 and 3 in the appendix of the report.

   Response: The graphs have been included in the appendix.

3. For the gap analysis, how was this data collected? Provide in the appendix of the report.

   Response: The gap data was collected by manually observing the July 2021 video that was collected for turning movement count. A copy of the field sheets used during the observation period are included in the appendix.

4. In the proposed site plan, it is presumed that the proposed fire station would be in the parcel labeled “Dedicated for Municipal Use.” However, the site plan is unclear where the fire station would lead directly onto Dundee Road or would access Dundee indirectly via the new public road (Access A).

Because the TIS assumed the latter in the traffic assignment, this should somehow be indicated in the site plan, if this is indeed the intended design.

Response: The fire station would only have access onto the new public road (Access A). Access directly to Dundee Road would not be provided. The site plan now shows a driveway on the east site of Access A to the municipal parcel.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at 630-487-3435 or Emma.Albers@kimley-horn.com

Sincerely,

Emma Albers, P.E., PTOE
Kimley-Horn and Associates, Inc.
Phone: 630-487-3435
Email: Emma.Albers@kimley-horn.com

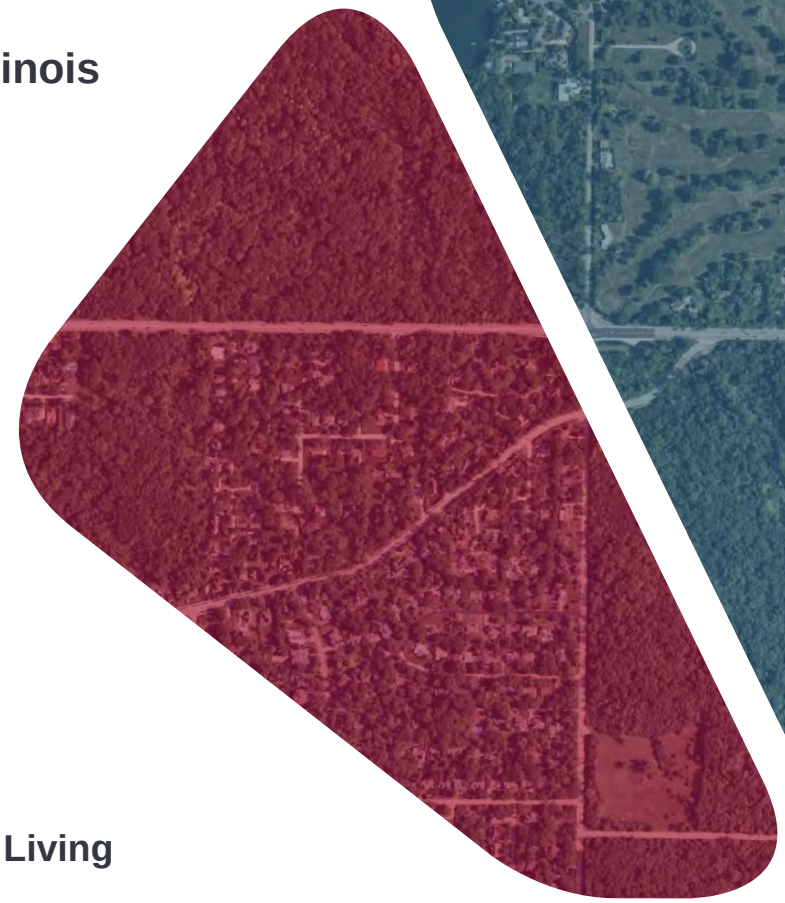
Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

CONTINUING CARE RETIREMENT COMMUNITY

Traffic Impact Study

Northbrook, Illinois

March 2023



Prepared for:

Erickson Senior Living

Kimley»Horn

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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EXECUTIVE SUMMARY

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Erickson Senior Living to perform a traffic impact study for the proposed continuing care retirement community (CCRC) located along the north side of Dundee Road, just east of Lee Road. In addition to the CCRC, the site would include a public park and a fire station on a 10-acre municipal parcel. The site previously operated as a country club and has been closed since 2016. The proposed redevelopment would include 908 units, comprised of both independent living and continuing care units. Continuing care options range from assisted living apartments to memory care and long-term skilled nursing units. Access to the site is proposed to remain consistent with existing conditions. Primary access would be provided via a driveway on the north side of Dundee Road (Access A), located approximately 1,030 feet east of the Dundee Road/Shermer Road intersection. A secondary emergency access would be located on the north side of Dundee Road, approximately 500 feet east of Access A. The emergency access would be gated.

As part of the traffic impact study, the existing and future conditions were evaluated at the signalized intersections of Dundee Road/Shermer Road and Dundee Road/Skokie Boulevard, as well as at the unsignalized intersections of Dundee Road/Lee Road and Dundee Road/Access A.

Based on a review of future traffic conditions, it is anticipated that background traffic growth and site-generated traffic would be accommodated at most of the study intersections without modifications. To accommodate site-generated traffic at the intersection of Dundee Road/Access A, installation of a traffic signal and a westbound right-turn lane is recommended. Additional details related to the improvements are provided in the *Recommendations & Conclusions* section of this report.

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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1. INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Erickson Senior Living to perform a traffic impact study for the proposed continuing care retirement community (CCRC), public park, and fire station located on the north side of Dundee Road between Lee Road and Ballantrae Drive in Northbrook, Illinois. The subject site previously operated as a golf course and country club. The proposed redevelopment would include 908 CCRC units, ranging from independent living to memory care and long-term skilled nursing units.

Access to the site will be provided at the same location as the existing access on the north side of Dundee Road (Access A), approximately 1,030 feet east of the signalized intersection of Dundee Road/Shermer Road. An additional access, for emergency purposes only, would be provided approximately 500 feet east of Access A on the north side of Dundee Road. The secondary access would be gated and accessible only to emergency vehicles. An aerial view of the study location and the surrounding roadway network is illustrated in **Exhibit 1**.

As part of this traffic study, the existing roadway network was analyzed to determine the current operations at the study intersections. Site trip generation characteristics were established for the redevelopment and added to the background traffic volumes in order to assess the site's potential impact of the area roadway network. Consistent with the Illinois Department of Transportation (IDOT) requirements, future traffic conditions were evaluated for build-plus-five conditions or Year 2035.

This report presents and documents data collection, summarized the evaluation of the existing and projected future traffic conditions on the surrounding roadways, and identifies recommendations to address the potential impact of site-generated traffic on the adjacent roadway network.

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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EXHIBIT 1
SITE LOCATION MAP

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

2. EXISTING CONDITIONS

Kimley-Horn conducted a field review of the subject site including existing land uses in the surrounding area, the adjacent street system, current traffic volumes, and operating conditions, lane configurations and traffic controls at nearby intersections, and other key roadway characteristics. This section of the report details information on the existing conditions.

Area Land Uses & Connectivity

Located in Northbrook, Illinois, the subject site is partially developed with the previously operational Green Acres Country Club. The site is located on the northeast quadrant of the Lee Road/Dundee Road intersection, bounded by Dundee Road to the south, Morrison Road to the north, Lee Road to the west, and residential development to the east.

North-south regional connectivity is provided via US Route 41, located approximately one mile east of the site. A full interchange to US Route 41 is provided via Dundee Road (IL 68). Additional north-south access is provided via Interstate 94/Interstate 294 (I-94/I-294), located approximately four miles west of the site. East-west regional connectivity is provided via Dundee Road (IL 68), immediately south of the site.

An existing Union Pacific Railroad line runs north-south just to the east of the site, with a gated crossing at Dundee Road, approximately 2,000 feet west of Skokie Road. Based on a review of data collected in July 2021 from 6:00 to 9:00 AM and 4:00 to 7:00 PM, there was one train crossing during the morning peak period and two train crossings during the evening peak hour. Each train crossing lasted approximately three minutes.

Existing Roadway Characteristics

A field investigation was conducted within the study area. As a result of this visit, the following information was obtained about the existing roadway network.

Dundee Road (IL 68) is an east-west roadway that runs along the southern frontage of the site. The Illinois Department of Transportation (IDOT) classifies Dundee Road as a Principal Arterial. Through the study area, two travel lanes are provided in each direction with dedicated left-turn lanes at key intersections. At its unsignalized intersection with Lee Road, Dundee Road provides a dedicated left-turn lane, one through lane, and one shared through/right-turn lane on both the east and west legs. At its signalized intersection with Shermer Road, Dundee Road provides two through lanes on the west leg, and a dedicated left-turn lane and two through lanes on the east leg. Eastbound right-turns are prohibited from Dundee Road onto Shermer Road. At its signalized intersection with Skokie Boulevard, Dundee Road provides two through lanes with dedicated right and left-turn lanes on both the east and west legs. A speed limit of 40 miles per hour (mph) is posted on Dundee Road. Dundee Road is under IDOT jurisdiction and is not designated as a Strategic Regional Arterial (SRA).

Skokie Boulevard is a north-south roadway located approximately one-half mile east of the site. IDOT classifies Skokie Boulevard as a Major Collector. Through the study area, Skokie Boulevard provides two travel lanes in each direction with dedicated left and right-turn lanes at key intersections. At its signalized intersection with Dundee Road, Skokie Boulevard provides a dedicated left-turn lane, two through lanes, and a channelized right-turn lane on both the north and south legs. A speed limit

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of 40 mph is posted on Skokie Boulevard through the study area. Skokie Boulevard is under Village of Northbrook jurisdiction and is not designated as an SRA.

Shermer Road runs northeast/southwest and is located 150 feet west of the site. IDOT classifies Shermer Road as a Major Collector. Through the study area, Shermer Road is a two-lane undivided roadway. At its signalized intersection with Dundee Road, Shermer Road provides a single right-turn only lane. Northbound left-turns are prohibited from Shermer Road onto Dundee Road. A speed limit of 30 mph is posted on Shermer Road through the study area. Shermer Road is under IDOT jurisdiction.

Lee Road is a north-south roadway located immediately west of the site. IDOT classifies Lee Road as a Minor Collector south of Dundee Road, and a local road to the north. Through the study area, Lee Road is a two-lane undivided roadway. At its minor-leg stop-controlled intersection with Dundee Road, Lee Road provides a single shared lane on both the north and south legs. A speed limit of 30 mph is posted on Lee Road through the study area.

Traffic Count Data

Weekday turning movement count data was collected on July 20, 2021, at the following study intersections:

- Dundee Road / Lee Road
- Dundee Road / Shermer Road
- Dundee Road / Skokie Boulevard

Additional counts were collected at the intersection of Dundee Road / Midway Road on March 10, 2022. The counts were conducted on a typical weekday at each intersection from 7:00 to 9:00 AM and 4:00 to 6:00 PM. Additionally, a 24-hour roadway volume count was conducted on a typical weekday at the existing Green Acre Country Club driveway on Dundee Road. These count periods were selected in order to capture peak travel periods in the area. The traffic count data indicates that the peak traffic volumes occur within the study area from 7:45 to 8:45 AM and 4:30 to 5:30 PM on weekdays.

At the time of the count data collection, the COVID-19 public health crisis was ongoing, resulting in atypical traffic conditions in some areas. In order to estimate typical traffic conditions, Kimley-Horn referenced IDOT Average Annual Daily Traffic (AADT) data on Dundee Road. A comparison of the 2017 IDOT data to recently-collected 2021 data is summarized in **Table 2.1**.

Table 2.1. Comparison of Collected Traffic Counts to Pre-COVID Levels

Roadway Segment	Average Annual Daily Traffic (AADT Counts)		Percent Difference (2021 vs. 2017 volumes)
	Kimley-Horn (2021)	IDOT (2017)	
Dundee Road Between Lee Road and Skokie Boulevard	32,607	34,200	-4.9%

Based on the results of the comparison presented in Table 2.1, the 2021 traffic counts were adjusted by a factor of 1.049 for all movements at the study intersections to reflect typical conditions. The

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

adjusted peak hour vehicle traffic volumes were rounded to the nearest multiple of five and balanced between intersections. Peak hour traffic volumes are illustrated in **Exhibit 2**. A summary of the traffic count data is provided in the appendix.

Gap Study

To evaluate the proposed site access on Dundee Road, a vehicle gap study was conducted concurrently with the collection of turning movement count data during the weekday morning and evening peak hours (7:45-8:45AM and 4:30-5:30PM). The gap study determines the number of gaps in traffic available on Dundee Road to accommodate left-turning movements out of the site. For this evaluation, gaps for outbound left-turn movements from the north leg of Access A were considered.

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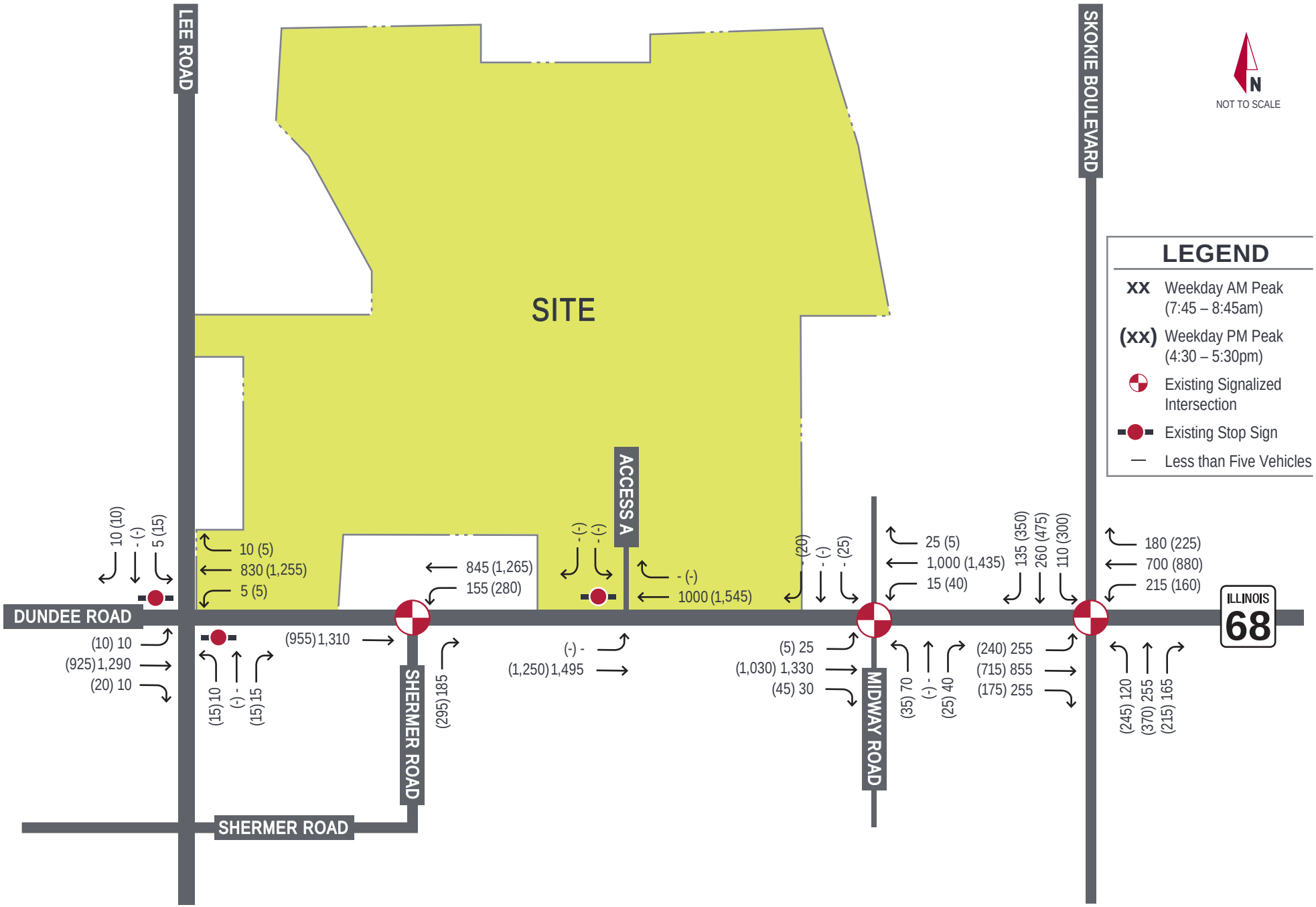

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EXHIBIT 2

EXISTING (2021) TRAFFIC VOLUMES

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

Crash History Review

Kimley-Horn obtained crash data from IDOT for the most recent available five years (2016-2020) for the intersections of Dundee Road/Skokie Boulevard, Dundee Road/Shermer Road, and Dundee Road/Lee Road. There were a total of 182 crashes at Dundee Road/Skokie Boulevard, with the majority (73%, or 132 crashes) resulting in property damage only. Of the 22 total crashes at Dundee Road/Shermer Road, 15 resulted in property damage only. A total of 10 crashes occurred at the intersection of Dundee Road/Lee Road, three resulting in property damage only. There were no fatalities at any of the intersections during the five-year time-period. A summary of crash types by intersection is provided in **Table 2.2** below.

Table 2.2. Crash Review Summary (2016-2020)

Crash Type	Intersection			Total
	Dundee Road / Skokie Boulevard	Dundee Road / Shermer Road	Dundee Road / Lee Road	
Front to Rear	67	11	4	82
Turning	71	5	2	78
Sideswipe Same Direction	22	2	1	25
Fixed Object	6	2	-	8
Other Object	1	1	1	3
Parked Motor Vehicle	1	-	-	1
Angle	10	-	-	10
Animal	1	1	1	3
Front to Front	2	-	-	2
Pedalcyclist	1	-	1	2
Total	182	22	10	214

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Existing Capacity Analysis

Capacity analysis for the existing and future conditions was performed using Synchro Version 11. The capacity of an intersection quantifies its ability to accommodate traffic volumes and is expressed in terms of level of service (LOS), measured in average delay per vehicle. LOS grades range from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions). The lowest LOS grade typically accepted by jurisdictional transportation agencies in Northeastern Illinois is LOS D.

The LOS grades shown below, which are provided in the Transportation Research Board's Highway Capacity Manual (HCM), quantify and categorize the driver's discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 2.3**.

Table 2.3 Level of Service Grading Descriptions[1]

Level of Service	Description
A	Minimal control delay; traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	High control delay; average travel speed no more than 33 percent of free flow speed.
F	Extremely high control delay; extensive queuing and high volumes create exceedingly restricted traffic flow.

[1]Highway Capacity Manual, 6th Edition.

The range of control delay for each rating (as detailed in the HCM) is shown in **Table 2.4**. Because signalized intersections are expected to carry a larger volume of vehicles and stopping is required during red time, note that higher delays are tolerated for the corresponding LOS ratings.

Table 2.4 Level of Service Grading Criteria[1]

Level of Service	Average Control Delay (s/veh) at:	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F[2]	> 50	> 80

[1]Highway Capacity Manual, 6th Edition

[2]All movements with a Volume to Capacity (v/C) ratio greater than 1 receive a rating of LOS F.

Based on these standards, capacity results were identified for the study intersections under existing conditions. The signal timings used in the capacity analysis were obtained from IDOT. Consistent with IDOT standards, right-turn-on-red (RTOR) movements were not included in the analysis despite

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

being observed in the field. The results of capacity analysis for existing conditions are summarized in **Table 2.5**. In this table, operation on each approach is quantified according to the average delay per vehicle and the corresponding level of service. The results for the intersections of Dundee Road/Lee Road, Dundee Road/Access A, and Dundee Road/Skokie Boulevard were analyzed using Synchro's HCM 6th Edition reports. The intersection of Dundee Road/Shermer Road was analyzed using Synchro's HCM 2000 reports due to the unique signal phasing resulting from turning movement restrictions. Additionally, a summary of the estimated 95th percentile queue at each study intersection movement is provided in **Table 2.6**. Copies of the Synchro reports are provided in the appendix.

Table 2.5 Existing (2021) Level of Service Summary

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Dundee Road / Lee Road △				
Eastbound (Left)	10+	B	12	B
Westbound (Left)	12	B	10+	B
Northbound	63	F	59	F
Southbound	36	E	96	F
Dundee Road / Shermer Road *				
Eastbound	3	A	4	A
Westbound	7	A	5	A
Northbound	<1	A	1	A
Intersection	*5*	*A*	*4*	*A*
Dundee Road / Green Acres Access △				
Eastbound (Left)	11	B	14	B
Southbound	36	E[1]	67	F
Dundee Road / Midway Road *				
Eastbound	2	A	1	A
Westbound	7	A	1	A
Northbound	57	E	63	E
Southbound	61	E	63	E
Intersection	*6*	*A*	*4*	*A*
Dundee Road / Skokie Boulevard *				
Eastbound	16	B	8	A
Westbound	16	B	27	C
Northbound	51	D	50	D
Southbound	51	D[2]	55	D[3]
Intersection	*26*	*C*	*34*	*D*

* -Signalized Intersection △-Minor-Leg Stop-Controlled Intersection
[1]Left-turn movement operates at LOS F
[2]Through movement operates at LOS E
[3]Right-turn movement operates at LOS E

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Table 2.6. Existing (2021) 95th Percentile Queue Lengths

Intersection	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Feet			Feet			Feet			Feet		
Dundee Road / Lee Road												
AM	0	N/A		0	N/A		30			10		
PM	3	N/A		0	N/A		33			40		
Dundee Road / Shermer Road												
AM	N/A	150	N/A	50	0	N/A	N/A		0	N/A		
PM	N/A	125	N/A	68	0	N/A	N/A		0	N/A		
Dundee Road / Green Acres Access												
AM	0	N/A		N/A			N/A			0	N/A	0
PM	0	N/A		N/A			N/A			3	N/A	0
Dundee Road / Midway Road												
AM	8	25	25	5	213	220	108	0	65	3	0	3
PM	3	15	15	10	18	18	58	0	43	40	0	35
Dundee Road / Skokie Boulevard												
AM	153	305	155	138	263	113	163	193	235	148	198	193
PM	178	53	20	138	440	180	310	260	290	385	328	465

At the intersection of Dundee Road/Lee Road, the northbound approach currently operates at LOS F during both peak hours and the southbound approach operates at LOS F during the evening peak hour. Due to heavy east-west traffic on Dundee Road, it is not uncommon for the side street approaches to operate with high levels of delay. The existing 95th percentile queues for the northbound and southbound approaches are two vehicles or less during the peak hours.

All approaches at the intersection of Dundee Road/Shermer Road currently operate at LOS A. During the morning peak hour, the westbound left-turn movement operates at LOS D. The 95th percentile queues are accommodated within the existing storage lanes during both peak hours.

The southbound approach at the existing Green Acres Access operates at LOS E during the morning peak hour and LOS F during the evening peak hour. Similar to the intersection of Dundee Road/Lee Road, the estimated delay is not unusual for a minor-street stop-controlled intersection with a heavily traveled arterial such as Dundee Road.

The overall intersection of Dundee Road/Midway Road operates at LOS A during both peak hours. Due to a low volume of side-street traffic and preference given to mainline traffic on Dundee Road, the northbound and southbound approaches operate at LOS E during both peak hours. The 95th percentile queue lengths for the northbound and southbound left-turn movements are contained within the existing storage length.

The overall intersection of Dundee Road/Skokie Boulevard currently operates at LOS C during the morning peak hour and LOS D during the evening peak hour. All approaches currently operate at LOS D or better, with some movements operating at LOS E. The southbound through movement currently operates at LOS E during the morning peak hour and the southbound right-turn currently operates at LOS E during the evening peak hour. During the evening peak hour, the 95th percentile

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queue is currently over 18 vehicles (approximately 470 feet), which extends through the entirety of the storage and taper length. The total length of the southbound right-turn lane is limited by an existing right-in/right-out driveway located approximately 475 feet north of Dundee Road.

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3. FUTURE CONDITIONS

This section of the report outlines the proposed site plan, summarizes site-specific traffic characteristics, defines future roadway improvements, and develops future traffic projections for analysis.

Development Characteristics

The proposed redevelopment would include a total of 908 units, comprised of both independent living units and continuing care units. Continuing care includes assisted living, memory care, and long-term skilled nursing care. Additionally, the site would provide an 82-acre public park and a 10-acre municipal space, which would include a fire station.

The redevelopment would maintain the existing full movement driveway on the north side of Dundee Road (Access A). Access A would include one inbound lane and two outbound lanes (dedicated left-turn and right-turn lanes). Access A would continue north through the site as a public road and would provide access points to the park and fire station uses. A secondary access for emergency vehicles only would also be provided on the north side of Dundee Road, approximately 500 feet east of Access A. This secondary access would be gated. A conceptual site plan is provided in the appendix.

Campus Shuttle

There is not a fixed Pace route that travels along Dundee Road in the site vicinity. However, there would be other non-auto travel options available for the Erickson CCRC residents, visitors, and staff:

- Erickson operates a fleet of privately operated vehicles at all of their CCRC facilities. Shuttle buses will be available (at full build-out) to transport residents to/from appointments and scheduled events such as shopping, recreation, and other local offsite events and activities. The service schedule will be set based upon resident demand and feedback but is typically available seven days a week.
- Pace operates vanpool programs throughout the Chicagoland area. Based on staff feedback, Erickson could contract with Pace for service to/from the Northbrook CCRC campus, or provide a shuttle bus from the Erickson community to a nearby PACE transit facility.
- The Northbrook Bike and Pedestrian Plan indicates that a side path is proposed along Dundee Road, which will provide a connection to the Chipilly Woods / North Branch Trail. This will provide a recreational opportunity for CCRC residents to walk and ride bikes.

Trip Generation

In order to calculate trips generated by the proposed development, data was referenced from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Trip generation equations for the ITE Land Use Code (LUC) 255, Continuing Care Retirement Community and LUC 411, Public Park, are shown in **Table 3.1**. Copies of the ITE data are provided in the appendix.

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Table 3.1 ITE Trip Generation Data

ITE Land Use	Unit	Weekday		
		Daily	AM Peak Hour	PM Peak Hour
Continuing Care Retirement Community (LUC 255)	Per 1 Unit	T = 2.28(X) + 191.69 50% in/50% out	T = 0.13(X) + 21.6 65% in/35% out	T = 0.13X + 55.26 39% in/61% out
Public Park (LUC 411)	Per acre	T = 0.64(Y) + 88.46 50% in/50% out	T = 0.02(Y) 59% in/41% out	T = 0.06(Y) + 22.60 55% in/45% out

X = Units Y = Acres

Trip generation information for the proposed fire station is based on anticipated operations provided by the Village of Northbrook. It is expected that approximately 21 staff members (fire response personnel and administration personnel) would arrive, and 7 staff members would depart during the morning peak hour. Similarly, it is expected that 7 staff members would arrive, and 21 staff members would depart during the evening peak hour. Additionally, two emergency response calls are expected every hour. Site-generated trips are expected to be primary trips, traveling directly to the subject development, and then returning directly to their place of origin. Based on this data, **Table 3.2** shows site generated traffic projections.

Table 3.2 Site-Generated Traffic Projections[1]

Land Use	Size	Daily	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Continuing Care Retirement Community (LUC 255)	908 Units	2,260	90	50	140	70	105	175
Public Park (LUC 411)	82 acres	140	5	--	5	15	15	30
Fire Station	--	170	25	10	35	10	25	35
Total		2,570	120	60	180	95	145	240

[1]In/Out volumes are rounded to the nearest multiple of five.

Directional Distribution

The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the site is a function of several variables, such as the nature of surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. The anticipated directional distributions the site-generated trips, including trips estimated for the public park and fire station, are outlined in **Table 3.3.**

Table 3.3 Estimated Trip Distribution

Traveling to/from	Estimated Trip Distribution
North on Skokie Boulevard	15%
South on Skokie Boulevard	15%
East on Dundee Road (from I-94)	50%
West on Dundee Road	20%
Total	100%

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Based on the assumptions in Table 3.3, the trip assignment for the total new site trips is illustrated in **Exhibit 3**. Additionally, **Table 3.4** presents the percent increase of total traffic from future no-build to future build conditions at each study intersection for the morning and evening peak hours.

Table 3.4. Projected Traffic Increases

Intersection	Future (2035) No-Build	Future (2035) Build	Percent Increase
Dundee Road / Lee Road			
AM Peak Hour	2,300	2,330	1.3%
PM Peak Hour	2,385	2,420	1.5%
Dundee Road / Shermer Road			
AM Peak Hour	2,620	2,650	1.1%
PM Peak Hour	2,935	2,970	1.2%
Dundee Road / Access A			
AM Peak Hour	2,620	2,760	5.3%
PM Peak Hour	2,935	3,110	6.0%
Dundee Road / Midway Road			
AM Peak Hour	2,650	2,760	4.2%
PM Peak Hour	2,785	2,925	5.0%
Dundee Road / Skokie Boulevard			
AM Peak Hour	3,730	3,840	2.9%
PM Peak Hour	4,645	4,785	3.0%

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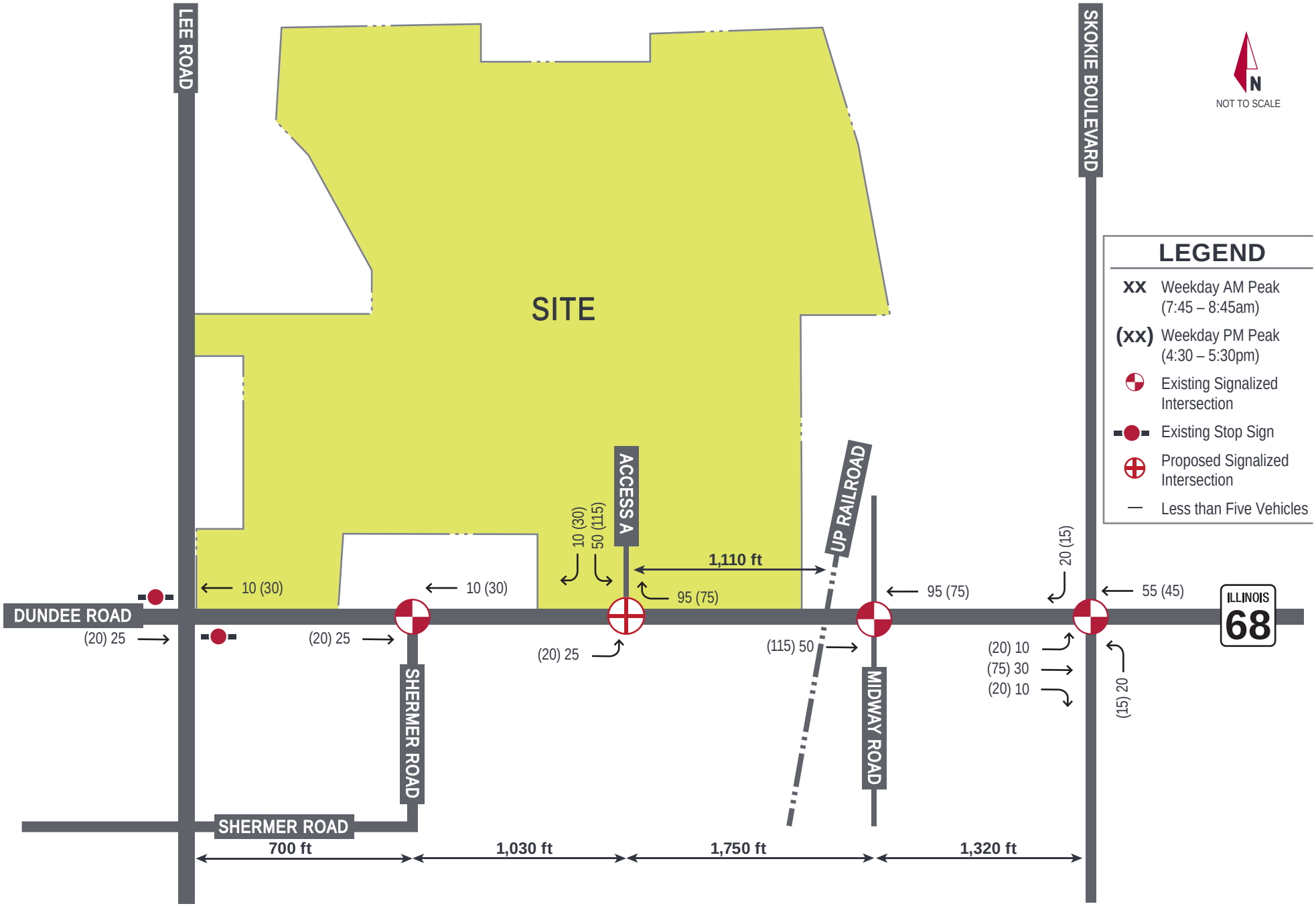

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EXHIBIT 3

SITE TRIP ASSIGNMENT

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Future Background Traffic Projections

The proposed development is anticipated to be fully occupied by 2030; therefore, consistent with IDOT requirements, future traffic conditions were evaluated for future year 2035 (build-plus-five years). A future no-build scenario was prepared in order to assess future traffic operation without the proposed development. Site-generated trips were then added to the no-build scenario to analyze the development's impact on the study intersections.

Background traffic volumes were estimated using data from the Chicago Metropolitan Agency for Planning (CMAP). Based on the information received from CMAP, growth rates were determined for the roadway segments in the study area, which are shown in **Table 3.5**.

Table 3.5. CMAP Projected Growth Rate

Roadway Segment	CMAP Projected Growth Rate
Dundee Road, from Shermer Road to I-94	0.33%
Dundee Road, west of Lee Road	0.35%
Lee Road, south of Dundee Road	0.62%
Shermer Road, west of Dundee Road	0.38%
Skokie Boulevard, at Dundee Road	0.62%

In order to estimate traffic growth through the study area, a growth rate of 0.62 percent was applied to Skokie Boulevard and Lee Road and a growth rate of 0.35 percent was applied to Dundee Road and Shermer Road. An official letter from CMAP documenting the projected Year 2050 traffic volume on the study roadways is included in the appendix. The future (2035) background traffic volumes are presented in **Exhibit 4**.

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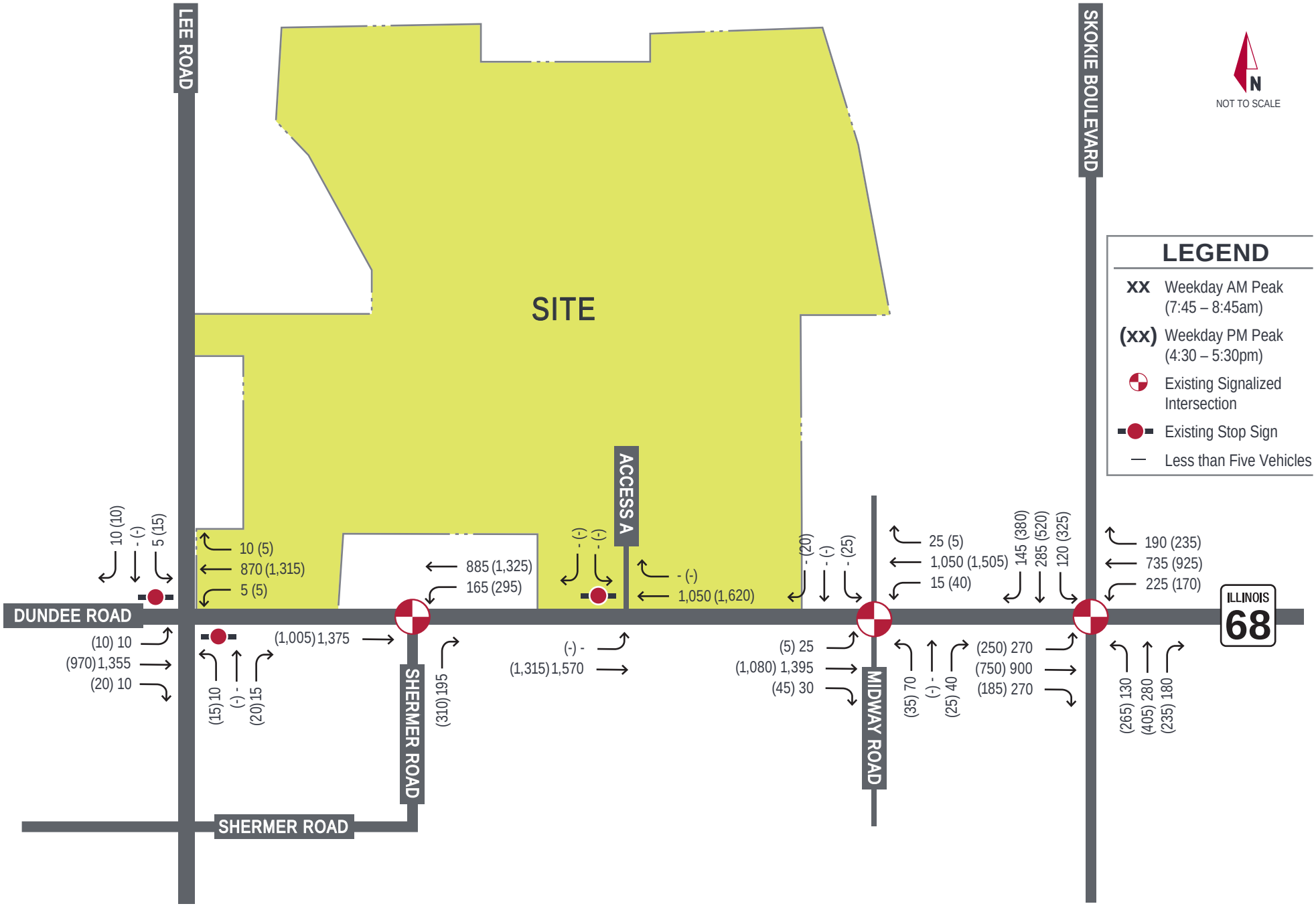

EXHIBIT 4

FUTURE (2035) BACKGROUND TRAFFIC PROJECTIONS

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Future No-Build Capacity Analysis

Capacity results were identified for the study intersections under Future (2035) No-Build conditions. The results of the capacity analysis are summarized in **Table 3.6**, with a summary of projected 95th percentile queue lengths provided in **Table 3.7**. Consistent with the existing conditions analysis, the results for the study intersections are based on Synchro's HCM 6th Edition and HCM 2000 reports. Copies of the Synchro reports are included in the appendix.

Table 3.6. Future (2035) No-Build Level of Service Summary

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Dundee Road / Lee Road △				
Eastbound (Left)	10+	B	13	B
Westbound (Left)	13	B	11	B
Northbound	77	F	65	F
Southbound	41	E	>120	F
Dundee Road / Shermer Road *				
Eastbound	4	A	4	A
Westbound	13	B[1]	5	A
Northbound	<1	A	1	A
Intersection	*7*	*A*	*4*	*A*
Dundee Road / Green Acres Access △				
Eastbound (Left)	11	B	15-	B
Southbound	40	E[1]	78	F
Dundee Road / Midway Road *				
Eastbound	2	A	1	A
Westbound	7	A	1	A
Northbound	57	E	63	E
Southbound	61	E	63	E
Intersection	*6*	*A*	*3*	*A*
Dundee Road / Skokie Boulevard *				
Eastbound	24	C	9	A
Westbound	19	B	29	C
Northbound	51	D	52	D
Southbound	50	D[2]	60	E
Intersection	*31*	*C*	*37*	*D*

* -Signalized Intersection △-Minor-Leg Stop-Controlled Intersection

[1]Left-turn movement projected to operate at LOS F

[2]Through movement projected to operate at LOS E

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Table 3.7. Future (2035) No-Build 95th Percentile Queue Lengths

Intersection	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Vehicles			Vehicles			Vehicles			Vehicles		
Dundee Road / Lee Road												
AM	0	N/A		0	N/A		35			13		
PM	3	N/A		0	N/A		40			48		
Dundee Road / Shermer Road												
AM	N/A	183	N/A	70	0	N/A	N/A		0	N/A		
PM	N/A	140	N/A	85	0	N/A	N/A		0	N/A		
Dundee Road / Green Acres Access												
AM	0	N/A		N/A			N/A			3	N/A	0
PM	3	N/A		N/A			N/A			3	N/A	0
Dundee Road / Midway Road												
AM	8	28	28	5	223	230	108	0	65	3	0	3
PM	3	18	18	10	18	18	58	0	43	40	0	35
Dundee Road / Skokie Boulevard												
AM	173	448	235	163	288	5	175	208	248	160	213	200
PM	188	70	28	150	478	193	345	280	310	230	360	515

Compared to existing conditions, most study intersection approaches and movements are expected to operate with similar LOS under no-build conditions, with minimal increases in delay due to future background traffic. At the intersection of Dundee Road/Shermer Road, the westbound left-turn is projected to operate at LOS F during the morning peak hour, compared to LOS D under existing conditions. The projected 95th percentile queue is estimated to be less than four vehicles and would be contained within the existing storage lane.

The intersection of Dundee Road/Skokie Boulevard is expected to operate at the same overall level of service as existing conditions: LOS C during the morning peak hour and LOS D during the evening peak hour. The southbound approach is expected to experience a slight increase in delay during the evening peak hour resulting in LOS E under no-build conditions, compared to LOS D under existing conditions.

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Future Build Traffic Projections

Future build traffic projections for year 2035 were calculated by adding the total new site trips (Exhibit 3) to the future no-build traffic projections (Exhibit 4). Traffic projections for the Future (2035) Build scenario are illustrated in **Exhibit 5**.

Traffic Signal Warrant Analyses – Dundee Road / Access A

A signal warrant analysis was performed according to criteria set by the *Manual on Uniform Traffic Control Devices*. To develop future traffic volumes at the intersection of Dundee Road/Access A, the following data was assembled: 24-hour bidirectional traffic data collected along Dundee Road near the proposed site access, 12-hour background traffic projections for the eastbound and westbound through movements (developed by applying a growth rate of 0.35 percent for 14 years, consistent with the development of future background traffic projections as described in *Future Background Traffic Projections)*, and 12-hour site trip generation estimates.

To develop 12-hour site-generated traffic at the inbound and outbound movements of the site, the daily site-generated trips (2,570) were distributed hourly throughout the day based on data from ITE for hourly distribution of entering and exiting vehicle trips by land use for LUC 252, Senior Adult Housing – Attached, as this land use is expected to have similar characteristics to LUC 255. Trips generated by the park use were distributed based on the hourly distribution for LUC 411 from ITE. A copy of the data is provided in the appendix. Hourly trips by the fire station were estimated using the assumption of two emergency vehicle calls per hour plus employee shift trips as stated earlier in this report for the peak hours. The hourly trips were assigned to the intersection movements based on the trip distribution referenced in the *Directional Distribution* section of this report.

It is assumed that the southbound approach will provide a dedicated left-turn lane and right-turn lane. Based on guidance from the MUTCD and IDOT's *Signal Warrant Worksheet Procedures*, a turn bay that is less than 600 feet long is not considered a lane. Therefore, for the purposes of the signal warrant analysis, the minor-leg approach was assumed to be one-lane and only volumes from the southbound left-turn movement were considered. Additionally, the speed limit along this portion of Dundee Road is 45 MPH; therefore, the 70 percent factor for warrant criteria was used, per MUTCD criteria.

The intersection volumes were compared to IDOT criteria for Warrant 1, which is summarized in **Table 3.8**.

Table 3.8. IDOT MUTCD Signal Warrant Criteria

Intersection / Scenario	Major Street	Higher-Volume Minor-Leg Approach
IDOT Criteria for four-Lane Major Street with one-lane Minor Street (70% Factor)		
Warrant 1A	420	105
Warrant 1B	630	53
Combination[1]		
Warrant 1A	336	84
Warrant 1B	504	42

[1]To satisfy warrant criteria for the combined Conditions A & B, the minimum volume thresholds for both conditions must be met.

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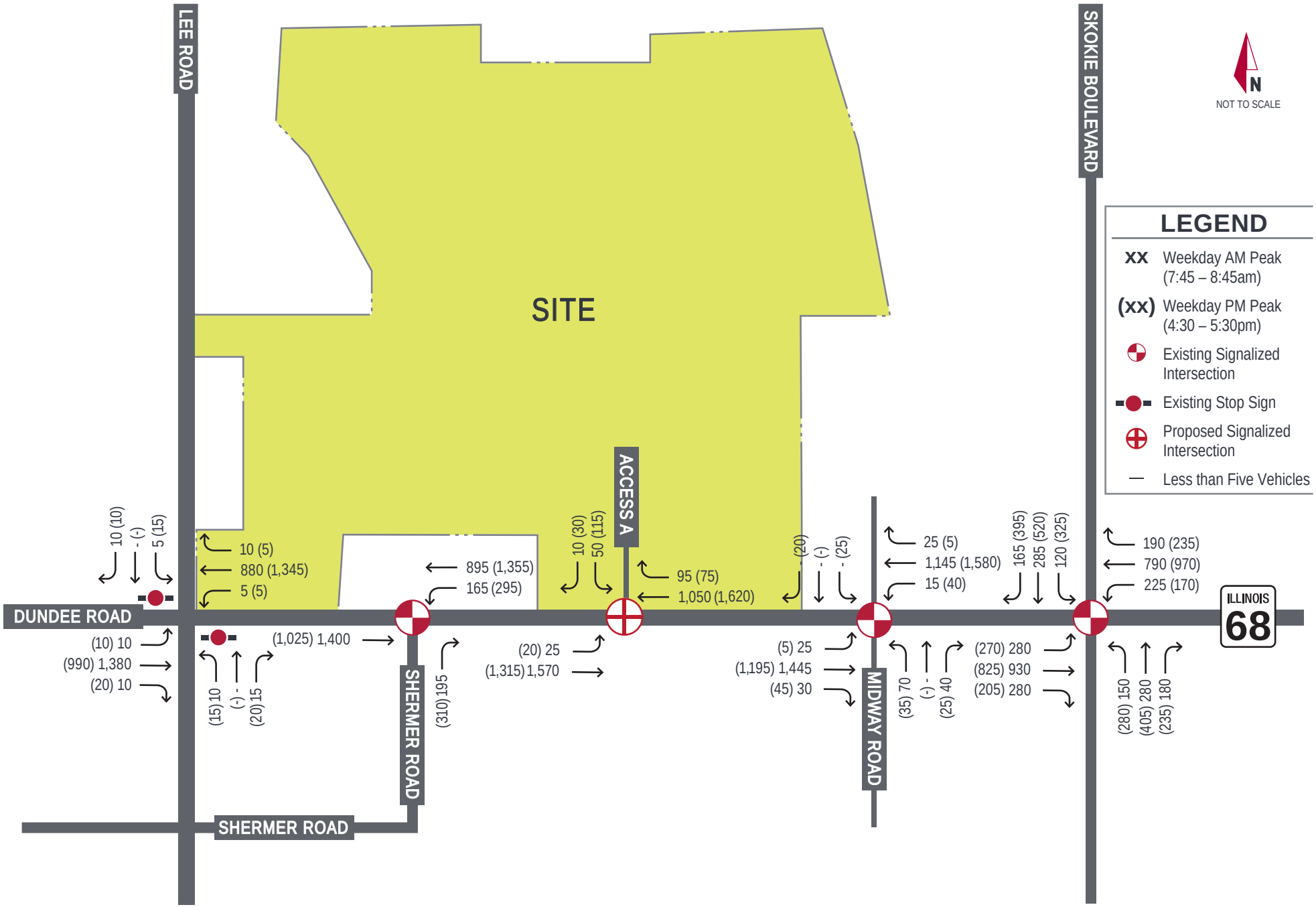

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EXHIBIT 5

FUTURE (2035) BUILD TRAFFIC PROJECTIONS

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

Table 3.9 reports the results of the signal warrant analysis for Warrant 1. As shown, projected traffic volumes satisfy the warrant criteria for Warrant 1B for more than eight hours at Dundee Road/Access A. Therefore, a traffic signal was assumed at the intersection for the analysis of future build conditions.

Table 3.9. Signal Warrant Analysis Summary – Warrant 1

Time	Traffic Volume		Warrant Satisfied?		
	Major Street	Higher-Volume Minor-Leg Approach	Warrant 1A	Warrant 1B	Combination Warrant 1A & 1B
Dundee Road / Access A					
6:00 AM	1,805	35	No	No	No
7:00 AM	2,061	49	No	No	No
8:00 AM	2,438	62	No	Yes	No
9:00 AM	2,385	69	No	Yes	No
10:00 AM	1,941	80	No	Yes	No
11:00 AM	2,265	70	No	Yes	No
12:00 PM	2,417	90	No	Yes	Yes
1:00 PM	2,191	79	No	Yes	No
2:00 PM	2,266	67	No	Yes	No
3:00 PM	2,569	55	No	Yes	No
4:00 PM	2,729	80	No	Yes	No
5:00 PM	2,699	55	No	Yes	No
Total Number of Hours Warrant is Met			0	10	1
Meets Warrant Criteria?			No	Yes	No

In addition to Warrant 1, Warrant 2 (Four-Hour Warrant) and Warrant 3 (Peak-Hour Warrant) were evaluated using future build volumes. As shown in Figure 4C-2 of the MUTCD, if major street traffic volumes exceed 1,000 vehicles per hour (vph), 60 vph applies as the lower threshold for a minor-street approach with one lane for Warrant 2. Similarly, as shown in Figure 4C-4 of the MUTCD, if the major street traffic volumes exceed 1,300 vph, 75 vph applies as the lower threshold for a minor street approach with one lane for Warrant 3. Using these volume criteria, the summary of Warrant 2 and 3 are provided in **Table 3.10**. The summary shows that volume thresholds for Warrant 2 are met for seven hours of the day and volume threshold for Warrant 3 are met for four hours of the day; therefore, the four-hour warrant and peak-hour warrant are satisfied at Dundee Road/Access A. The warrant figures are provided in the appendix.

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Table 3.10. Signal Warrant Analysis Summary – Warrant 2 and 3

Time	Traffic Volume		Warrant Satisfied?	
	Major Street	Higher-Volume Minor-Leg Approach	Warrant 2	Warrant 3
Dundee Road / Access A				
6:00 AM	1,805	35	No	No
7:00 AM	2,061	49	No	No
8:00 AM	2,438	62	No	No
9:00 AM	2,385	69	Yes	No
10:00 AM	1,941	80	Yes	Yes
11:00 AM	2,265	70	Yes	No
12:00 PM	2,417	90	Yes	Yes
1:00 PM	2,191	79	Yes	Yes
2:00 PM	2,266	67	Yes	No
3:00 PM	2,569	55	No	No
4:00 PM	2,729	80	Yes	Yes
5:00 PM	2,699	55	No	No
Total Number of Hours Warrant is Met			7	4
Meets Warrant Criteria?			Yes	Yes

The proposed CCRC is expected to be built out in a number of phases. Based on the warrant criteria for Warrant 3, when site-generated traffic exceeds 75 southbound left-turn trips during a single hour, the threshold for Warrant 3 will be met. This threshold is expected to be met when approximately 650 units are occupied, which would occur when approximately half of Residential Building 2.1 is occupied. To understand the expected operations at the intersection if a traffic signal is not installed prior to that development milestone, a capacity analysis was completed using the expected intersection volumes under minor-leg stop-control conditions. A level of service summary is provided in **Table 3.11**. As shown in Table 3.11, the southbound approach is expected to experience significant levels of delay at the time a signal is warranted.

Table 3.11. Dundee Road / Access A Level of Service Summary at Signal Warrant Thresholds

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Dundee Road / Access A △				
Eastbound (Left)	11	B	16	C
Southbound	136	F	1,348	F

△-Minor-Leg Stop-Controlled Intersection

Gap Analysis

As noted in *Section 2. Existing Conditions*, a gap study was performed on Dundee Road at proposed Access A. Based on existing traffic conditions at this intersection, acceptable critical and follow-up gap times for passenger cars were determined for southbound left-turn movements onto Dundee Road from the site based upon standards contained in the BDE Manual and procedures outlined in

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the *Highway Capacity Manual (HCM)*, which are excerpted in the appendix. A summary of those guidelines and assumptions identified for this analysis are as follows:

- Per the BDE, gap acceptance time for turns onto a two-lane highway without a median for passenger cars are 7.5 seconds
- For each additional lane for a left-turning vehicle to cross, 0.5 seconds per additional lane for passenger vehicles is required
- The BDE does not indicate acceptable follow-up times; therefore, follow-up headway standards contained in the HCM were used. The follow-up headway for a left turn from the minor street is 3.5 seconds

Using the above assumptions and methodology, an 8.5-second gap is required on Dundee Road for one vehicle to make a southbound left-turn movement from the site under minor leg stop control. With each additional 3.5 seconds following the initial 8.5-second gap, another vehicle would be able to make a southbound left-turn movement out of the site. A summary of the availability of gaps in traffic by number of vehicles for the southbound left-turn movement at Dundee Road/Access A is provided in **Table 3.12**.

Table 3.12 Summary of Acceptable Gaps

Movement	Peak Hour	Number of Acceptable Gaps				
		1 vehicle (8.5-12 sec)	2 vehicles (12-15.5 sec)	3 vehicles (15.5-19 sec)	4 vehicles (19-22.5 sec)	5 vehicles (22.5-26 sec)
Minor Street (Access A) Left-Turn Movement	AM	15	11	2	1	--
	PM	11	1	1	--	1

The maximum volume expected to be accommodated by the number of gaps was estimated by multiplying the number of gaps by the respective number of vehicles per gap. This volume was then compared to the projected future volumes at the intersection of Dundee Road/Access A. The results of this analysis are included in **Table 3.13**.

Table 3.13 Evaluation of Sufficient Gaps on Dundee Road

Movement	Peak Hour	Volume Accommodated by Gaps	Projected Future Traffic Volume	Sufficient?
Minor Street (Access A) Left-Turn Movement	AM	47	50	No
	PM	21	115	No

Based upon the gap analysis, it appears sufficient breaks in traffic are not available on Dundee Road during the morning and evening peak hours to accommodate future projected left-turning movements from the proposed Access A. Installation of a traffic signal would create gaps in traffic on Dundee Road to accommodate the outbound left-turning movements.

Turn Lane Warrant Analysis

A review of turn lane warrants was completed for the intersection of Dundee Road/Access A based on criteria outlined in the IDOT *Bureau of Design and Environment (BDE) Manual*.

Based on the results of the signal warrant analysis, the intersection of Dundee Road/Access A was assumed to be signalized in the future build condition; and therefore, IDOT *BDE Manual* volume

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guidance for signalized intersections was used. Per Section 36-3.01(a) of the *BDE* Manual, a right-turn lane should be considered at a signalized intersection where the right-turning volume is greater than 150 vehicles per hour (vph) and where there is greater than 300 vehicles per hour per lane (vphpl). The projected right-turn volume for the westbound right-turn movement into Access A is 95 vph in the morning and 75 vehicles in the evening. Therefore, the warrant criteria for a westbound right-turn lane is not met. However, per coordination with IDOT and the Village of Northbrook, installation of a westbound right-turn lane at Access A is desired for increased capacity at the intersection. Therefore, a westbound right-turn lane on Dundee Road at Access A was included in the analysis of future conditions. The right-turn lane should provide 185 feet of storage and a 200-foot taper. An eastbound left-turn lane currently exists on Dundee Road at Access A; therefore, no additional eastbound turn lanes were included in the analysis of future conditions.

Future Build Capacity Analysis

Capacity results were identified for the study intersections under Future (2035) Build conditions. The results of the capacity analysis are summarized in **Table 3.14** and the projected 95th percentile queue lengths are provided in **Table 3.15**. Copies of the Synchro reports are included in the appendix.

For the proposed traffic installation at Dundee Road/Access A, the cycle length was assumed to be consistent with the existing cycle length at Dundee Road/Shermer Road (located approximately 1,030 feet to the west) and splits were optimized. A right-turn overlap phase was assumed for the southbound right-turn movement, to run concurrently with the eastbound left-turn phase and for the westbound right-turn movement to run concurrently with the southbound left-turn phase.

Table 3.14. Future (2035) Build Level of Service Summary

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Dundee Road / Lee Road △				
Eastbound (Left)	10+	B	13	B
Westbound (Left)	13	B	11	B
Northbound	73	F	70	F
Southbound	41	E	138	F
Dundee Road / Shermer Road ✱				
Eastbound	4	A	5	A
Westbound	12	B[3]	3	A
Northbound	<1	A	1	A
Intersection	*7*	*A*	*3*	*A*
Dundee Road / Access A ✱				
Eastbound	1	A	1	A
Westbound	<1	A	1	A
Southbound	66	E	32	C
Intersection	*2*	*A*	*2*	*A*

✱ -Signalized Intersection △-Minor-Leg Stop-Controlled Intersection

[1]Left-turn movement projected to operate at LOS F

[2]Through movement projected to operate at LOS E

[3]Left-turn movement projected to operate at LOS E

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Table 3.14 Future (2035) Build Level of Service Summary (continued)

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Dundee Road / Midway Road ✱				
Eastbound	2	A	1	A
Westbound	8	A	1	A
Northbound	57	E	63	E
Southbound	61	E	63	E
Intersection	*6*	*A*	*3*	*A*
Dundee Road / Skokie Boulevard ✱				
Eastbound	25	C	10-	A
Westbound	20-	B	31	C
Northbound	51	D	54	D[3]
Southbound	51	D[2]	60	E
Intersection	*31*	*C*	*37*	*D*

✱ -Signalized Intersection △-Minor-Leg Stop-Controlled Intersection
[1]Left-turn movement projected to operate at LOS F
[2]Through movement projected to operate at LOS E
[3]Left-turn movement projected to operate at LOS E

Table 3.15. Future (2035) Build 95th Percentile Queue Lengths

Intersection	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Vehicles			Vehicles			Vehicles			Vehicles		
Dundee Road / Lee Road												
AM	0	N/A		0	N/A		33			13		
PM	3	N/A		0	N/A		43			53		
Dundee Road / Shermer Road												
AM	N/A	195	N/A	65	0	N/A	N/A		0	N/A		
PM	N/A	145	N/A	45	0	N/A	N/A		0	N/A		
Dundee Road / Access A												
AM	3	10	N/A	N/A	5	3	N/A			85	N/A	38
PM	3	10	N/A	N/A	18	0	N/A			93	N/A	53
Dundee Road / Midway Road												
AM	8	25	25	5	245	253	108	0	65	3	0	3
PM	3	18	18	10	18	18	58	0	43	40	0	35
Dundee Road / Skokie Boulevard												
AM	180	463	243	168	315	5	203	248	248	160	213	225
PM	200	80	30	155	513	198	380	280	310	230	360	533

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With the addition of site-generated traffic, all approaches and movements at the intersections of Dundee Road/Shermer Road, Dundee Road/Lee Road, Dundee Road/Midway Road, and Dundee Road/Skokie Boulevard are expected to operate at the same levels as compared to no-build conditions.

With the installation of a traffic signal at Dundee Road/Access A, the overall intersection is expected to operate at LOS A during both peak hours. Additionally, the eastbound and westbound approaches are also expected to operate at LOS A during both peak hours. The southbound approach is expected to operate at LOS E during the morning peak hour and LOS C during the evening peak hour. This is not uncommon for side-street approaches, as the majority of the green time is allocated to mainline movements (i.e., Dundee Road). The projected 95th percentile queue for the southbound left-turn movement is estimated to be approximately three vehicles during both peak hours. The 95th percentile queue for the southbound right-turn movement is estimated to be less than two vehicles during both peak hours. The 95th percentile queue for the westbound through movement is expected to be less than one vehicle during both peak hours, indicating that projected queueing is not expected to extend to Ballantrae Drive, located approximately 800 feet east of Access A. Additionally, with the traffic signal at Dundee Road/Access A, eastbound traffic on Dundee Road will be more metered than the current free-flow conditions, likely creating more gaps in traffic for vehicles exiting Ballantrae Drive onto Dundee Road.

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4. RECOMMENDATIONS & CONCLUSIONS

Based on Kimley-Horn's review of the proposed site plan and evaluation of existing and future traffic conditions, the study intersections are projected to adequately accommodate the proposed development with the implementation of the following improvements:

- Install a traffic signal and a westbound right-turn lane at the intersection of Dundee Road/Access A
  - The westbound right-turn lane should provide 185 feet of storage and a 200-foot taper
  - The cycle length should be consistent with the cycle lengths at the intersection of Dundee Road/Shermer Road, located approximately 1,030 feet to the west
  - The eastbound left-turn movement should operate as protected-permitted and a southbound right-turn overlap phase should be provided
  - A westbound right-turn overlap phase should be provided
  - The outbound lane configuration should provide a separate right-turn lane and left-turn lane

Coordination with IDOT has indicated that the installation of the traffic signal will be determined when actual traffic volumes at Access A meet warrant thresholds. As stated earlier in this report, it is expected that vehicles exiting Access A onto Dundee Road may experience significant levels of delay prior to the installation of a traffic signal. Traffic conditions at this intersection should be monitored closely to determine when it is appropriate to install the recommended traffic signal.

Regardless of the final configuration of the intersection geometrics, several additional items should be taken into consideration when preparing site and roadway improvement plans for the subject development. As the site design progresses, care should be taken with landscaping, signage, and monumentation at the site access locations to ensure that adequate horizontal sight distance is provided from the new stop bars. If alterations to the site plan or land use should occur, changes to the analysis provided within this traffic impact study may be needed.

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TECHNICAL APPENDIX

Proposed Site Plan

Existing Capacity Reports

ITE Trip Generation Data

CMAP Year 2050 Projections

Future (2035) No-Build Capacity Reports

ITE Data for Hourly Distribution of Entering and Existing Vehicle Trips for LUC 252

Future (2035) Build Capacity Reports

Gap Study Worksheets

Traffic Signal Warrant Figures

Existing Traffic Signal Timings

Traffic Counts

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PROPOSED SITE PLAN

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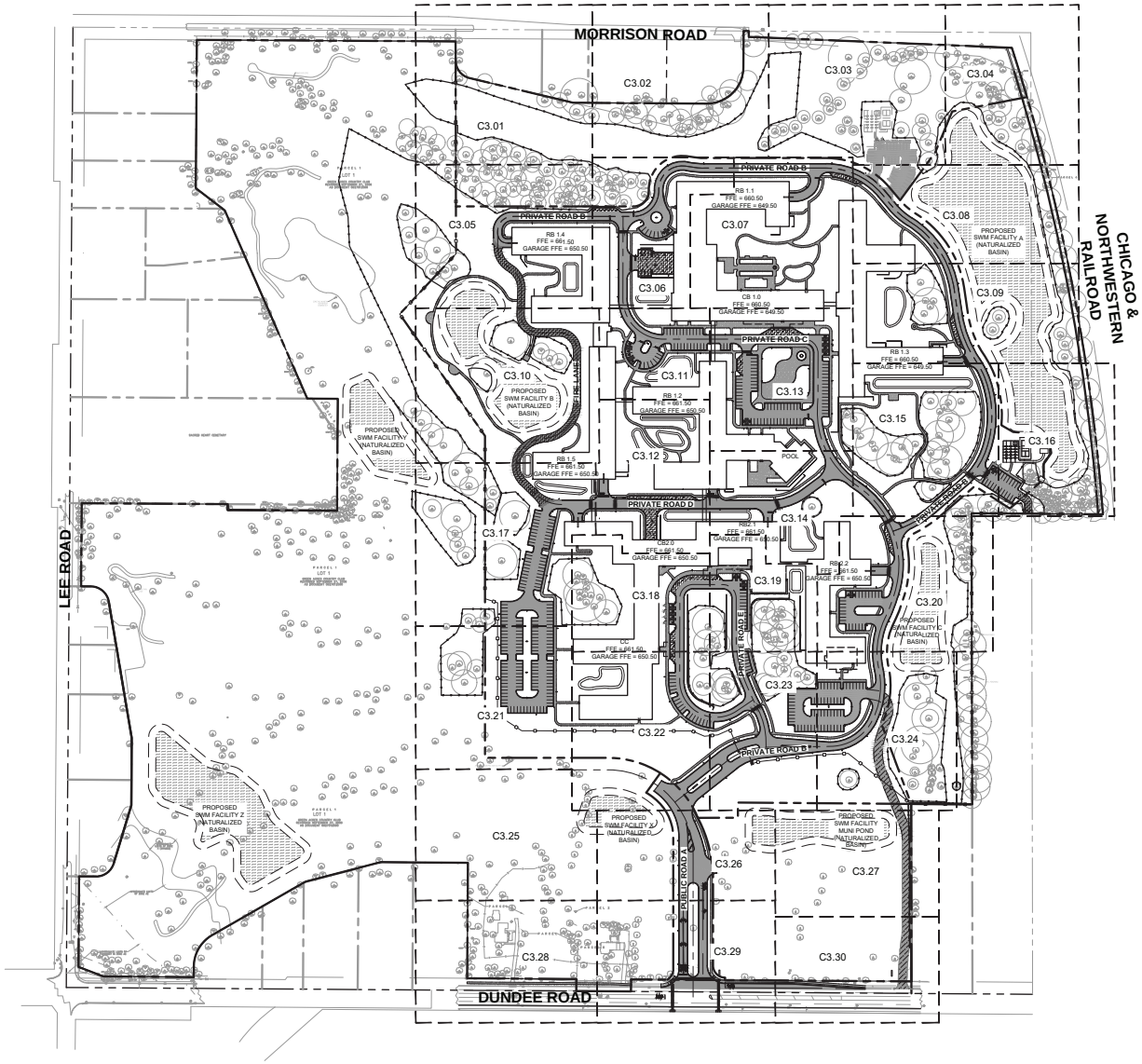

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7.

PARKING SUMMARY

GARAGE PARKING SPACES PROVIDED	= 837	SPACES
SURFACE PARKING SPACES PROVIDED	= 404	SPACES
ACCESSIBLE SURFACE PARKING SPACES PROVIDED	= 24	SPACES
TOTAL PARKING SPACES PROVIDED	= 1265	SPACES

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- WET-BOTTOM BASIN — SEE TYPICAL SECTIONS AND LANDSCAPE PLAN FOR DETAILS
- FIRE LANE — SEE HEAVY DUTY ASPHALT SECTION FOR DETAILS
- TEMPORARY ACCESS DRIVE — SEE HEAVY DUTY ASPHALT SECTION FOR DETAILS
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PRE-PAVING INSPECTION NOTE

1. A PRE-PAVING INSPECTION SHALL BE SCHEDULED WITH NORTHBROOK PUBLIC WORKS AT 847-272-4771. A MATERIALS ENGINEER (P.E.) HIRED BY THE CONTRACTOR OR DEVELOPER SHALL ATTEND THE MEETING AND SHALL BE PRESENT DURING THE PROOF ROLL. THE MATERIALS ENGINEER SHALL PROVIDE A WRITTEN DETERMINATION OF THE SUITABILITY OF THE SUBGRADE

MOS 1.7.B.s

DESIG

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BALTIMORE, MARYLAND 21230
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ISSUE SCHED

1	REVISED PER VILLAGE COMMENT	022
2	REVISED PER VILLAGE COMMENT	022
3	REVISED SITE PLAN	022
4	REVISED PER VILLAGE COMMENT	023

Seal:

THESE DRAWING A
CONCEPTUAL PLAN P
ONLY AND NOT
CONSTRUCTI

KHA Project No.	011
Original Issue	022
Scale	AN

OVERALL CAMPU
PLAN

C3.0

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Plotted By:Golubcik, David Sheet Set:Erickson West Creek Master Plan Layout:C3.0 - OVERALL CAMPUS SITE PLAN March 23, 2023 03:33:45pm K:\CHS_LDEV\161410\1_Erickson_Northbrook_IL\2 Design\CAD\PlanSheets\Master Plan\C3.0 - OVERALL CAMPUS SITE PLAN.dwg
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EXISTING CAPACITY REPORTS

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1290	10	5	830	10	10	1	15	5	1	10
Future Vol, veh/h	10	1290	10	5	830	10	10	1	15	5	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	11	3	2	2	3	2	2	2	7	2	2	2
Mvmt Flow	11	1358	11	5	874	11	11	1	16	5	1	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	885	0	0	1369	0	0	1834	2281	685	1592	2281	443
Stage 1	-	-	-	-	-	-	1386	1386	-	890	890	-
Stage 2	-	-	-	-	-	-	448	895	-	702	1391	-
Critical Hdwy	4.32	-	-	4.14	-	-	7.54	6.54	7.04	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.31	-	-	2.22	-	-	3.52	4.02	3.37	3.52	4.02	3.32
Pot Cap-1 Maneuver	706	-	-	497	-	-	47	39	379	72	39	562
Stage 1	-	-	-	-	-	-	151	209	-	304	359	-
Stage 2	-	-	-	-	-	-	560	357	-	395	207	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	706	-	-	497	-	-	44	38	379	66	38	562
Mov Cap-2 Maneuver	-	-	-	-	-	-	44	38	-	66	38	-
Stage 1	-	-	-	-	-	-	149	206	-	299	355	-
Stage 2	-	-	-	-	-	-	542	353	-	371	204	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	62.5	36
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	89	706	-	-	497	-	-	133
HCM Lane V/C Ratio	0.308	0.015	-	-	0.011	-	-	0.127
HCM Control Delay (s)	62.5	10.2	-	-	12.3	-	-	36
HCM Lane LOS	F	B	-	-	B	-	-	E
HCM 95th %tile Q(veh)	1.2	0	-	-	0	-	-	0.4

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Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1310	0	155	845	0	185
Future Volume (vph)	1310	0	155	845	0	185
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Total Lost time (s)	7.0		7.0	7.0		7.0
Lane Util. Factor	0.95		1.00	0.95		1.00
Frt	1.00		1.00	1.00		0.86
Flt Protected	1.00		0.95	1.00		1.00
Satd. Flow (prot)	3725		1752	3689		1565
Flt Permitted	1.00		0.17	1.00		1.00
Satd. Flow (perm)	3725		317	3689		1565
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1379	0	163	889	0	195
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	1379	0	163	889	0	195
Heavy Vehicles (%)	2%	3%	3%	3%	2%	5%
Turn Type	NA		pm+pt	NA		pm+ov
Protected Phases	2		1	6		1
Permitted Phases			6			6
Actuated Green, G (s)	113.0		128.0	135.0		128.0
Effective Green, g (s)	113.0		128.0	135.0		128.0
Actuated g/C Ratio	0.84		0.95	1.00		0.95
Clearance Time (s)	7.0		7.0	7.0		7.0
Vehicle Extension (s)	7.0		4.0	7.0		4.0
Lane Grp Cap (vph)	3117		385	3689		1565
v/s Ratio Prot	c0.37		c0.03	0.24		0.01
v/s Ratio Perm			0.38			0.12
v/c Ratio	0.44		0.42	0.24		0.12
Uniform Delay, d1	2.8		1.7	0.0		0.2
Progression Factor	1.00		26.49	1.00		1.00
Incremental Delay, d2	0.5		1.0	0.1		0.0
Delay (s)	3.3		45.7	0.1		0.3
Level of Service	A		D	A		A
Approach Delay (s)	3.3			7.2	0.3	
Approach LOS	A			A	A	

Intersection Summary			
HCM 2000 Control Delay	4.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	135.0	Sum of lost time (s)	14.0
Intersection Capacity Utilization	57.5%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

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Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1495	1000	1	1	1
Future Vol, veh/h	1	1495	1000	1	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	1	1574	1053	1	1	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1054	0	-	0	1843	527
Stage 1	-	-	-	-	1054	-
Stage 2	-	-	-	-	789	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	656	-	-	-	67	496
Stage 1	-	-	-	-	296	-
Stage 2	-	-	-	-	408	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	656	-	-	-	67	496
Mov Cap-2 Maneuver	-	-	-	-	67	-
Stage 1	-	-	-	-	295	-
Stage 2	-	-	-	-	408	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	36
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	656	-	-	-	67	496
HCM Lane V/C Ratio	0.002	-	-	-	0.016	0.002
HCM Control Delay (s)	10.5	-	-	-	59.6	12.3
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0	-	-	-	0	0

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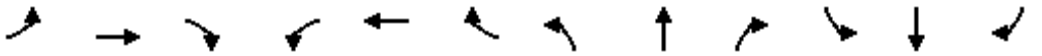
HCM 6th Signalized Intersection Summary
301: Midway Road/Edens Corporate Center & Dundee Road

Existing (2021) Traffic Volumes
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	1330	30	15	1000	25	70	1	40	1	1	1
Future Volume (veh/h)	25	1330	30	15	1000	25	70	1	40	1	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	1400	32	16	1053	26	74	1	42	1	1	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	412	2664	61	350	2645	65	210	4	153	121	42	42
Arrive On Green	0.03	1.00	1.00	0.01	0.75	0.75	0.05	0.10	0.10	0.00	0.05	0.05
Sat Flow, veh/h	1781	3551	81	1781	3544	88	1781	37	1554	1781	858	858
Grp Volume(v), veh/h	26	700	732	16	528	551	74	0	43	1	0	2
Grp Sat Flow(s),veh/h/ln	1781	1777	1856	1781	1777	1855	1781	0	1591	1781	0	1716
Q Serve(g_s), s	0.5	0.0	0.0	0.3	14.5	14.5	5.2	0.0	3.4	0.1	0.0	0.1
Cycle Q Clear(g_c), s	0.5	0.0	0.0	0.3	14.5	14.5	5.2	0.0	3.4	0.1	0.0	0.1
Prop In Lane	1.00		0.04	1.00		0.05	1.00		0.98	1.00		0.50
Lane Grp Cap(c), veh/h	412	1333	1392	350	1326	1384	210	0	156	121	0	84
V/C Ratio(X)	0.06	0.52	0.53	0.05	0.40	0.40	0.35	0.00	0.28	0.01	0.00	0.02
Avail Cap(c_a), veh/h	447	1333	1392	392	1326	1384	286	0	200	179	0	114
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	4.7	0.0	0.0	4.0	6.2	6.2	55.3	0.0	56.4	61.0	0.0	61.2
Incr Delay (d2), s/veh	0.1	1.5	1.4	0.0	0.8	0.8	1.0	0.0	0.9	0.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.3	1.0	1.0	0.2	8.5	8.8	4.3	0.0	2.6	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	4.7	1.5	1.4	4.1	7.0	7.0	56.3	0.0	57.4	61.0	0.0	61.3
LnGrp LOS	A	A	A	A	A	A	E	A	E	E	A	E
Approach Vol, veh/h		1458			1095			117			3	
Approach Delay, s/veh		1.5			6.9			56.7			61.2	
Approach LOS		A			A			E			E	

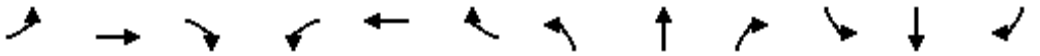
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	4.9	107.3	10.3	12.6	5.4	106.8	3.6	19.3
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	4.5	90.0	12.5	9.0	4.5	90.0	4.5	17.0
Max Q Clear Time (g_c+I1), s	2.3	2.0	7.2	2.1	2.5	16.5	2.1	5.4
Green Ext Time (p_c), s	0.0	14.2	0.1	0.0	0.0	8.4	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	6.2
HCM 6th LOS	A

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
400: Skokie Boulevard & Dundee Road

Existing (2021) Traffic Volumes
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	255	855	255	215	700	180	120	255	165	110	260	135
Future Volume (veh/h)	255	855	255	215	700	180	120	255	165	110	260	135
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1953	1841	1870	1969	1870	1781	1906	1796	1826	1938	1811
Adj Flow Rate, veh/h	268	900	268	226	737	189	126	268	174	116	274	142
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	4	2	2	2	8	6	7	5	4	6
Cap, veh/h	468	2083	995	382	2049	979	259	568	347	258	554	361
Arrive On Green	0.08	0.56	0.56	0.07	0.55	0.55	0.08	0.16	0.16	0.07	0.15	0.15
Sat Flow, veh/h	1781	3711	1560	1781	3741	1585	1697	3622	1522	1739	3681	1535
Grp Volume(v), veh/h	268	900	268	226	737	189	126	268	174	116	274	142
Grp Sat Flow(s),veh/h/ln	1781	1856	1560	1781	1870	1585	1697	1811	1522	1739	1841	1535
Q Serve(g_s), s	8.7	19.0	10.1	7.5	15.0	7.0	8.4	9.1	13.5	7.5	9.2	10.5
Cycle Q Clear(g_c), s	8.7	19.0	10.1	7.5	15.0	7.0	8.4	9.1	13.5	7.5	9.2	10.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	468	2083	995	382	2049	979	259	568	347	258	554	361
V/C Ratio(X)	0.57	0.43	0.27	0.59	0.36	0.19	0.49	0.47	0.50	0.45	0.49	0.39
Avail Cap(c_a), veh/h	753	2083	995	406	2049	979	272	781	436	283	794	461
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.86	0.86	0.86	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.1	17.1	10.7	13.3	17.2	11.2	44.0	51.8	45.4	44.3	52.6	43.5
Incr Delay (d2), s/veh	1.0	0.6	0.6	2.1	0.5	0.4	1.4	2.8	5.1	1.2	3.1	3.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.1	12.2	6.2	5.5	10.5	4.5	6.5	7.7	9.4	5.9	7.9	7.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.1	17.7	11.3	15.3	17.7	11.6	45.4	54.6	50.5	45.5	55.8	46.7
LnGrp LOS	B	B	B	B	B	B	D	D	D	D	E	D
Approach Vol, veh/h		1436			1152			568			532	
Approach Delay, s/veh		15.6			16.2			51.3			51.1	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.1	81.8	13.8	26.3	15.0	79.9	12.9	27.2
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	11.4	64.1	11.4	29.1	33.0	42.5	11.4	29.1
Max Q Clear Time (g_c+I1), s	9.5	21.0	10.4	12.5	10.7	17.0	9.5	15.5
Green Ext Time (p_c), s	0.1	31.4	0.0	6.2	0.7	17.6	0.0	5.7

Intersection Summary	
HCM 6th Ctrl Delay	26.4
HCM 6th LOS	C

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	925	20	5	1255	5	15	1	15	15	1	10
Future Vol, veh/h	10	925	20	5	1255	5	15	1	15	15	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	5	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	974	21	5	1321	5	16	1	16	16	1	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1326	0	0	995	0	0	1678	2343	498	1844	2351	663
Stage 1	-	-	-	-	-	-	1007	1007	-	1334	1334	-
Stage 2	-	-	-	-	-	-	671	1336	-	510	1017	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	517	-	-	691	-	-	62	36	518	46	35	404
Stage 1	-	-	-	-	-	-	258	317	-	162	221	-
Stage 2	-	-	-	-	-	-	412	221	-	514	313	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	517	-	-	691	-	-	58	35	518	43	34	404
Mov Cap-2 Maneuver	-	-	-	-	-	-	58	35	-	43	34	-
Stage 1	-	-	-	-	-	-	253	310	-	159	219	-
Stage 2	-	-	-	-	-	-	396	219	-	486	306	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	59.1	95.8
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	98	517	-	-	691	-	-	65
HCM Lane V/C Ratio	0.333	0.02	-	-	0.008	-	-	0.421
HCM Control Delay (s)	59.1	12.1	-	-	10.2	-	-	95.8
HCM Lane LOS	F	B	-	-	B	-	-	F
HCM 95th %tile Q(veh)	1.3	0.1	-	-	0	-	-	1.6

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	955	0	280	1265	0	295
Future Volume (vph)	955	0	280	1265	0	295
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Total Lost time (s)	4.5		4.5	4.5		4.5
Lane Util. Factor	0.95		1.00	0.95		1.00
Frt	1.00		1.00	1.00		0.86
Flt Protected	1.00		0.95	1.00		1.00
Satd. Flow (prot)	3725		1752	3725		1611
Flt Permitted	1.00		0.24	1.00		1.00
Satd. Flow (perm)	3725		448	3725		1611
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1005	0	295	1332	0	311
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	1005	0	295	1332	0	311
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%
Turn Type	NA		pm+pt	NA		pm+ov
Protected Phases	2		1	6		1
Permitted Phases	2		6			2
Actuated Green, G (s)	50.5		65.5	70.0		61.0
Effective Green, g (s)	50.5		65.5	70.0		61.0
Actuated g/C Ratio	0.72		0.94	1.00		0.87
Clearance Time (s)	4.5		4.5	4.5		4.5
Vehicle Extension (s)	3.0		3.0	3.0		3.0
Lane Grp Cap (vph)	2687		614	3725		1611
v/s Ratio Prot	0.27		0.07	c0.36		0.03
v/s Ratio Perm			c0.38			0.16
v/c Ratio	0.37		0.48	0.36		0.19
Uniform Delay, d1	3.7		1.2	0.0		0.7
Progression Factor	1.00		18.88	1.00		1.00
Incremental Delay, d2	0.4		0.5	0.2		0.1
Delay (s)	4.1		24.0	0.2		0.8
Level of Service	A		C	A		A
Approach Delay (s)	4.1			4.6	0.8	
Approach LOS	A			A	A	

Intersection Summary			
HCM 2000 Control Delay	4.0	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.50		
Actuated Cycle Length (s)	70.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	50.8%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1250	1545	1	1	1
Future Vol, veh/h	1	1250	1545	1	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1316	1626	1	1	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1627	0	-	0	2287	814
Stage 1	-	-	-	-	1627	-
Stage 2	-	-	-	-	660	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	396	-	-	-	33	321
Stage 1	-	-	-	-	146	-
Stage 2	-	-	-	-	476	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	396	-	-	-	33	321
Mov Cap-2 Maneuver	-	-	-	-	33	-
Stage 1	-	-	-	-	146	-
Stage 2	-	-	-	-	476	-

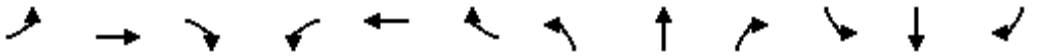
Approach	EB	WB	SB
HCM Control Delay, s	0	0	67
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	396	-	-	-	33	321
HCM Lane V/C Ratio	0.003	-	-	-	0.032	0.003
HCM Control Delay (s)	14.1	-	-	-	117.7	16.3
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
301: Midway Road/Edens Corporate Center & Dundee Road

Existing (2021) Traffic Volumes
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	1030	45	40	1435	5	35	1	25	25	1	20
Future Volume (veh/h)	5	1030	45	40	1435	5	35	1	25	25	1	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	5	1084	47	42	1511	5	37	1	26	26	1	21
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	323	2662	115	464	2836	9	154	4	95	147	4	82
Arrive On Green	0.01	1.00	1.00	0.03	1.00	1.00	0.03	0.06	0.06	0.02	0.05	0.05
Sat Flow, veh/h	1781	3470	150	1781	3633	12	1781	59	1535	1781	73	1524
Grp Volume(v), veh/h	5	555	576	42	739	777	37	0	27	26	0	22
Grp Sat Flow(s),veh/h/ln	1781	1777	1843	1781	1777	1868	1781	0	1594	1781	0	1596
Q Serve(g_s), s	0.1	0.0	0.0	0.7	0.0	0.0	2.7	0.0	2.3	1.9	0.0	1.9
Cycle Q Clear(g_c), s	0.1	0.0	0.0	0.7	0.0	0.0	2.7	0.0	2.3	1.9	0.0	1.9
Prop In Lane	1.00		0.08	1.00		0.01	1.00		0.96	1.00		0.95
Lane Grp Cap(c), veh/h	323	1363	1414	464	1387	1458	154	0	99	147	0	86
V/C Ratio(X)	0.02	0.41	0.41	0.09	0.53	0.53	0.24	0.00	0.27	0.18	0.00	0.26
Avail Cap(c_a), veh/h	373	1363	1414	503	1387	1458	204	0	137	185	0	114
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.72	0.72	0.72	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	3.7	0.0	0.0	3.2	0.0	0.0	60.5	0.0	62.6	61.2	0.0	63.5
Incr Delay (d2), s/veh	0.0	0.9	0.9	0.1	1.1	1.0	0.8	0.0	1.5	0.6	0.0	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.1	0.6	0.6	0.4	0.7	0.7	2.3	0.0	1.7	1.6	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	3.7	0.9	0.9	3.3	1.1	1.0	61.3	0.0	64.1	61.8	0.0	65.0
LnGrp LOS	A	A	A	A	A	A	E	A	E	E	A	E
Approach Vol, veh/h		1136			1558			64			48	
Approach Delay, s/veh		0.9			1.1			62.5			63.3	
Approach LOS		A			A			E			E	

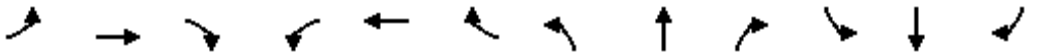
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.9	113.4	7.1	13.6	4.0	115.3	6.0	14.7
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	5.5	98.0	7.5	10.0	4.5	99.0	5.5	12.0
Max Q Clear Time (g_c+I1), s	2.7	2.0	4.7	3.9	2.1	2.0	3.9	4.3
Green Ext Time (p_c), s	0.0	9.1	0.0	0.0	0.0	16.1	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	3.5
HCM 6th LOS	A

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
400: Skokie Boulevard & Dundee Road

Existing (2021) Traffic Volumes
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	240	715	175	160	880	225	245	370	215	300	475	350
Future Volume (veh/h)	240	715	175	160	880	225	245	370	215	300	475	350
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1969	1826	1870	1969	1870	1870	1969	1870	1870	1969	1870
Adj Flow Rate, veh/h	253	753	184	168	926	237	258	389	226	316	500	368
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	5	2	2	2	2	2	2	2	2	2
Cap, veh/h	345	1724	912	428	1605	894	334	750	425	379	775	486
Arrive On Green	0.20	0.92	0.92	0.07	0.43	0.43	0.13	0.20	0.20	0.13	0.21	0.21
Sat Flow, veh/h	1781	3741	1547	1781	3741	1585	1781	3741	1585	1781	3741	1585
Grp Volume(v), veh/h	253	753	184	168	926	237	258	389	226	316	500	368
Grp Sat Flow(s),veh/h/ln	1781	1870	1547	1781	1870	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	11.3	3.7	1.3	7.3	26.3	10.7	15.9	13.0	17.0	18.9	17.1	29.0
Cycle Q Clear(g_c), s	11.3	3.7	1.3	7.3	26.3	10.7	15.9	13.0	17.0	18.9	17.1	29.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	345	1724	912	428	1605	894	334	750	425	379	775	486
V/C Ratio(X)	0.73	0.44	0.20	0.39	0.58	0.27	0.77	0.52	0.53	0.83	0.65	0.76
Avail Cap(c_a), veh/h	604	1724	912	477	1605	894	346	775	436	379	775	486
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.92	0.92	0.92	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.1	3.1	1.7	19.6	30.3	15.6	38.4	49.9	43.7	39.4	50.8	43.8
Incr Delay (d2), s/veh	2.8	0.7	0.5	0.6	1.5	0.7	10.0	2.6	4.7	14.7	4.1	10.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.1	2.1	0.8	5.5	17.6	7.2	12.4	10.4	11.6	15.4	13.1	18.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.8	3.8	2.2	20.2	31.9	16.4	48.4	52.5	48.4	54.1	54.9	54.3
LnGrp LOS	C	A	A	C	C	B	D	D	D	D	D	D
Approach Vol, veh/h		1190			1331			873			1184	
Approach Delay, s/veh		7.6			27.6			50.2			54.5	
Approach LOS		A			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.0	70.5	21.5	35.0	17.5	66.1	22.4	34.1
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	13.3	59.8	18.9	29.0	34.3	38.8	18.9	29.0
Max Q Clear Time (g_c+I1), s	9.3	5.7	17.9	31.0	13.3	28.3	20.9	19.0
Green Ext Time (p_c), s	0.1	29.4	0.1	0.0	0.7	9.3	0.0	6.0

Intersection Summary	
HCM 6th Ctrl Delay	33.7
HCM 6th LOS	C

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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ITE TRIP GENERATION DATA

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Land Use: 255
Continuing Care Retirement Community

Description

A continuing care retirement community (CCRC) is a land use that provides multiple elements of senior adult living. A CCRC enables a resident to transition in place from independent living to increased care as the medical needs of the resident change. Housing options may include various combinations of senior adult housing (both single-family and multifamily), congregate care, assisted living, and nursing home. The community may also contain special services such as medical, dining, recreational, communal transportation, and some limited, supporting retail facilities. A CCRC is usually a self-contained village. Senior adult housing—single-family (Land Use 251), senior adult housing—multifamily (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and nursing home (Land Use 620) are related uses.

Additional Data

Caution should be used when applying these data. CCRC developments consist of various housing components (dwelling units, rooms, and beds) that often exist in varying proportions. Therefore, the use of a single housing component may not fully represent the trip generation characteristics of these communities. The comprehensive independent variable—units—is the descriptor used in the data plots. This variable represents an aggregate of dwelling units for the single-family and congregate components of the CCRC and the beds in the assisted living component. To illustrate the varying proportions of housing options that exist in the database, the following table describes the residential units for nine of the CCRCs in the database.

Living Accommodations at CCRCs		
Dwelling Units	**Beds**	**Total CCRC Units**
215 (82%)	46 (18%)	261
220 (59%)	151 (41%)	371
620 (86%)	100 (14%)	720
312 (65%)	166 (35%)	478
210 (85%)	37 (15%)	247
323 (73%)	120 (27%)	443
233 (66%)	121 (34%)	354
209 (86%)	33 (14%)	242
234 (71%)	94 (29%)	328

A complete study of CCRCs requires future analysis of their various components. Therefore, it is important to collect as much information as possible. At the very least, the total number of

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

dwelling units, rooms, and beds should be obtained; if possible, the number of corresponding occupied units should be recorded as well.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, Illinois, Maryland, Massachusetts, Ontario (CAN), Pennsylvania, and Virginia.

Source Numbers

244, 253, 388, 501, 576, 713, 715, 1009

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Continuing Care Retirement Community (255)

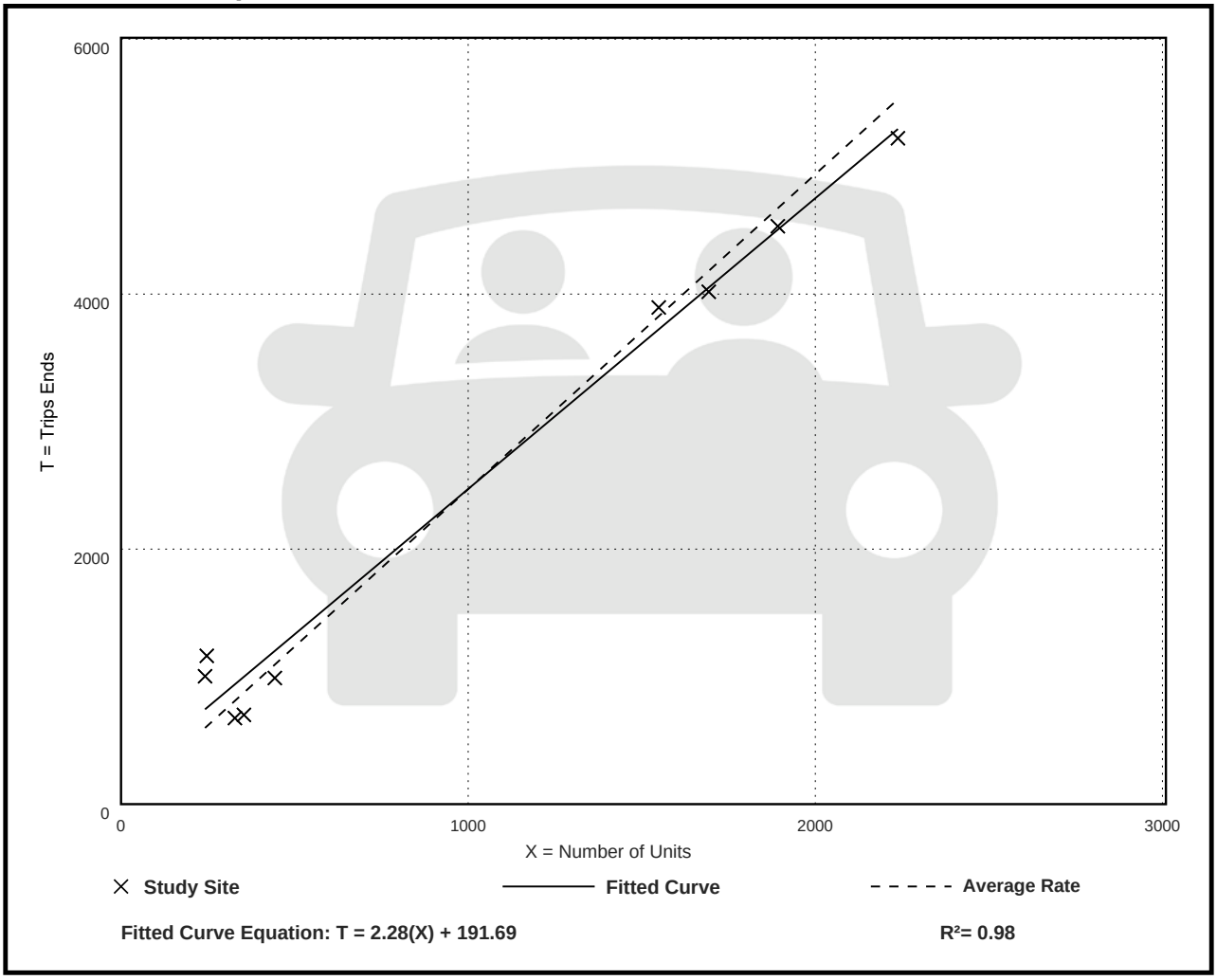
Vehicle Trip Ends vs: Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Units: 998
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
2.47	1.98 - 4.71	0.52

Data Plot and Equation



Fitted Curve Equation: T = 2.28(X) + 191.69

R^2= 0.98

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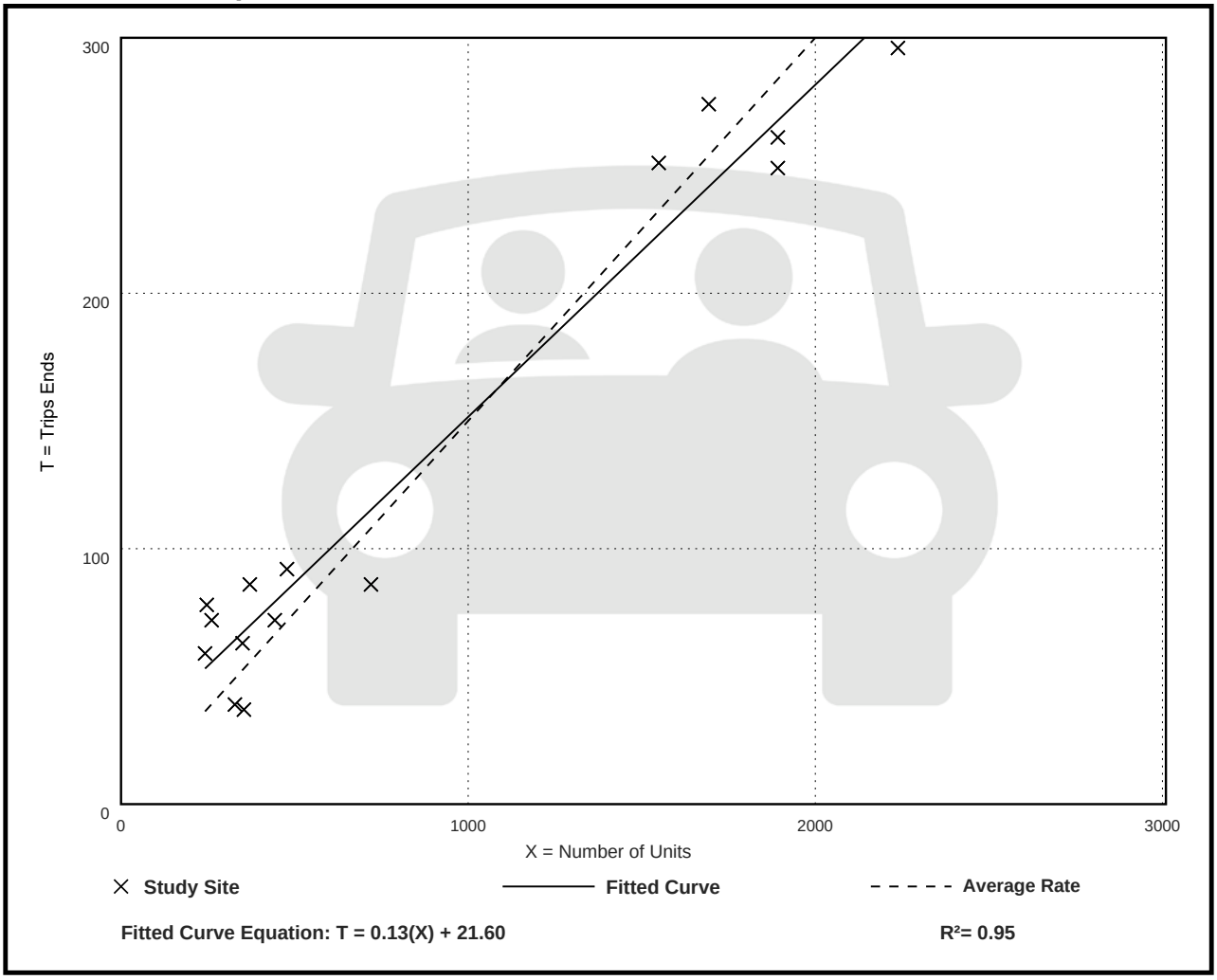
Continuing Care Retirement Community (255)

Vehicle Trip Ends vs: Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. Num. of Units: 871
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
0.15	0.10 - 0.32	0.04

Data Plot and Equation



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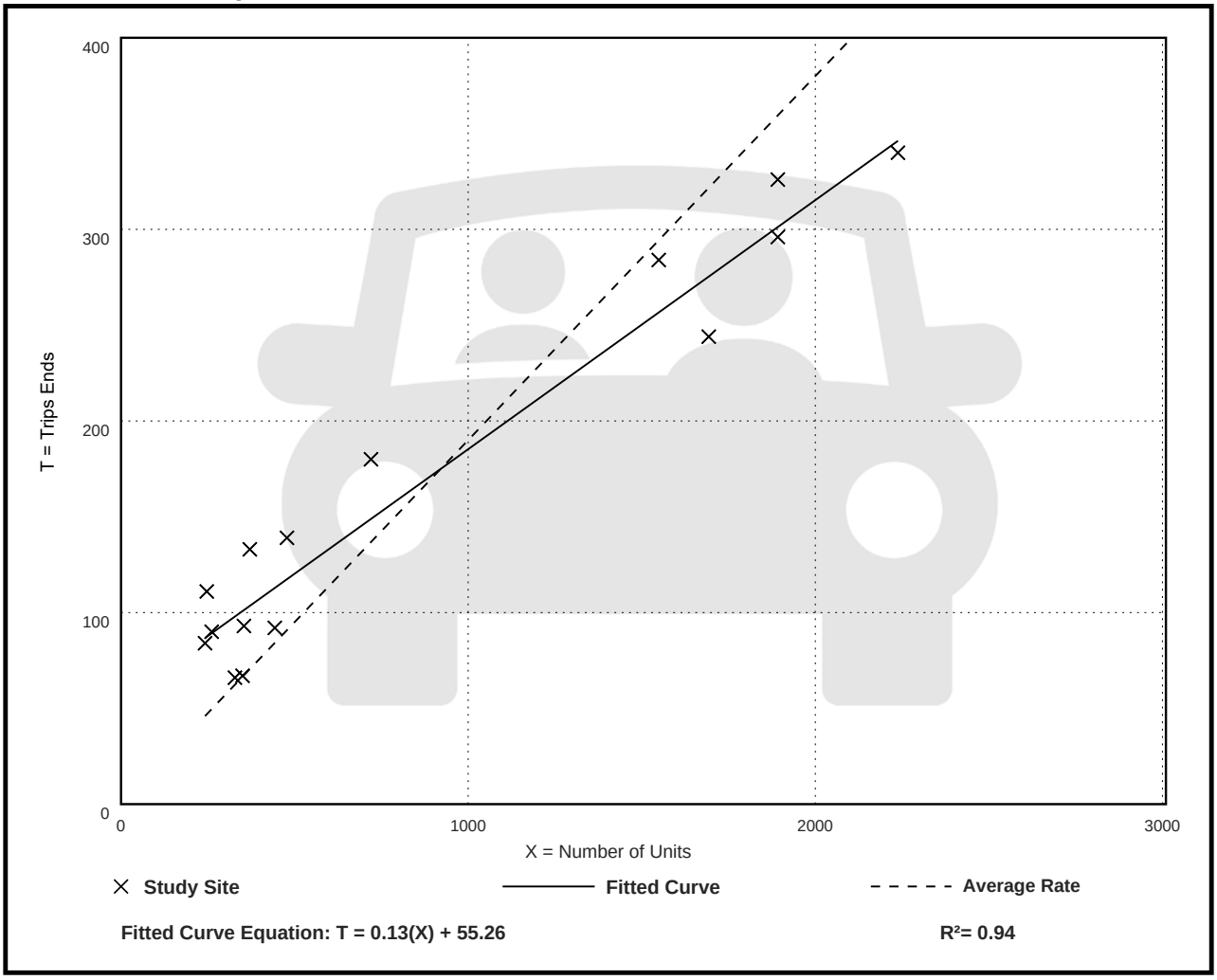
Continuing Care Retirement Community (255)

Vehicle Trip Ends vs: Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. Num. of Units: 871
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
0.19	0.14 - 0.45	0.07

Data Plot and Equation



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Land Use: 411
Public Park

Description

A public park is owned and operated by a municipal, county, state, or federal agency. The parks surveyed vary widely as to location, type, and number of facilities, including boating or swimming facilities, beaches, hiking trails, ball fields, soccer fields, campsites, and picnic facilities. Seasonal use of the individual sites differs widely as a result of the varying facilities and local conditions, such as weather. For example, some of the sites are used primarily for boating or swimming; others are used for softball games. Soccer complex (Land Use 488) is a related use.

Additional Data

The percentage of the park area that is used most intensively varies considerably within the studies contained in this land use. Therefore, caution should be used when using acres as an independent variable.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, New Jersey, New York, North Carolina, and Oregon.

Source Numbers

186, 392, 407, 709, 729, 852, 905

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Public Park
(411)

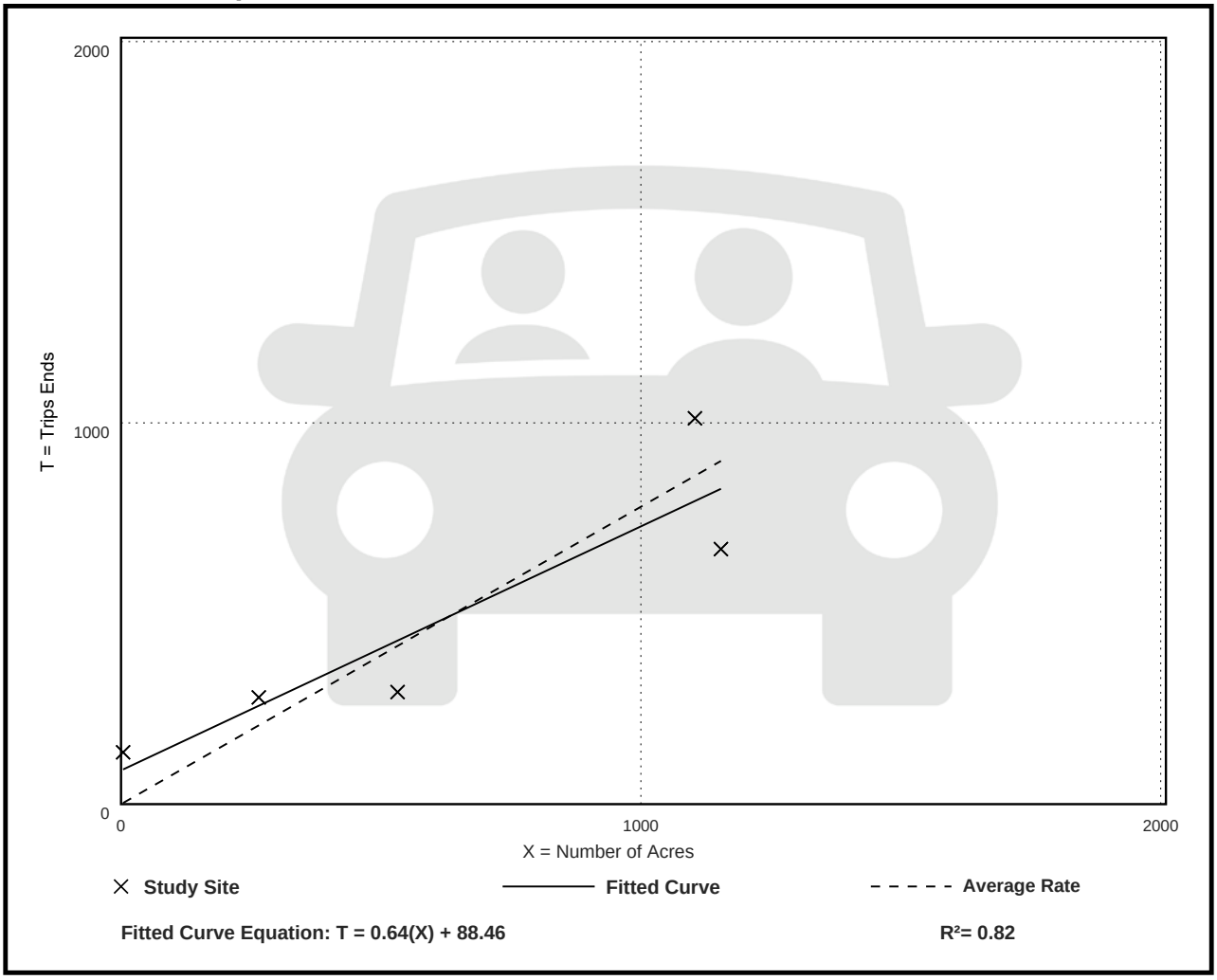
Vehicle Trip Ends vs: Acres
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Acres: 612
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.78	0.55 - 34.00	1.36

Data Plot and Equation



Fitted Curve Equation: T = 0.64(X) + 88.46

R^2= 0.82

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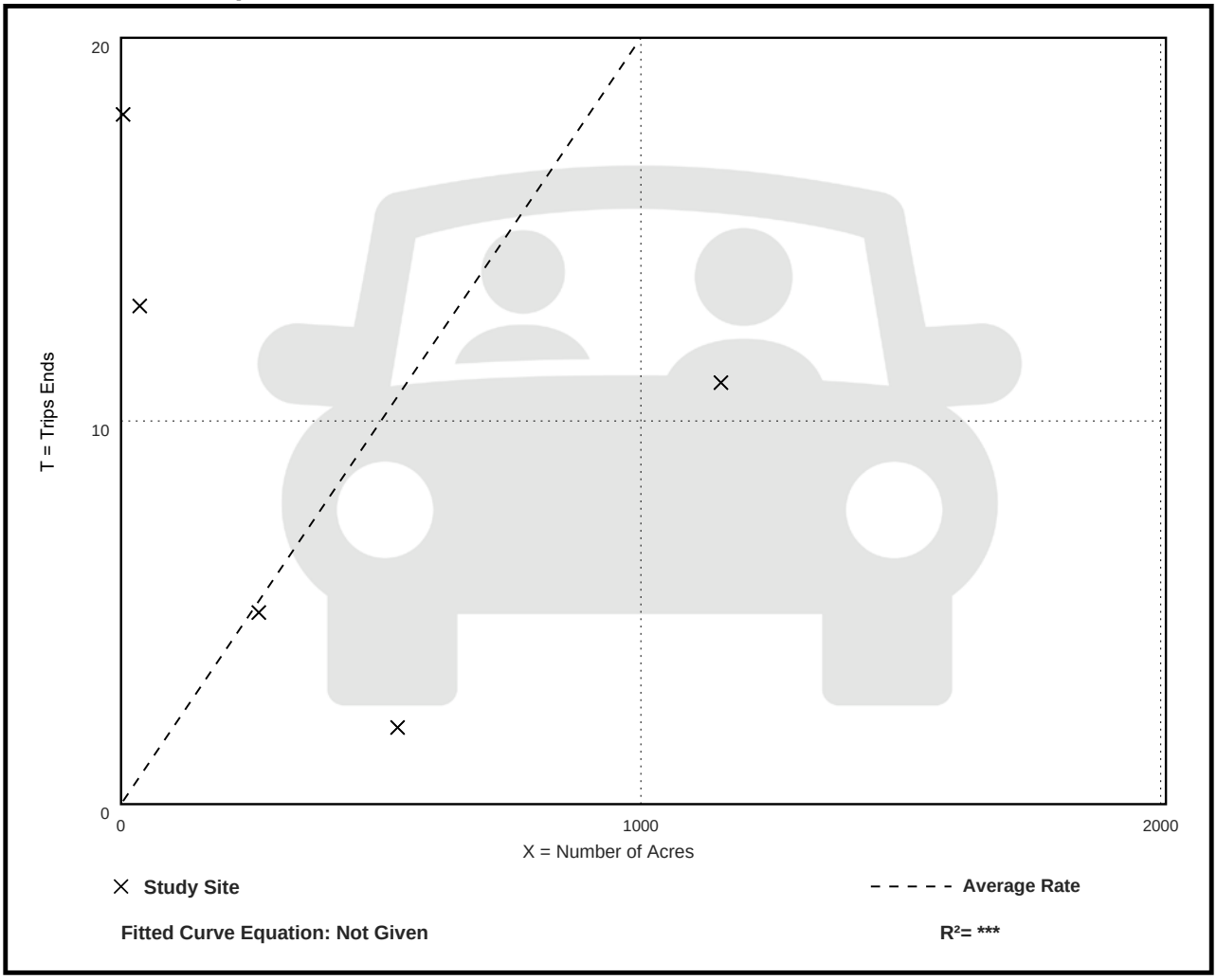
Public Park
(411)

Vehicle Trip Ends vs: Acres
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Acres: 398
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.02	0.00 - 4.50	0.23

Data Plot and Equation



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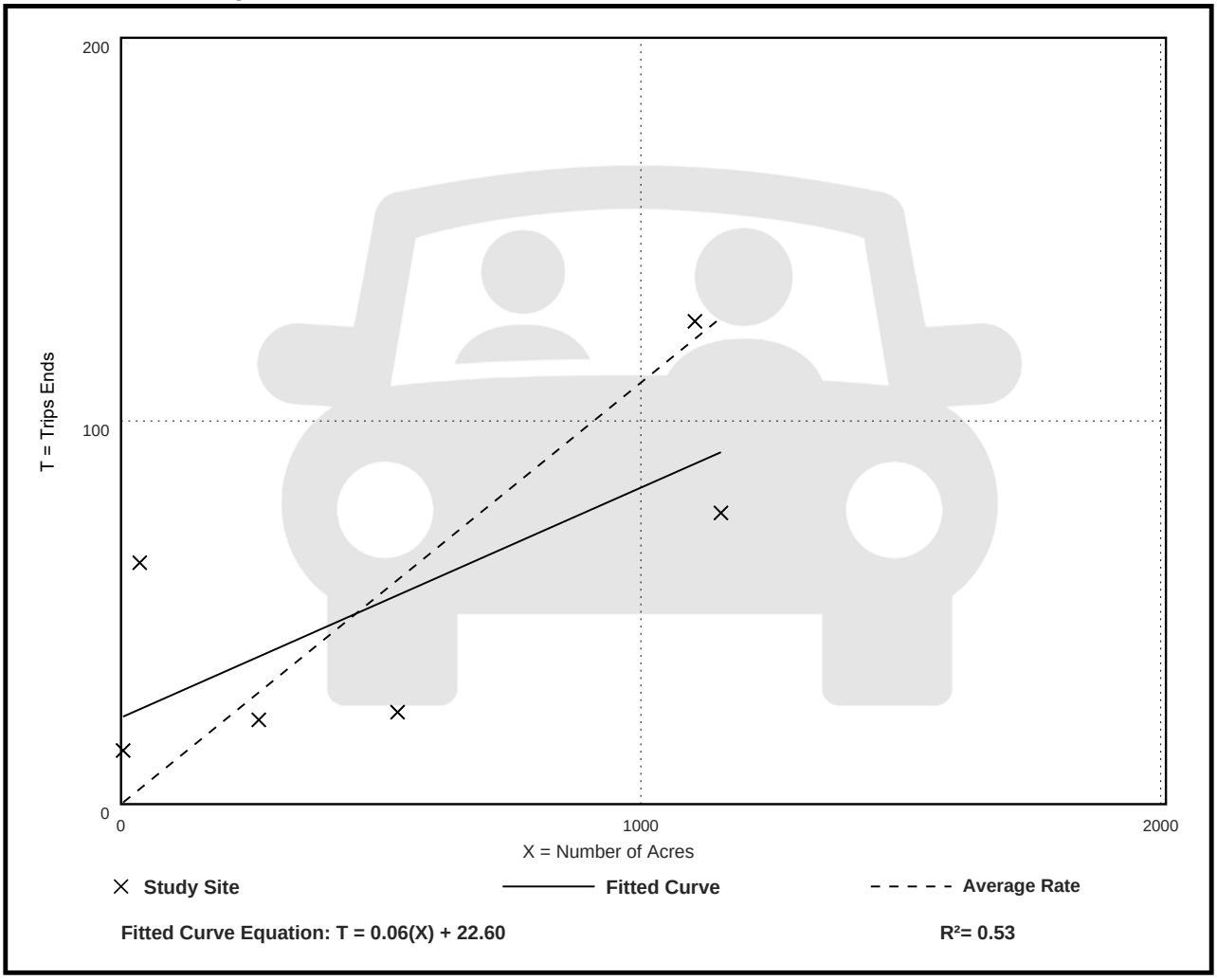
Public Park
(411)

Vehicle Trip Ends vs: Acres
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Acres: 516
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.11	0.05 - 3.50	0.24

Data Plot and Equation



Fitted Curve Equation: T = 0.06(X) + 22.60

R^2= 0.53

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CMAP YEAR 2050 PROJECTIONS

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

TRAFFIC FORECAST RECORD

Record Number: ck-94-21

Type of Report: Projection

Year Sought: 2050

Analyst: JAR

Organization requesting forecast: Kimley-Horn

Contact: Christina Soteros

Email or Phone christina.soteros@kimley-horn.com

Sponsor: IDOT

Date request was received: July 27, 2021

Date that response was emailed: July 27, 2021

Facility Location: Dundee Road (IL 68) from west of Lee Road to I-94

Municipality: Northbrook

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

July 27, 2021

Christina Soteros, EI
Kimey-Horn
4201 Winfield Road
Suite 600
Warrenville, IL 60555

Subject: ***Dundee Road (IL 68) from west of Lee Road to I-94***
IDOT

Dear Ms. Soteros:

In response to a request made on your behalf and dated July 27, 2021, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Dundee Rd (IL 68) from Shermer Rd to I-94	34,300	38,300
Dundee Rd (IL 68) west of Lee Rd	25,500	28,400
Lee Rd south of Dundee Rd	1,150	1,400
Shermer Rd west of Dundee Rd	5,500	6,200
Skokie Hwy, @ Dundee Rd	11,800	14,400

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2021_CY_TrafficForecast\Northbrook\ck-94-21\ck-94-21.docx

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

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Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

FUTURE (2035) NO-BUILD CAPACITY REPORTS

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1355	10	5	870	10	10	1	15	5	1	10
Future Vol, veh/h	10	1355	10	5	870	10	10	1	15	5	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	11	3	2	2	3	2	2	2	7	2	2	2
Mvmt Flow	11	1426	11	5	916	11	11	1	16	5	1	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	927	0	0	1437	0	0	1923	2391	719	1668	2391	464
Stage 1	-	-	-	-	-	-	1454	1454	-	932	932	-
Stage 2	-	-	-	-	-	-	469	937	-	736	1459	-
Critical Hdwy	4.32	-	-	4.14	-	-	7.54	6.54	7.04	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.31	-	-	2.22	-	-	3.52	4.02	3.37	3.52	4.02	3.32
Pot Cap-1 Maneuver	680	-	-	468	-	-	40	33	360	63	33	545
Stage 1	-	-	-	-	-	-	137	193	-	287	343	-
Stage 2	-	-	-	-	-	-	544	342	-	377	192	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	680	-	-	468	-	-	37	32	360	58	32	545
Mov Cap-2 Maneuver	-	-	-	-	-	-	37	32	-	58	32	-
Stage 1	-	-	-	-	-	-	135	190	-	282	339	-
Stage 2	-	-	-	-	-	-	526	338	-	353	189	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	76.9	40.5
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	76	680	-	-	468	-	-	118
HCM Lane V/C Ratio	0.36	0.015	-	-	0.011	-	-	0.143
HCM Control Delay (s)	76.9	10.4	-	-	12.8	-	-	40.5
HCM Lane LOS	F	B	-	-	B	-	-	E
HCM 95th %tile Q(veh)	1.4	0	-	-	0	-	-	0.5

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1375	0	165	885	0	195
Future Volume (vph)	1375	0	165	885	0	195
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Total Lost time (s)	7.0		7.0	7.0		7.0
Lane Util. Factor	0.95		1.00	0.95		1.00
Frt	1.00		1.00	1.00		0.86
Flt Protected	1.00		0.95	1.00		1.00
Satd. Flow (prot)	3725		1752	3689		1565
Flt Permitted	1.00		0.16	1.00		1.00
Satd. Flow (perm)	3725		291	3689		1565
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1447	0	174	932	0	205
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	1447	0	174	932	0	205
Heavy Vehicles (%)	2%	3%	3%	3%	2%	5%
Turn Type	NA		pm+pt	NA		pm+ov
Protected Phases	2		1	6		1
Permitted Phases			6			6
Actuated Green, G (s)	112.6		128.0	135.0		128.0
Effective Green, g (s)	112.6		128.0	135.0		128.0
Actuated g/C Ratio	0.83		0.95	1.00		0.95
Clearance Time (s)	7.0		7.0	7.0		7.0
Vehicle Extension (s)	7.0		4.0	7.0		4.0
Lane Grp Cap (vph)	3106		366	3689		1565
v/s Ratio Prot	0.39		c0.03	0.25		0.01
v/s Ratio Perm			c0.42			0.12
v/c Ratio	0.47		0.48	0.25		0.13
Uniform Delay, d1	3.0		2.3	0.0		0.2
Progression Factor	1.00		35.25	1.00		1.00
Incremental Delay, d2	0.5		1.2	0.1		0.1
Delay (s)	3.5		81.1	0.1		0.3
Level of Service	A		F	A		A
Approach Delay (s)	3.5			12.9	0.3	
Approach LOS	A			B	A	

Intersection Summary			
HCM 2000 Control Delay	7.0	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.49		
Actuated Cycle Length (s)	135.0	Sum of lost time (s)	14.0
Intersection Capacity Utilization	59.8%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1570	1050	1	1	1
Future Vol, veh/h	1	1570	1050	1	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	1	1653	1105	1	1	1

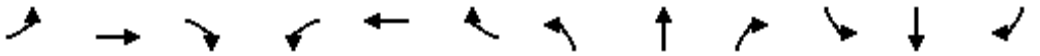
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1106	0	-	0	1935	553
Stage 1	-	-	-	-	1106	-
Stage 2	-	-	-	-	829	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	627	-	-	-	58	477
Stage 1	-	-	-	-	278	-
Stage 2	-	-	-	-	389	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	627	-	-	-	58	477
Mov Cap-2 Maneuver	-	-	-	-	58	-
Stage 1	-	-	-	-	277	-
Stage 2	-	-	-	-	389	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	40.4
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	627	-	-	-	58	477
HCM Lane V/C Ratio	0.002	-	-	-	0.018	0.002
HCM Control Delay (s)	10.8	-	-	-	68.2	12.6
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary — No-Build (2035) Traffic Projections
301: Midway Road/Edens Corporate Center & Dundee Road — AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	1395	30	15	1050	25	70	1	40	1	1	1
Future Volume (veh/h)	25	1395	30	15	1050	25	70	1	40	1	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	1468	32	16	1105	26	74	1	42	1	1	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	392	2668	58	332	2649	62	210	4	152	121	42	42
Arrive On Green	0.03	1.00	1.00	0.01	0.75	0.75	0.05	0.10	0.10	0.00	0.05	0.05
Sat Flow, veh/h	1781	3556	77	1781	3549	83	1781	37	1554	1781	858	858
Grp Volume(v), veh/h	26	733	767	16	553	578	74	0	43	1	0	2
Grp Sat Flow(s),veh/h/ln	1781	1777	1856	1781	1777	1855	1781	0	1591	1781	0	1716
Q Serve(g_s), s	0.5	0.0	0.0	0.3	15.5	15.5	5.2	0.0	3.4	0.1	0.0	0.1
Cycle Q Clear(g_c), s	0.5	0.0	0.0	0.3	15.5	15.5	5.2	0.0	3.4	0.1	0.0	0.1
Prop In Lane	1.00		0.04	1.00		0.04	1.00		0.98	1.00		0.50
Lane Grp Cap(c), veh/h	392	1333	1393	332	1326	1385	210	0	156	121	0	84
V/C Ratio(X)	0.07	0.55	0.55	0.05	0.42	0.42	0.35	0.00	0.28	0.01	0.00	0.02
Avail Cap(c_a), veh/h	427	1333	1393	374	1326	1385	272	0	189	179	0	114
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.91	0.91	0.91	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	4.8	0.0	0.0	4.0	6.3	6.3	55.3	0.0	56.4	61.0	0.0	61.2
Incr Delay (d2), s/veh	0.1	1.6	1.6	0.1	0.9	0.8	1.0	0.0	0.9	0.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.3	1.1	1.1	0.2	8.9	9.2	4.3	0.0	2.6	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	4.9	1.6	1.6	4.1	7.2	7.1	56.3	0.0	57.4	61.0	0.0	61.3
LnGrp LOS	A	A	A	A	A	A	E	A	E	E	A	E
Approach Vol, veh/h		1526			1147			117			3	
Approach Delay, s/veh		1.7			7.1			56.7			61.2	
Approach LOS		A			A			E			E	

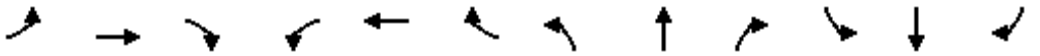
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	4.9	107.3	10.3	12.6	5.4	106.8	3.6	19.2
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	4.5	91.0	11.5	9.0	4.5	91.0	4.5	16.0
Max Q Clear Time (g_c+I1), s	2.3	2.0	7.2	2.1	2.5	17.5	2.1	5.4
Green Ext Time (p_c), s	0.0	15.7	0.0	0.0	0.0	9.1	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	6.3
HCM 6th LOS	A

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
400: Skokie Boulevard & Dundee Road

No-Build (2035) Traffic Projections
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	270	900	270	225	735	190	130	280	180	120	285	145
Future Volume (veh/h)	270	900	270	225	735	190	130	280	180	120	285	145
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1953	1841	1870	1969	1870	1781	1906	1796	1826	1938	1811
Adj Flow Rate, veh/h	284	947	284	237	774	200	137	295	189	126	300	153
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	4	2	2	2	8	6	7	5	4	6
Cap, veh/h	448	2016	974	346	1979	956	266	600	368	264	585	382
Arrive On Green	0.06	0.36	0.36	0.08	0.53	0.53	0.08	0.17	0.17	0.07	0.16	0.16
Sat Flow, veh/h	1781	3711	1560	1781	3741	1585	1697	3622	1522	1739	3681	1535
Grp Volume(v), veh/h	284	947	284	237	774	200	137	295	189	126	300	153
Grp Sat Flow(s),veh/h/ln	1781	1856	1560	1781	1870	1585	1697	1811	1522	1739	1841	1535
Q Serve(g_s), s	9.4	26.4	14.6	8.2	16.6	7.7	9.0	10.0	14.5	8.1	10.1	11.2
Cycle Q Clear(g_c), s	9.4	26.4	14.6	8.2	16.6	7.7	9.0	10.0	14.5	8.1	10.1	11.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	448	2016	974	346	1979	956	266	600	368	264	585	382
V/C Ratio(X)	0.63	0.47	0.29	0.68	0.39	0.21	0.51	0.49	0.51	0.48	0.51	0.40
Avail Cap(c_a), veh/h	723	2016	974	361	1979	956	272	781	444	282	794	469
HCM Platoon Ratio	0.67	0.67	0.67	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.85	0.85	0.85	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.0	28.0	17.1	16.8	18.9	12.2	42.8	51.1	44.3	43.1	52.0	42.3
Incr Delay (d2), s/veh	1.3	0.7	0.6	5.0	0.6	0.5	1.6	2.9	5.0	1.3	3.2	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.9	17.9	9.4	6.5	11.5	0.2	7.0	8.3	9.9	6.4	8.5	8.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.3	28.7	17.7	21.9	19.5	12.7	44.4	54.0	49.3	44.5	55.2	45.4
LnGrp LOS	B	C	B	C	B	B	D	D	D	D	E	D
Approach Vol, veh/h		1515			1211			621			579	
Approach Delay, s/veh		24.1			18.8			50.5			50.3	
Approach LOS		C			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.8	79.3	14.5	27.5	15.7	77.4	13.5	28.4
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	11.4	64.1	11.4	29.1	33.0	42.5	11.4	29.1
Max Q Clear Time (g_c+I1), s	10.2	28.4	11.0	13.2	11.4	18.6	10.1	16.5
Green Ext Time (p_c), s	0.1	28.1	0.0	6.6	0.8	17.4	0.0	5.9

Intersection Summary	
HCM 6th Ctrl Delay	30.5
HCM 6th LOS	C

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	970	20	5	1315	5	15	1	20	15	1	10
Future Vol, veh/h	10	970	20	5	1315	5	15	1	20	15	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	5	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	1021	21	5	1384	5	16	1	21	16	1	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1389	0	0	1042	0	0	1757	2453	521	1930	2461	695
Stage 1	-	-	-	-	-	-	1054	1054	-	1397	1397	-
Stage 2	-	-	-	-	-	-	703	1399	-	533	1064	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	489	-	-	663	-	-	54	30	500	40	30	385
Stage 1	-	-	-	-	-	-	242	301	-	148	206	-
Stage 2	-	-	-	-	-	-	394	206	-	498	298	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	489	-	-	663	-	-	50	29	500	36	29	385
Mov Cap-2 Maneuver	-	-	-	-	-	-	50	29	-	36	29	-
Stage 1	-	-	-	-	-	-	237	294	-	145	204	-
Stage 2	-	-	-	-	-	-	378	204	-	465	291	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	65.1	126.6
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	96	489	-	-	663	-	-	54
HCM Lane V/C Ratio	0.395	0.022	-	-	0.008	-	-	0.507
HCM Control Delay (s)	65.1	12.5	-	-	10.5	-	-	126.6
HCM Lane LOS	F	B	-	-	B	-	-	F
HCM 95th %tile Q(veh)	1.6	0.1	-	-	0	-	-	1.9

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1005	0	295	1325	0	310
Future Volume (vph)	1005	0	295	1325	0	310
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Total Lost time (s)	4.5		4.5	4.5		4.5
Lane Util. Factor	0.95		1.00	0.95		1.00
Frt	1.00		1.00	1.00		0.86
Flt Protected	1.00		0.95	1.00		1.00
Satd. Flow (prot)	3725		1752	3725		1611
Flt Permitted	1.00		0.23	1.00		1.00
Satd. Flow (perm)	3725		417	3725		1611
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1058	0	311	1395	0	326
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	1058	0	311	1395	0	326
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%
Turn Type	NA		pm+pt	NA		pm+ov
Protected Phases	2		1	6		1
Permitted Phases	2		6			2
Actuated Green, G (s)	50.0		65.5	70.0		61.0
Effective Green, g (s)	50.0		65.5	70.0		61.0
Actuated g/C Ratio	0.71		0.94	1.00		0.87
Clearance Time (s)	4.5		4.5	4.5		4.5
Vehicle Extension (s)	3.0		3.0	3.0		3.0
Lane Grp Cap (vph)	2660		599	3725		1611
v/s Ratio Prot	0.28		c0.08	0.37		0.03
v/s Ratio Perm			c0.40			0.17
v/c Ratio	0.40		0.52	0.37		0.20
Uniform Delay, d1	4.0		1.7	0.0		0.7
Progression Factor	1.00		13.80	1.00		1.00
Incremental Delay, d2	0.4		0.7	0.3		0.1
Delay (s)	4.4		24.1	0.3		0.8
Level of Service	A		C	A		A
Approach Delay (s)	4.4			4.6	0.8	
Approach LOS	A			A	A	

Intersection Summary			
HCM 2000 Control Delay	4.1	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	70.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	53.1%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1315	1620	1	1	1
Future Vol, veh/h	1	1315	1620	1	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1384	1705	1	1	1

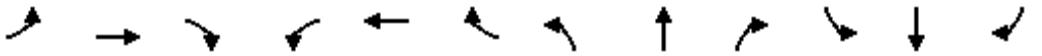
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1706	0	-	0	2400	853
Stage 1	-	-	-	-	1706	-
Stage 2	-	-	-	-	694	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	369	-	-	-	28	302
Stage 1	-	-	-	-	132	-
Stage 2	-	-	-	-	457	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	369	-	-	-	28	302
Mov Cap-2 Maneuver	-	-	-	-	28	-
Stage 1	-	-	-	-	132	-
Stage 2	-	-	-	-	457	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	77.8
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	369	-	-	-	28	302
HCM Lane V/C Ratio	0.003	-	-	-	0.038	0.003
HCM Control Delay (s)	14.8	-	-	-	138.5	17
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary — No-Build (2035) Traffic Projections
301: Midway Road/Edens Corporate Center & Dundee Road — PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	1080	45	40	1505	5	35	1	25	25	1	20
Future Volume (veh/h)	5	1080	45	40	1505	5	35	1	25	25	1	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	5	1137	47	42	1584	5	37	1	26	26	1	21
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	305	2668	110	445	2836	9	154	4	95	147	4	82
Arrive On Green	0.01	1.00	1.00	0.03	1.00	1.00	0.03	0.06	0.06	0.02	0.05	0.05
Sat Flow, veh/h	1781	3478	144	1781	3634	11	1781	59	1535	1781	73	1524
Grp Volume(v), veh/h	5	581	603	42	774	815	37	0	27	26	0	22
Grp Sat Flow(s),veh/h/ln	1781	1777	1844	1781	1777	1868	1781	0	1594	1781	0	1596
Q Serve(g_s), s	0.1	0.0	0.0	0.7	0.0	0.0	2.7	0.0	2.3	1.9	0.0	1.9
Cycle Q Clear(g_c), s	0.1	0.0	0.0	0.7	0.0	0.0	2.7	0.0	2.3	1.9	0.0	1.9
Prop In Lane	1.00		0.08	1.00		0.01	1.00		0.96	1.00		0.95
Lane Grp Cap(c), veh/h	305	1363	1415	445	1387	1458	154	0	99	147	0	86
V/C Ratio(X)	0.02	0.43	0.43	0.09	0.56	0.56	0.24	0.00	0.27	0.18	0.00	0.26
Avail Cap(c_a), veh/h	355	1363	1415	485	1387	1458	204	0	137	185	0	114
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.64	0.64	0.64	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	3.7	0.0	0.0	3.2	0.0	0.0	60.5	0.0	62.6	61.2	0.0	63.5
Incr Delay (d2), s/veh	0.0	1.0	0.9	0.1	1.0	1.0	0.8	0.0	1.5	0.6	0.0	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.1	0.7	0.7	0.4	0.7	0.7	2.3	0.0	1.7	1.6	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	3.7	1.0	0.9	3.3	1.0	1.0	61.3	0.0	64.1	61.8	0.0	65.0
LnGrp LOS	A	A	A	A	A	A	E	A	E	E	A	E
Approach Vol, veh/h		1189			1631			64			48	
Approach Delay, s/veh		1.0			1.1			62.5			63.3	
Approach LOS		A			A			E			E	

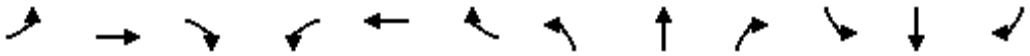
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.9	113.4	7.1	13.6	4.0	115.3	6.0	14.7
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	5.5	98.0	7.5	10.0	4.5	99.0	5.5	12.0
Max Q Clear Time (g_c+I1), s	2.7	2.0	4.7	3.9	2.1	2.0	3.9	4.3
Green Ext Time (p_c), s	0.0	9.9	0.0	0.0	0.0	18.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	3.4
HCM 6th LOS	A

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
400: Skokie Boulevard & Dundee Road

No-Build (2035) Traffic Projections
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	250	750	185	170	925	235	265	405	235	325	520	380
Future Volume (veh/h)	250	750	185	170	925	235	265	405	235	325	520	380
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1969	1826	1870	1969	1870	1870	1969	1870	1870	1969	1870
Adj Flow Rate, veh/h	263	789	195	179	974	247	279	426	247	342	547	400
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	5	2	2	2	2	2	2	2	2	2
Cap, veh/h	335	1683	905	417	1560	875	334	775	443	372	775	495
Arrive On Green	0.21	0.90	0.90	0.07	0.42	0.42	0.13	0.21	0.21	0.13	0.21	0.21
Sat Flow, veh/h	1781	3741	1547	1781	3741	1585	1781	3741	1585	1781	3741	1585
Grp Volume(v), veh/h	263	789	195	179	974	247	279	426	247	342	547	400
Grp Sat Flow(s),veh/h/ln	1781	1870	1547	1781	1870	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	12.0	5.1	1.8	8.0	28.7	11.6	17.1	14.3	18.6	18.9	19.0	29.0
Cycle Q Clear(g_c), s	12.0	5.1	1.8	8.0	28.7	11.6	17.1	14.3	18.6	18.9	19.0	29.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	335	1683	905	417	1560	875	334	775	443	372	775	495
V/C Ratio(X)	0.78	0.47	0.22	0.43	0.62	0.28	0.83	0.55	0.56	0.92	0.71	0.81
Avail Cap(c_a), veh/h	585	1683	905	457	1560	875	334	775	443	372	775	495
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.91	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.8	4.1	2.3	20.3	32.2	16.6	38.2	49.7	43.1	41.2	51.5	44.3
Incr Delay (d2), s/veh	3.7	0.9	0.5	0.7	1.9	0.8	16.5	2.8	5.0	27.2	5.4	13.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.5	2.8	1.1	6.0	19.1	7.7	13.8	11.2	12.4	9.2	14.4	20.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.5	5.0	2.8	21.0	34.0	17.4	54.7	52.5	48.1	68.4	56.9	57.6
LnGrp LOS	C	A	A	C	C	B	D	D	D	E	E	E
Approach Vol, veh/h		1247			1400			952			1289	
Approach Delay, s/veh		8.9			29.4			52.0			60.2	
Approach LOS		A			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.6	69.0	22.4	35.0	18.2	64.4	22.4	35.0
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	13.3	59.8	18.9	29.0	34.3	38.8	18.9	29.0
Max Q Clear Time (g_c+I1), s	10.0	7.1	19.1	31.0	14.0	30.7	20.9	20.6
Green Ext Time (p_c), s	0.1	30.6	0.0	0.0	0.7	7.4	0.0	5.5

Intersection Summary	
HCM 6th Ctrl Delay	36.7
HCM 6th LOS	D

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Kimley»Horn

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

ITE DATA FOR HOURLY DISTRIBUTION OF ENTERING AND EXISTING VEHICLE TRIPS FOR LUC 252

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use						
Source: ITE *Trip Generation Manual* , 11th Edition						
Land Use Code	251			251		
Land Use	Senior Adult Housing - Single-Family			Senior Adult Housing - Single-Family		
Setting	General Urban/Suburban			General Urban/Suburban		
Time Period	Weekday			Sunday		
# Data Sites	8			1		
	% of 24-Hour Vehicle Trips			% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting	Total	Entering	Exiting
12:00 - 1:00 AM	0.2%	0.3%	0.1%	0.5%	0.4%	0.5%
1:00 - 2:00 AM	0.1%	0.2%	0.1%	0.0%	0.0%	0.0%
2:00 - 3:00 AM	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%
3:00 - 4:00 AM	0.1%	0.1%	0.1%	0.1%	0.0%	0.2%
4:00 - 5:00 AM	0.2%	0.1%	0.4%	0.2%	0.1%	0.3%
5:00 - 6:00 AM	0.7%	0.2%	1.2%	0.2%	0.1%	0.2%
6:00 - 7:00 AM	2.3%	1.0%	3.7%	0.8%	0.6%	1.2%
7:00 - 8:00 AM	5.4%	2.8%	8.0%	1.5%	0.8%	2.2%
8:00 - 9:00 AM	6.4%	3.9%	8.8%	5.1%	3.5%	7.0%
9:00 - 10:00 AM	6.8%	5.2%	8.4%	6.2%	4.3%	8.6%
10:00 - 11:00 AM	7.1%	6.1%	8.1%	6.2%	3.9%	8.9%
11:00 - 12:00 PM	7.5%	7.1%	7.9%	10.5%	10.5%	10.5%
12:00 - 1:00 PM	7.9%	7.8%	7.9%	8.9%	8.5%	9.3%
1:00 - 2:00 PM	7.3%	7.3%	7.3%	8.9%	10.1%	7.4%
2:00 - 3:00 PM	7.4%	7.8%	7.0%	9.9%	11.3%	8.1%
3:00 - 4:00 PM	7.9%	9.0%	6.8%	10.9%	11.6%	9.9%
4:00 - 5:00 PM	7.8%	9.4%	6.2%	8.4%	9.2%	7.4%
5:00 - 6:00 PM	7.8%	9.4%	6.1%	8.2%	8.8%	7.5%
6:00 - 7:00 PM	6.3%	7.2%	5.3%	6.9%	7.7%	6.0%
7:00 - 8:00 PM	3.9%	5.1%	2.7%	2.5%	2.4%	2.6%
8:00 - 9:00 PM	2.9%	4.4%	1.5%	2.5%	3.2%	1.5%
9:00 - 10:00 PM	2.1%	3.1%	1.2%	1.2%	1.5%	0.7%
10:00 - 11:00 PM	1.3%	1.8%	0.8%	0.6%	1.0%	0.2%
11:00 - 12:00 AM	0.6%	0.8%	0.3%	0.3%	0.4%	0.2%

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

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Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

FUTURE (2035) BUILD CAPACITY REPORTS

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1380	10	5	880	10	10	0	15	5	1	10
Future Vol, veh/h	10	1380	10	5	880	10	10	0	15	5	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	11	3	2	2	3	2	2	2	7	2	2	2
Mvmt Flow	11	1453	11	5	926	11	11	0	16	5	1	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	937	0	0	1464	0	0	1955	2428	732	1691	2428	469
Stage 1	-	-	-	-	-	-	1481	1481	-	942	942	-
Stage 2	-	-	-	-	-	-	474	947	-	749	1486	-
Critical Hdwy	4.32	-	-	4.14	-	-	7.54	6.54	7.04	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.31	-	-	2.22	-	-	3.52	4.02	3.37	3.52	4.02	3.32
Pot Cap-1 Maneuver	674	-	-	457	-	-	38	32	353	61	32	541
Stage 1	-	-	-	-	-	-	131	187	-	283	340	-
Stage 2	-	-	-	-	-	-	540	338	-	370	186	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	674	-	-	457	-	-	36	31	353	57	31	541
Mov Cap-2 Maneuver	-	-	-	-	-	-	36	31	-	57	31	-
Stage 1	-	-	-	-	-	-	129	184	-	278	336	-
Stage 2	-	-	-	-	-	-	522	334	-	348	183	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	73	41.2
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	78	674	-	-	457	-	-	116
HCM Lane V/C Ratio	0.337	0.016	-	-	0.012	-	-	0.145
HCM Control Delay (s)	73	10.4	-	-	13	-	-	41.2
HCM Lane LOS	F	B	-	-	B	-	-	E
HCM 95th %tile Q(veh)	1.3	0	-	-	0	-	-	0.5

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

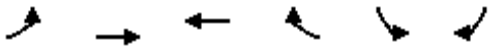
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1400	0	165	895	0	195
Future Volume (vph)	1400	0	165	895	0	195
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Total Lost time (s)	7.0		7.0	7.0		7.0
Lane Util. Factor	0.95		1.00	0.95		1.00
Frt	1.00		1.00	1.00		0.86
Flt Protected	1.00		0.95	1.00		1.00
Satd. Flow (prot)	3725		1752	3689		1565
Flt Permitted	1.00		0.15	1.00		1.00
Satd. Flow (perm)	3725		282	3689		1565
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1474	0	174	942	0	205
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	1474	0	174	942	0	205
Heavy Vehicles (%)	2%	3%	3%	3%	2%	5%
Turn Type	NA		pm+pt	NA		pm+ov
Protected Phases	2		1	6		1
Permitted Phases			6			6
Actuated Green, G (s)	112.5		128.0	135.0		128.0
Effective Green, g (s)	112.5		128.0	135.0		128.0
Actuated g/C Ratio	0.83		0.95	1.00		0.95
Clearance Time (s)	7.0		7.0	7.0		7.0
Vehicle Extension (s)	7.0		4.0	7.0		4.0
Lane Grp Cap (vph)	3104		359	3689		1565
v/s Ratio Prot	0.40		c0.03	0.26		0.01
v/s Ratio Perm			c0.43			0.12
v/c Ratio	0.47		0.48	0.26		0.13
Uniform Delay, d1	3.1		2.5	0.0		0.2
Progression Factor	1.00		29.58	1.00		1.00
Incremental Delay, d2	0.5		1.3	0.1		0.1
Delay (s)	3.6		75.0	0.1		0.3
Level of Service	A		E	A		A
Approach Delay (s)	3.6			11.8	0.3	
Approach LOS	A			B	A	

Intersection Summary			
HCM 2000 Control Delay	6.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.50		
Actuated Cycle Length (s)	135.0	Sum of lost time (s)	14.0
Intersection Capacity Utilization	60.5%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
300: Dundee Road & Access A

Build (2035) Traffic Projections
AM Peak Hour

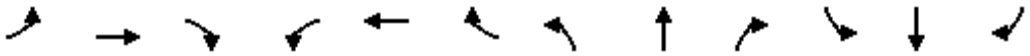


Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	25	1570	1050	95	50	10
Future Volume (veh/h)	25	1570	1050	95	50	10
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1953	1953	1870	1870	1870
Adj Flow Rate, veh/h	26	1653	1105	100	53	11
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	3	2	2	2
Cap, veh/h	468	3264	3116	1416	96	107
Arrive On Green	0.03	1.00	1.00	1.00	0.05	0.05
Sat Flow, veh/h	1781	3809	3809	1585	1781	1585
Grp Volume(v), veh/h	26	1653	1105	100	53	11
Grp Sat Flow(s),veh/h/ln	1781	1856	1856	1585	1781	1585
Q Serve(g_s), s	0.3	0.0	0.0	0.0	3.9	0.9
Cycle Q Clear(g_c), s	0.3	0.0	0.0	0.0	3.9	0.9
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	468	3264	3116	1416	96	107
V/C Ratio(X)	0.06	0.51	0.35	0.07	0.55	0.10
Avail Cap(c_a), veh/h	515	3264	3116	1416	191	192
HCM Platoon Ratio	2.00	2.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.90	0.90	0.90	0.90	1.00	1.00
Uniform Delay (d), s/veh	1.2	0.0	0.0	0.0	62.3	59.1
Incr Delay (d2), s/veh	0.0	0.5	0.3	0.1	4.9	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.1	0.4	0.2	0.1	3.4	1.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	1.2	0.5	0.3	0.1	67.2	59.5
LnGrp LOS	A	A	A	A	E	E
Approach Vol, veh/h		1679	1205		64	
Approach Delay, s/veh		0.5	0.3		65.8	
Approach LOS		A	A		E	
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		123.2		11.8	5.4	117.9
Change Period (Y+Rc), s		4.5		4.5	3.5	4.5
Max Green Setting (Gmax), s		111.5		14.5	5.5	102.5
Max Q Clear Time (g_c+I1), s		2.0		5.9	2.3	2.0
Green Ext Time (p_c), s		22.3		0.1	0.0	10.7
Intersection Summary						
HCM 6th Ctrl Delay			1.8			
HCM 6th LOS			A			

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
301: Midway Road/Edens Corporate Center & Dundee Road

Build (2035) Traffic Projections
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	1445	30	15	1145	25	70	1	40	1	1	1
Future Volume (veh/h)	25	1445	30	15	1145	25	70	1	40	1	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	1521	32	16	1205	26	74	1	42	1	1	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	357	2670	56	319	2655	57	210	4	153	121	42	42
Arrive On Green	0.03	1.00	1.00	0.01	0.75	0.75	0.05	0.10	0.10	0.00	0.05	0.05
Sat Flow, veh/h	1781	3559	75	1781	3557	77	1781	37	1554	1781	858	858
Grp Volume(v), veh/h	26	758	795	16	602	629	74	0	43	1	0	2
Grp Sat Flow(s),veh/h/ln	1781	1777	1857	1781	1777	1857	1781	0	1591	1781	0	1716
Q Serve(g_s), s	0.5	0.0	0.0	0.3	17.5	17.5	5.2	0.0	3.4	0.1	0.0	0.1
Cycle Q Clear(g_c), s	0.5	0.0	0.0	0.3	17.5	17.5	5.2	0.0	3.4	0.1	0.0	0.1
Prop In Lane	1.00		0.04	1.00		0.04	1.00		0.98	1.00		0.50
Lane Grp Cap(c), veh/h	357	1333	1393	319	1326	1386	210	0	156	121	0	84
V/C Ratio(X)	0.07	0.57	0.57	0.05	0.45	0.45	0.35	0.00	0.28	0.01	0.00	0.02
Avail Cap(c_a), veh/h	392	1333	1393	361	1326	1386	286	0	200	179	0	114
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.84	0.84	0.84	0.89	0.89	0.89	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.1	0.0	0.0	4.0	6.6	6.6	55.3	0.0	56.4	61.0	0.0	61.2
Incr Delay (d2), s/veh	0.1	1.5	1.4	0.1	1.0	1.0	1.0	0.0	0.9	0.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.3	1.0	1.0	0.2	9.8	10.1	4.3	0.0	2.6	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	5.1	1.5	1.4	4.1	7.6	7.5	56.3	0.0	57.4	61.0	0.0	61.3
LnGrp LOS	A	A	A	A	A	A	E	A	E	E	A	E
Approach Vol, veh/h		1579			1247			117			3	
Approach Delay, s/veh		1.5			7.5			56.7			61.2	
Approach LOS		A			A			E			E	

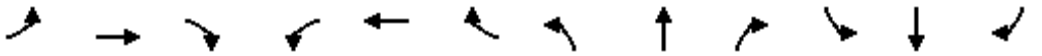
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	4.9	107.3	10.3	12.6	5.4	106.8	3.6	19.3
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	4.5	90.0	12.5	9.0	4.5	90.0	4.5	17.0
Max Q Clear Time (g_c+I1), s	2.3	2.0	7.2	2.1	2.5	19.5	2.1	5.4
Green Ext Time (p_c), s	0.0	17.0	0.1	0.0	0.0	10.5	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	6.3
HCM 6th LOS	A

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
400: Skokie Boulevard & Dundee Road

Build (2035) Traffic Projections
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	280	930	280	225	790	190	150	280	180	120	285	165
Future Volume (veh/h)	280	930	280	225	790	190	150	280	180	120	285	165
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1953	1841	1870	1969	1870	1781	1906	1796	1826	1938	1811
Adj Flow Rate, veh/h	295	979	295	237	832	200	158	295	189	126	300	174
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	4	2	2	2	8	6	7	5	4	6
Cap, veh/h	432	2007	976	336	1961	949	269	606	371	266	579	385
Arrive On Green	0.06	0.36	0.36	0.08	0.52	0.52	0.08	0.17	0.17	0.07	0.16	0.16
Sat Flow, veh/h	1781	3711	1560	1781	3741	1585	1697	3622	1522	1739	3681	1535
Grp Volume(v), veh/h	295	979	295	237	832	200	158	295	189	126	300	174
Grp Sat Flow(s),veh/h/ln	1781	1856	1560	1781	1870	1585	1697	1811	1522	1739	1841	1535
Q Serve(g_s), s	9.8	27.6	15.2	8.3	18.4	7.8	10.5	10.0	14.5	8.1	10.1	12.9
Cycle Q Clear(g_c), s	9.8	27.6	15.2	8.3	18.4	7.8	10.5	10.0	14.5	8.1	10.1	12.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	432	2007	976	336	1961	949	269	606	371	266	579	385
V/C Ratio(X)	0.68	0.49	0.30	0.71	0.42	0.21	0.59	0.49	0.51	0.47	0.52	0.45
Avail Cap(c_a), veh/h	701	2007	976	350	1961	949	269	781	445	283	794	474
HCM Platoon Ratio	0.67	0.67	0.67	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.83	0.83	0.83	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.0	28.6	17.1	17.6	19.7	12.4	43.3	51.0	44.1	43.3	52.2	42.8
Incr Delay (d2), s/veh	1.6	0.7	0.7	6.0	0.7	0.5	3.3	2.8	4.9	1.3	3.3	3.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.2	18.5	9.7	6.7	12.6	0.2	8.1	8.3	9.9	6.4	8.5	9.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.6	29.3	17.8	23.7	20.3	13.0	46.6	53.7	49.0	44.6	55.5	46.6
LnGrp LOS	B	C	B	C	C	B	D	D	D	D	E	D
Approach Vol, veh/h		1569			1269			642			600	
Approach Delay, s/veh		24.7			19.8			50.6			50.6	
Approach LOS		C			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.8	79.0	14.9	27.2	16.1	76.8	13.5	28.6
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	11.4	64.1	11.4	29.1	33.0	42.5	11.4	29.1
Max Q Clear Time (g_c+I1), s	10.3	29.6	12.5	14.9	11.8	20.4	10.1	16.5
Green Ext Time (p_c), s	0.1	28.0	0.0	6.3	0.8	17.0	0.0	5.9

Intersection Summary	
HCM 6th Ctrl Delay	31.1
HCM 6th LOS	C

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	990	20	5	1345	5	15	1	20	15	1	10
Future Vol, veh/h	10	990	20	5	1345	5	15	1	20	15	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	5	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	1042	21	5	1416	5	16	1	21	16	1	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1421	0	0	1063	0	0	1794	2506	532	1973	2514	711
Stage 1	-	-	-	-	-	-	1075	1075	-	1429	1429	-
Stage 2	-	-	-	-	-	-	719	1431	-	544	1085	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	475	-	-	651	-	-	51	28	492	37	28	375
Stage 1	-	-	-	-	-	-	234	294	-	142	199	-
Stage 2	-	-	-	-	-	-	386	198	-	491	291	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	475	-	-	651	-	-	47	27	492	34	27	375
Mov Cap-2 Maneuver	-	-	-	-	-	-	47	27	-	34	27	-
Stage 1	-	-	-	-	-	-	229	287	-	139	197	-
Stage 2	-	-	-	-	-	-	370	196	-	457	284	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	70.3	138.4
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	91	475	-	-	651	-	-	51
HCM Lane V/C Ratio	0.416	0.022	-	-	0.008	-	-	0.537
HCM Control Delay (s)	70.3	12.8	-	-	10.6	-	-	138.4
HCM Lane LOS	F	B	-	-	B	-	-	F
HCM 95th %tile Q(veh)	1.7	0.1	-	-	0	-	-	2.1

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

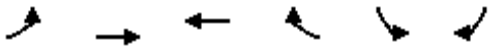
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1025	0	295	1355	0	310
Future Volume (vph)	1025	0	295	1355	0	310
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Total Lost time (s)	4.5		4.5	4.5		4.5
Lane Util. Factor	0.95		1.00	0.95		1.00
Frt	1.00		1.00	1.00		0.86
Flt Protected	1.00		0.95	1.00		1.00
Satd. Flow (prot)	3725		1752	3725		1611
Flt Permitted	1.00		0.22	1.00		1.00
Satd. Flow (perm)	3725		405	3725		1611
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1079	0	311	1426	0	326
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	1079	0	311	1426	0	326
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%
Turn Type	NA		pm+pt	NA		pm+ov
Protected Phases	2		1	6		1
Permitted Phases	2		6			2
Actuated Green, G (s)	49.9		65.5	70.0		61.0
Effective Green, g (s)	49.9		65.5	70.0		61.0
Actuated g/C Ratio	0.71		0.94	1.00		0.87
Clearance Time (s)	4.5		4.5	4.5		4.5
Vehicle Extension (s)	3.0		3.0	3.0		3.0
Lane Grp Cap (vph)	2655		592	3725		1611
v/s Ratio Prot	0.29		c0.08	0.38		0.03
v/s Ratio Perm			c0.41			0.17
v/c Ratio	0.41		0.53	0.38		0.20
Uniform Delay, d1	4.1		1.9	0.0		0.7
Progression Factor	1.00		8.38	1.00		1.00
Incremental Delay, d2	0.5		0.7	0.2		0.1
Delay (s)	4.5		16.3	0.2		0.8
Level of Service	A		B	A		A
Approach Delay (s)	4.5			3.1	0.8	
Approach LOS	A			A	A	

Intersection Summary			
HCM 2000 Control Delay	3.4	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.55		
Actuated Cycle Length (s)	70.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	53.6%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
300: Dundee Road & Access A

Build (2035) Traffic Projections
PM Peak Hour



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	20	1315	1620	75	115	30
Future Volume (veh/h)	20	1315	1620	75	115	30
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1969	1969	1870	1870	1870
Adj Flow Rate, veh/h	21	1384	1705	79	121	32
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	314	2854	2613	1279	193	195
Arrive On Green	0.03	1.00	1.00	1.00	0.11	0.11
Sat Flow, veh/h	1781	3839	3839	1585	1781	1585
Grp Volume(v), veh/h	21	1384	1705	79	121	32
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	0.2	0.0	0.0	0.0	4.5	1.3
Cycle Q Clear(g_c), s	0.2	0.0	0.0	0.0	4.5	1.3
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	314	2854	2613	1279	193	195
V/C Ratio(X)	0.07	0.48	0.65	0.06	0.63	0.16
Avail Cap(c_a), veh/h	367	2854	2613	1279	242	238
HCM Platoon Ratio	2.00	2.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.94	0.94	0.80	0.80	1.00	1.00
Uniform Delay (d), s/veh	2.4	0.0	0.0	0.0	29.8	27.5
Incr Delay (d2), s/veh	0.1	0.6	1.0	0.1	3.3	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.1	0.4	0.7	0.0	3.7	2.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.4	0.6	1.0	0.1	33.2	27.9
LnGrp LOS	A	A	A	A	C	C
Approach Vol, veh/h		1405	1784		153	
Approach Delay, s/veh		0.6	1.0		32.1	
Approach LOS		A	A		C	

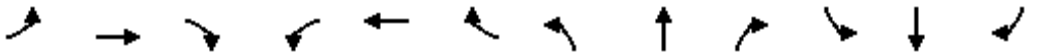
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		57.9		12.1	4.5	53.4
Change Period (Y+Rc), s		4.5		4.5	3.5	4.5
Max Green Setting (Gmax), s		51.5		9.5	3.1	44.9
Max Q Clear Time (g_c+I1), s		2.0		6.5	2.2	2.0
Green Ext Time (p_c), s		14.1		0.1	0.0	19.8

Intersection Summary	
HCM 6th Ctrl Delay	2.2
HCM 6th LOS	A

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
301: Midway Road/Edens Corporate Center & Dundee Road

Build (2035) Traffic Projections
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	1195	45	40	1580	5	35	1	25	25	1	20
Future Volume (veh/h)	5	1195	45	40	1580	5	35	1	25	25	1	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	5	1258	47	42	1663	5	37	1	26	26	1	21
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	286	2680	100	406	2837	9	154	4	95	147	4	82
Arrive On Green	0.01	1.00	1.00	0.03	1.00	1.00	0.03	0.06	0.06	0.02	0.05	0.05
Sat Flow, veh/h	1781	3493	130	1781	3634	11	1781	59	1535	1781	73	1524
Grp Volume(v), veh/h	5	639	666	42	813	855	37	0	27	26	0	22
Grp Sat Flow(s),veh/h/ln	1781	1777	1847	1781	1777	1868	1781	0	1594	1781	0	1596
Q Serve(g_s), s	0.1	0.0	0.0	0.7	0.0	0.0	2.7	0.0	2.3	1.9	0.0	1.9
Cycle Q Clear(g_c), s	0.1	0.0	0.0	0.7	0.0	0.0	2.7	0.0	2.3	1.9	0.0	1.9
Prop In Lane	1.00		0.07	1.00		0.01	1.00		0.96	1.00		0.95
Lane Grp Cap(c), veh/h	286	1363	1417	406	1387	1458	154	0	99	147	0	86
V/C Ratio(X)	0.02	0.47	0.47	0.10	0.59	0.59	0.24	0.00	0.27	0.18	0.00	0.26
Avail Cap(c_a), veh/h	337	1363	1417	445	1387	1458	204	0	137	185	0	114
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.88	0.88	0.88	0.58	0.58	0.58	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	3.7	0.0	0.0	3.2	0.0	0.0	60.5	0.0	62.6	61.2	0.0	63.5
Incr Delay (d2), s/veh	0.0	1.0	1.0	0.1	1.1	1.0	0.8	0.0	1.5	0.6	0.0	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.1	0.7	0.7	0.4	0.7	0.7	2.3	0.0	1.7	1.6	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	3.7	1.0	1.0	3.3	1.1	1.0	61.3	0.0	64.1	61.8	0.0	65.0
LnGrp LOS	A	A	A	A	A	A	E	A	E	E	A	E
Approach Vol, veh/h		1310			1710			64			48	
Approach Delay, s/veh		1.0			1.1			62.5			63.3	
Approach LOS		A			A			E			E	

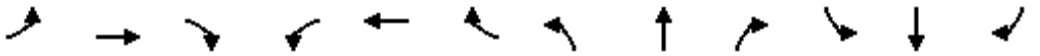
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.9	113.4	7.1	13.6	4.0	115.3	6.0	14.7
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	5.5	98.0	7.5	10.0	4.5	99.0	5.5	12.0
Max Q Clear Time (g_c+I1), s	2.7	2.0	4.7	3.9	2.1	2.0	3.9	4.3
Green Ext Time (p_c), s	0.0	11.8	0.0	0.0	0.0	20.2	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	3.3
HCM 6th LOS	A

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

HCM 6th Signalized Intersection Summary
400: Skokie Boulevard & Dundee Road

Build (2035) Traffic Projections
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	270	825	205	170	970	235	280	405	235	325	520	395
Future Volume (veh/h)	270	825	205	170	970	235	280	405	235	325	520	395
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1969	1826	1870	1969	1870	1870	1969	1870	1870	1969	1870
Adj Flow Rate, veh/h	284	868	216	179	1021	247	295	426	247	342	547	416
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	5	2	2	2	2	2	2	2	2	2
Cap, veh/h	336	1680	904	392	1526	861	334	775	444	372	775	509
Arrive On Green	0.23	0.90	0.90	0.07	0.41	0.41	0.13	0.21	0.21	0.13	0.21	0.21
Sat Flow, veh/h	1781	3741	1547	1781	3741	1585	1781	3741	1585	1781	3741	1585
Grp Volume(v), veh/h	284	868	216	179	1021	247	295	426	247	342	547	416
Grp Sat Flow(s),veh/h/ln	1781	1870	1547	1781	1870	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	13.2	6.2	2.1	8.1	31.1	11.8	18.3	14.3	18.6	18.9	19.0	29.0
Cycle Q Clear(g_c), s	13.2	6.2	2.1	8.1	31.1	11.8	18.3	14.3	18.6	18.9	19.0	29.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	336	1680	904	392	1526	861	334	775	444	372	775	509
V/C Ratio(X)	0.85	0.52	0.24	0.46	0.67	0.29	0.88	0.55	0.56	0.92	0.71	0.82
Avail Cap(c_a), veh/h	569	1680	904	431	1526	861	334	775	444	372	775	509
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.88	0.88	0.88	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.9	4.2	2.3	21.0	33.7	17.3	38.6	49.7	43.0	41.2	51.5	43.7
Incr Delay (d2), s/veh	5.2	1.0	0.5	0.8	2.3	0.8	23.4	2.8	5.0	27.2	5.4	13.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.0	3.2	1.2	6.2	20.5	7.9	15.2	11.2	12.4	9.2	14.4	21.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	28.1	5.3	2.9	21.8	36.1	18.2	62.0	52.5	47.9	68.4	56.9	57.2
LnGrp LOS	C	A	A	C	D	B	E	D	D	E	E	E
Approach Vol, veh/h		1368			1447			968			1305	
Approach Delay, s/veh		9.6			31.3			54.2			60.0	
Approach LOS		A			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.7	68.9	22.4	35.0	19.5	63.1	22.4	35.0
Change Period (Y+Rc), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Green Setting (Gmax), s	13.3	59.8	18.9	29.0	34.3	38.8	18.9	29.0
Max Q Clear Time (g_c+I1), s	10.1	8.2	20.3	31.0	15.2	33.1	20.9	20.6
Green Ext Time (p_c), s	0.1	33.5	0.0	0.0	0.8	5.3	0.0	5.5

Intersection Summary	
HCM 6th Ctrl Delay	37.2
HCM 6th LOS	D

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Kimley»Horn

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

GAP STUDY WORKSHEETS

TRAFFIC STREAM GAP STUDY TOOL

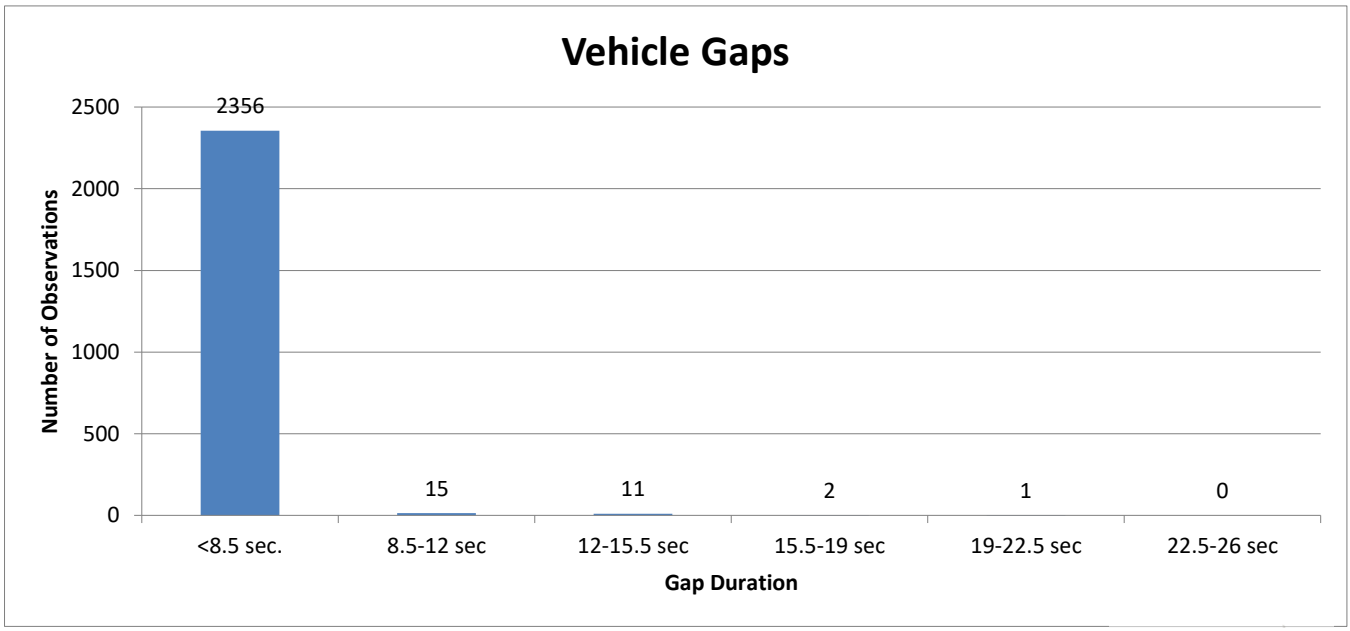
INSTRUCTIONS FOR USE WITH A LAPTOP IN THE FIELD	
Step 1	Type in the start time or hour in which you are doing your counts in cell "K11"
Step 2	Hit "**PRESS ME TO COUNT CAR**" as each successive vehicle passes, and continue through the end of the observation period.
Step 3	Hit "**CALCULATE CHART**" to update the chart.
Step 4	Archive this period of counts by pressing the "**ARCHIVE**" button.

Note: The number of observations recorded is equal to the number of rows used.

Wednesday, July 21, 2021

Start Time: 7:45am
Entry: Danny Blalock

PRESS ME TO COUNT CAR



Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

TRAFFIC STREAM GAP STUDY TOOL

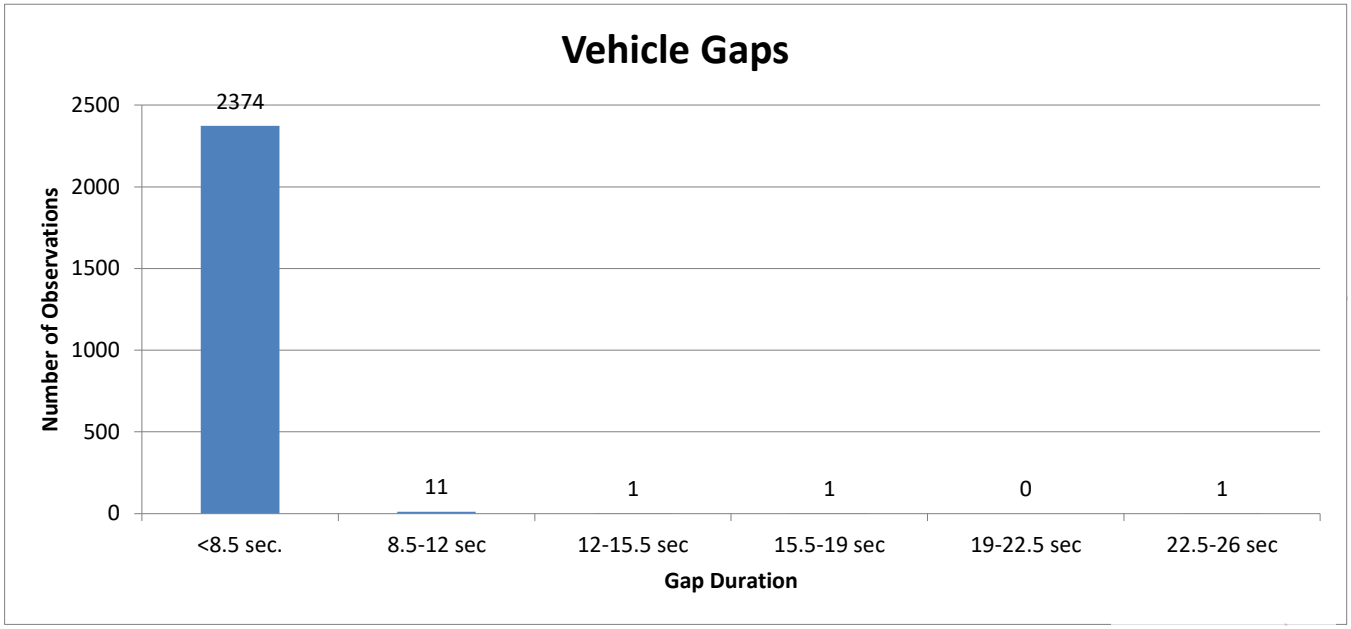
INSTRUCTIONS FOR USE WITH A LAPTOP IN THE FIELD	
Step 1	Type in the start time or hour in which you are doing your counts in cell "K11"
Step 2	Hit "**PRESS ME TO COUNT CAR**" as each successive vehicle passes, and continue through the end of the observation period.
Step 3	Hit "**CALCULATE CHART**" to update the chart.
Step 4	Archive this period of counts by pressing the "**ARCHIVE**" button.

Note: The number of observations recorded is equal to the number of rows used.

Wednesday, July 21, 2021

Start Time: 4:30pm
Entry: Danny Blalock

PRESS ME TO COUNT CAR



Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

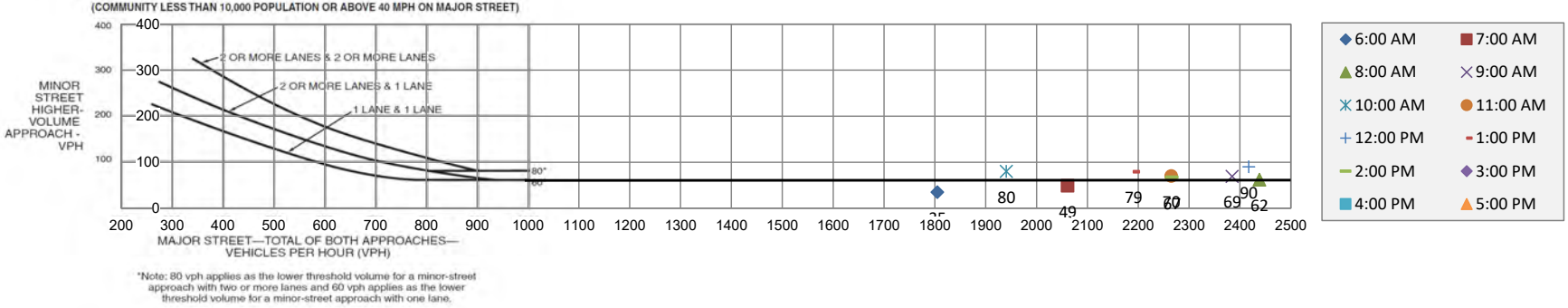
Kimley»Horn

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

TRAFFIC SIGNAL WARRANT FIGURES

Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)

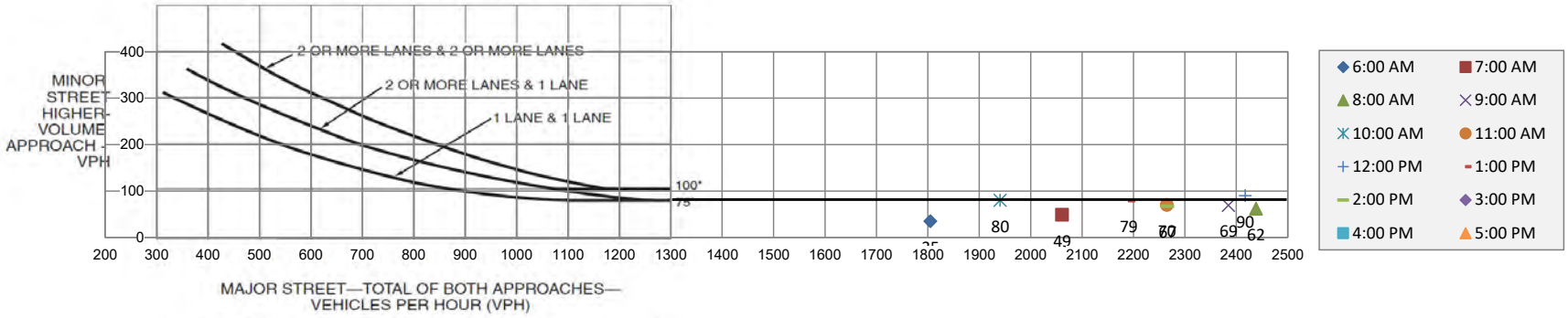


*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



MAJOR STREET—TOTAL OF BOTH APPROACHES—VEHICLES PER HOUR (VPH)

*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

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EXISTING SIGNAL TIMINGS

IL 68 (DUNDEE) @ IL 43 (WAUKEGAN) ↑Master Controller

IL 68 (DUNDEE) & SHERMER RD ↑LOCAL INTRSCTN

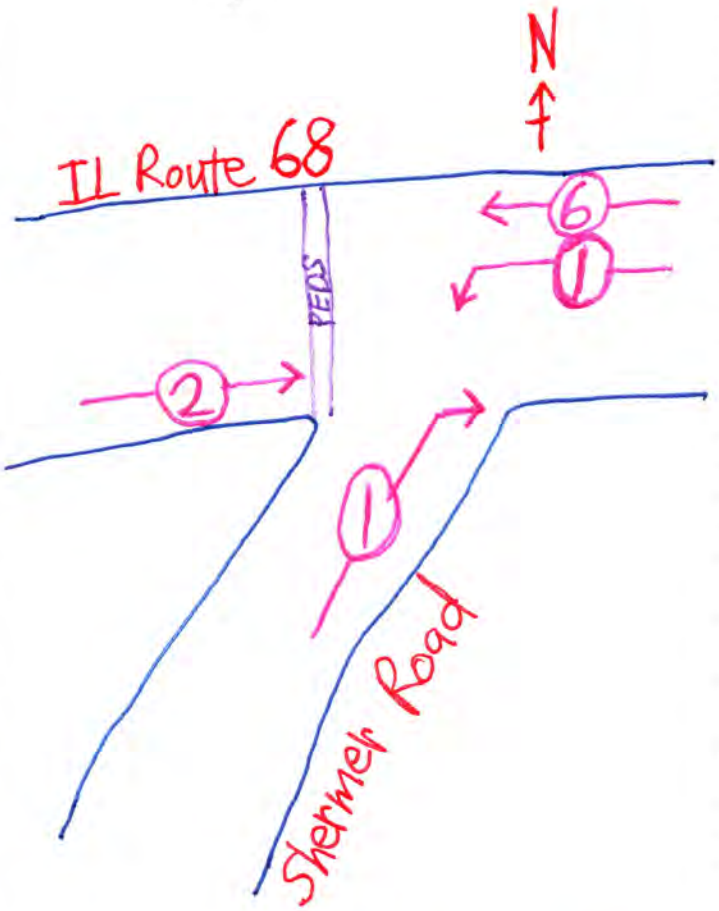
TOD Program Steps

Step No.	Pgm	Time	COS	Special Function 1	2	3	4	Maint Call	Auto TRP ENA	Auto TOD OVRD	NIC Mode	XRT ENA	SAM	SMLG	SDLG
1	1	0600	211					X					0	0	0
2	1	0930	111					X					0	0	0
3	1	1500	311					X					0	0	0
4	1	1830	111					X					0	0	0
5	1	2200	FREE					X					0	0	0
6	2	0700	111					X					0	0	0
7	2	2300	FREE					X					0	0	0
8	3	0900	111					X					0	0	0
9	3	2200	FREE					X					0	0	0
10	0	0000	CLR										0	0	0
11	0	0000	CLR										0	0	0
12	0	0000	CLR										0	0	0
13	0	0000	CLR										0	0	0
14	0	0000	CLR										0	0	0
15	0	0000	CLR										0	0	0
16	0	0000	CLR										0	0	0
17	0	0000	CLR										0	0	0
18	0	0000	CLR										0	0	0
19	0	0000	CLR										0	0	0
20	0	0000	CLR										0	0	0
21	0	0000	CLR										0	0	0
22	0	0000	CLR										0	0	0
23	0	0000	CLR										0	0	0
24	0	0000	CLR										0	0	0
25	0	0000	CLR										0	0	0
26	0	0000	CLR										0	0	0
27	0	0000	CLR										0	0	0
28	0	0000	CLR										0	0	0
29	0	0000	CLR										0	0	0
30	0	0000	CLR										0	0	0
31	0	0000	CLR										0	0	0
32	0	0000	CLR										0	0	0
33	0	0000	CLR										0	0	0
34	0	0000	CLR										0	0	0
35	0	0000	CLR										0	0	0
36	0	0000	CLR										0	0	0
37	0	0000	CLR										0	0	0
38	0	0000	CLR										0	0	0
39	0	0000	CLR										0	0	0
40	0	0000	CLR										0	0	0
41	0	0000	CLR										0	0	0
42	0	0000	CLR										0	0	0
43	0	0000	CLR										0	0	0
44	0	0000	CLR										0	0	0
45	0	0000	CLR										0	0	0
46	0	0000	CLR										0	0	0
47	0	0000	CLR										0	0	0
48	0	0000	CLR										0	0	0
49	0	0000	CLR										0	0	0
50	0	0000	CLR										0	0	0

M-FRI

SAT

SUN



Ø6 = Constant Green unless ped phase is called to cross IL68

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

IL 68 (DUNDEE) @ IL 43 (WAUKEGAN) IL 68 (DUNDEE) & SHERMER RD

↑LOCAL INTRSCTN

Coordination Patterns

Pattern 1

Cycle Length . . 50 COS 111
Offset 26
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 35 2- 65 3- 0 4- 0
Phase 5- 0 6- 0 7- 0 8- 0
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases . . .		X	.	.	.	.	.	.	.	.	.	.
Veh Recall		.	.	.	.	.	.	.	.	.	.	.
Veh Max Recall . .		.	.	.	.	.	.	.	.	.	.	.
Ped Recall		.	.	.	.	.	.	.	.	.	.	.
Veh Omit		.	.	.	.	.	.	.	.	.	.	.

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Pattern 2

Cycle Length . . 135 COS 211
Offset 91
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 26 2- 74 3- 0 4- 0
Phase 5- 0 6- 0 7- 0 8- 0
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases . . .		X	.	.	.	.	.	.	.	.	.	.
Veh Recall		.	.	.	.	.	.	.	.	.	.	.
Veh Max Recall . .		.	.	.	.	.	.	.	.	.	.	.
Ped Recall		.	.	.	.	.	.	.	.	.	.	.
Veh Omit		.	.	.	.	.	.	.	.	.	.	.

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Pattern 3

Cycle Length . . 70 COS 311
Offset 88
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 25 2- 75 3- 0 4- 0
Phase 5- 0 6- 0 7- 0 8- 0
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases . . .		X	.	.	.	.	.	.	.	.	.	.
Veh Recall		.	.	.	.	.	.	.	.	.	.	.
Veh Max Recall . .		.	.	.	.	.	.	.	.	.	.	.
Ped Recall		.	.	.	.	.	.	.	.	.	.	.
Veh Omit		.	.	.	.	.	.	.	.	.	.	.

Alt Sequence . . A: . B: . C: . D: . E: . F: .

SPLITS are in Percent % of cycle Lengt and Include Amber + All R

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

IL 68 (DUNDEE) @ IL 43 (WAUKEGAN) IL 68 (DUNDEE) & SHERMER RD

↑ Master Cont. ↑ LOCAL INTRSCTN

By-Phase Timing Data

	Phase											
Direction	1	2	3	4	5	6	7	8	9	10	11	12
Minimum Green	8	15	0	0	0	0	0	0	0	0	0	0
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	7	7	0	0	0	0	0	0	0	0	0	0
Ped Clearance	17	21	7	7	7	7	7	7	0	0	0	0
Veh Extension	4.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	0	0	0	0	0	0	0	0	0
Max 1	25	55	0	0	0	0	0	0	0	0	0	0
Max 2	25	60	0	0	0	0	0	0	0	0	0	0
Max 3	0	0	0	0	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	4.5	4.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clearance	1.5	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	0	30	0	0	0	0	0	0	0	0	0	0
Time B4 Reduction	0	25	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	20	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

IL 68 (Dundee Rd) @ Skokie Blvd

Menu | Configuration | Controller | Coordination | Preempt | Time Base | Detectors

Coordinator Pattern Data (MM) 3-2

Coordinator Pattern #: 1

Split Pattern	1	TS2 (Pat-Off)	0-1
Cycle	100	Std (COS)	111
Offset Value	98	Dwell/Add Time	0
Splits In	Percent	Offsets In	Percent
Actuated Coord	Yes	Timing Plan	0
Actuated Walk Rest	No	Sequence	0
Phase Reservice	No	Action Plan	0
Max Select	None	Force Off	None

Veh Perm 1: 0 Veh Perm 2: 0 Veh Perm 2 Disp: 0

	1	2	3	4
Ring Split Ext	0	0	0	0
Split Demand Pattern	0	0		
Ring Displacement		0	0	0
Split Sum	100%	100%	0%	0%

XArt Pattern: 0

Split Preference Phases

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Special Function Outputs: 1 2 3 4 5 6 7 8

Split Pattern Data (MM) 3-3 Sat/Sunday/~~Off~~ Peak M-Friday

Split Pattern #: 1 ☑ Sync Split Pattern to Coord Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split	16	44	15	25	23	37	15	25	0	0	0	0	0	0	0	0

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		✓				✓										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time																
Phase Omit									✓	✓	✓	✓	✓	✓	✓	✓

SPLITS in % of Cycle Length

Split Pattern Data (MM) 3-3 AM Mon-Friday Cycle Length 135 sec

Split Pattern #: 2 ☑ Sync Split Pattern to Coord Pattern

SPLITS in % of Cycle

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split	11	52	11	26	27	36	11	26	0	0	0	0	0	0	0	0

Split Pattern Data (MM) 3-3 PM Mon-Friday

Split Pattern #: 3 ☑ Sync Split Pattern to Coord Pattern Cycle Length 140 sec.

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split	12	47	16	25	27	32	16	25	0	0	0	0	0	0	0	0

Splits in % of Cycle and Include Amber or Amber + All Red

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

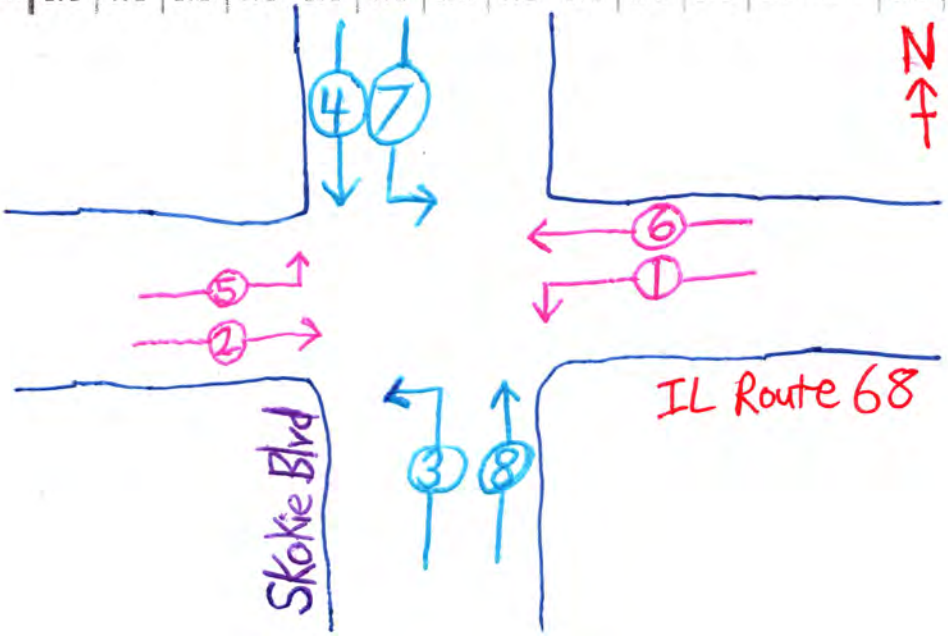
IL 68 (Dundee Rd) @ Skokie Blvd

enu | Configuration | Controller | Coordination | Preempt | Time Base | Detectors

Timing Plan (MM) 2-1

Plan #: 1

Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	3	15	3	15	3	15	3	15	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	13	0	7	0	7	0	8	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	38	0	25	0	36	0	27	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	7.0	3.0	7.0	3.0	7.0	3.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max2	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0



Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Kimley»Horn

TRAFFIC COUNT DATA

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

01 - Dundee Road & Lee Road - AM Peak Hour

Leg	Dundee					Dundee					Lee					Lee					
Direction	Eastbound					Westbound					Northbound					Southbound					
Start Time	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Int Total
2021-07-20 07:45:00	2	314	3	0	**319**	4	208	1	0	**213**	3	0	1	0	**4**	1	0	1	0	**2**	**538**
2021-07-20 08:00:00	2	296	3	0	**301**	2	199	2	0	**203**	7	0	4	0	**11**	4	1	0	0	**5**	**520**
2021-07-20 08:15:00	0	227	3	0	**230**	2	189	0	0	**191**	2	0	1	0	**3**	1	0	3	0	**4**	**428**
2021-07-20 08:30:00	5	386	0	0	**391**	1	205	1	0	**207**	3	0	2	0	**5**	4	0	2	0	**6**	**609**
Grand Total	9	1223	9	0	**1241**	9	801	4	0	**814**	15	0	8	0	**23**	10	1	6	0	**17**	**2095**
Lights	8	1182	9	0	**1199**	9	776	4	0	**789**	14	0	8	0	**22**	10	1	6	0	**17**	**2027**
Articulated Trucks	0	15	0	0	**15**	0	5	0	0	**5**	0	0	0	0	**0**	0	0	0	0	**0**	**20**
Buses and Single-Unit Trucks	1	26	0	0	**27**	0	20	0	0	**20**	1	0	0	0	**1**	0	0	0	0	**0**	**48**
Bicycles on Road	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
HV%	**11%**	**3%**	**0%**	**0%**	**3%**	**0%**	**3%**	**0%**	**0%**	**3%**	**7%**	**0%**	**0%**	**0%**	**4%**	**0%**	**0%**	**0%**	**0%**	**0%**	**3%**

01 Dundee Road & Lee Road - PM Peak Hour

Leg	Dundee					Dundee					Lee					Lee					
Direction	Eastbound					Westbound					Northbound					Southbound					
Start Time	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Int Total
2021-07-20 16:30:00	2	214	3	0	**219**	4	269	1	0	**274**	4	1	2	0	**7**	3	0	3	0	**6**	**506**
2021-07-20 16:45:00	5	241	2	0	**248**	1	300	3	0	**304**	3	0	4	0	**7**	4	0	4	0	**8**	**567**
2021-07-20 17:00:00	9	221	1	0	**231**	0	295	2	0	**297**	3	0	4	0	**7**	2	1	4	0	**7**	**542**
2021-07-20 17:15:00	3	215	2	0	**220**	2	318	0	0	**320**	2	0	2	0	**4**	2	1	2	0	**5**	**549**
Grand Total	19	891	8	0	**918**	7	1182	6	0	**1195**	12	1	12	0	**25**	11	2	13	0	**26**	**2164**
Lights	18	870	8	0	**896**	7	1165	6	0	**1178**	12	1	12	0	**25**	11	2	13	0	**26**	**2125**
Articulated Trucks	0	6	0	0	**6**	0	3	0	0	**3**	0	0	0	0	**0**	0	0	0	0	**0**	**9**
Buses and Single-Unit Trucks	1	15	0	0	**16**	0	14	0	0	**14**	0	0	0	0	**0**	0	0	0	0	**0**	**30**
Bicycles on Road	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
HV%	**5%**	**2%**	**0%**	**0%**	**2%**	**0%**	**1%**	**0%**	**0%**	**1%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**2%**

02 Dundee Road & Shermer Road - AM Peak Hour

Leg	Dundee				Dundee				Shermer				
Direction	Eastbound				Westbound				Northbound				
Start Time	Thru	Right	U-Turn	**App Total**	Left	Thru	U-Turn	**App Total**	Left	Right	U-Turn	**App Total**	**Int Total**
2021-07-20 07:45:00	329	1	0	**330**	38	205	0	**243**	0	41	0	**41**	**614**
2021-07-20 08:00:00	299	0	0	**299**	35	199	0	**234**	0	44	0	**44**	**577**
2021-07-20 08:15:00	229	0	0	**229**	35	193	0	**228**	0	41	0	**41**	**498**
2021-07-20 08:30:00	387	0	0	**387**	39	197	0	**236**	0	52	0	**52**	**675**
Grand Total	1244	1	0	**1245**	147	794	0	**941**	0	178	0	**178**	**2364**
Lights	1205	1	0	**1206**	142	767	0	**909**	0	169	0	**169**	**2284**
Articulated Trucks	10	0	0	**10**	2	6	0	**8**	0	0	0	**0**	**18**
Buses and Single-Unit Trucks	29	0	0	**29**	3	21	0	**24**	0	9	0	**9**	**62**
Bicycles on Road	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
HV%	**3%**	**0%**	**0%**	**3%**	**3%**	**3%**	**0%**	**3%**	**0%**	**5%**	**0%**	**5%**	**3%**

02 Dundee Road & Shermer Road - PM Peak Hour

Leg	Dundee				Dundee				Shermer				
Direction	Eastbound				Westbound				Northbound				
Start Time	Thru	Right	U-Turn	**App Total**	Left	Thru	U-Turn	**App Total**	Left	Right	U-Turn	**App Total**	**Int Total**
2021-07-20 16:30:00	206	0	0	**206**	53	281	0	**334**	0	75	0	**75**	**615**
2021-07-20 16:45:00	256	0	0	**256**	54	302	0	**356**	0	66	0	**66**	**678**
2021-07-20 17:00:00	221	0	0	**221**	65	296	0	**361**	0	65	0	**65**	**647**
2021-07-20 17:15:00	216	0	0	**216**	96	324	0	**420**	0	75	0	**75**	**711**
Grand Total	899	0	0	**899**	268	1203	0	**1471**	0	281	0	**281**	**2651**
Lights	882	0	0	**882**	260	1188	0	**1448**	0	280	0	**280**	**2610**
Articulated Trucks	4	0	0	**4**	2	4	0	**6**	0	0	0	**0**	**10**
Buses and Single-Unit Trucks	13	0	0	**13**	6	11	0	**17**	0	1	0	**1**	**31**
Bicycles on Road	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
HV%	**2%**	**0%**	**0%**	**2%**	**3%**	**1%**	**0%**	**2%**	**0%**	**0%**	**0%**	**0%**	**2%**

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

03 Dundee Road & Existing Site Driveway

Direction	Eastbound			Westbound			
Start Time	Lane 1	Lane 2	**App Total**	Lane 1	Lane 2	**App Total**	**Int Total**
2021-07-20 07:45:00	187	189	**376**	98	137	**235**	**611**
2021-07-20 08:00:00	175	169	**344**	110	125	**235**	**579**
2021-07-20 08:15:00	137	133	**270**	109	129	**238**	**508**
2021-07-20 08:30:00	218	218	**436**	102	128	**230**	**666**
Grand Total	717	709	**1426**	419	519	**938**	**2364**
Lights	687	695	**1382**	404	503	**907**	**2289**
Articulated Trucks	11	2	**13**	7	1	**8**	**21**
Buses and Single-Unit Trucks	19	12	**31**	8	15	**23**	**54**
Bicycles on Road	0	0	**0**	0	0	**0**	**0**
HV%	**4%**	**2%**	**3%**	**4%**	**3%**	**3%**	**3%**

03 Dundee Road & Existing Site Driveway

Direction	Eastbound			Westbound			
Start Time	Lane 1	Lane 2	**App Total**	Lane 1	Lane 2	**App Total**	**Int Total**
2021-07-20 16:30:00	127	140	**267**	138	205	**343**	**610**
2021-07-20 16:45:00	177	158	**335**	142	212	**354**	**689**
2021-07-20 17:00:00	143	148	**291**	156	220	**376**	**667**
2021-07-20 17:15:00	151	142	**293**	162	248	**410**	**703**
Grand Total	598	588	**1186**	598	885	**1483**	**2669**
Lights	578	585	**1163**	577	877	**1454**	**2617**
Articulated Trucks	9	1	**10**	8	2	**10**	**20**
Buses and Single-Unit Trucks	11	2	**13**	13	6	**19**	**32**
Bicycles on Road	0	0	**0**	0	0	**0**	**0**
HV%	**3%**	**1%**	**2%**	**4%**	**1%**	**2%**	**2%**

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

05 - Dundee Road & Skokie Boulevard - AM Peak Hour

Leg	Dundee Eastbound					Dundee Westbound					Skokie Northbound					Skokie Southbound					
Direction																					
Start Time	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Int Total
2021-07-20 07:45:00	61	214	68	0	**343**	40	178	47	0	**265**	39	66	25	0	**130**	26	56	25	0	**107**	**845**
2021-07-20 08:00:00	65	200	53	0	**318**	30	142	52	0	**224**	43	62	32	0	**137**	32	59	32	0	**123**	**802**
2021-07-20 08:15:00	49	149	51	0	**249**	51	169	49	0	**269**	40	59	30	0	**129**	29	81	21	0	**131**	**778**
2021-07-20 08:30:00	66	253	70	0	**389**	49	177	58	0	**284**	34	54	26	0	**114**	44	53	27	0	**124**	**911**
Grand Total	241	816	242	0	**1299**	170	666	206	0	**1042**	156	241	113	0	**510**	131	249	105	0	**485**	**3336**
Lights	231	793	236	0	**1260**	167	651	202	0	**1020**	145	226	104	0	**475**	122	230	100	0	**452**	**3207**
Articulated Trucks	4	7	0	0	**11**	1	2	1	0	**4**	4	2	5	0	**11**	4	2	3	0	**9**	**35**
Buses and Single-Unit Trucks	6	16	6	0	**28**	2	13	2	0	**17**	7	13	4	0	**24**	4	7	2	0	**13**	**82**
Bicycles on Road	0	0	0	0	**0**	0	0	1	0	**1**	0	0	0	0	**0**	1	10	0	0	**11**	**12**
HV%	**4%**	**3%**	**2%**	**0%**	**3%**	**2%**	**2%**	**1%**	**0%**	**2%**	**7%**	**6%**	**8%**	**0%**	**7%**	**6%**	**4%**	**5%**	**0%**	**5%**	**4%**

05 - Dundee Road & Skokie Boulevard - PM Peak Hour

Leg	Dundee Eastbound					Dundee Westbound					Skokie Northbound					Skokie Southbound					
Direction																					
Start Time	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Right	Thru	Left	U-Turn	App Total	Int Total
2021-07-20 16:30:00	33	155	48	0	**236**	51	195	30	0	**276**	43	89	62	0	**194**	71	124	61	0	**256**	**962**
2021-07-20 16:45:00	61	191	53	0	**305**	53	232	36	0	**321**	40	69	44	0	**153**	73	116	64	0	**253**	**1032**
2021-07-20 17:00:00	41	156	58	0	**255**	51	185	41	0	**277**	62	90	72	0	**224**	95	117	76	0	**288**	**1044**
2021-07-20 17:15:00	33	181	69	0	**283**	58	226	45	0	**329**	62	104	55	0	**221**	93	97	87	0	**277**	**1110**
Grand Total	168	683	228	0	**1079**	213	838	152	0	**1203**	207	352	233	0	**792**	332	454	288	0	**1074**	**4148**
Lights	159	674	227	0	**1060**	212	819	150	0	**1181**	206	344	229	0	**779**	326	451	285	0	**1062**	**4082**
Articulated Trucks	0	2	0	0	**2**	0	4	1	0	**5**	1	3	1	0	**5**	0	1	0	0	**1**	**13**
Buses and Single-Unit Trucks	9	7	1	0	**17**	1	15	0	0	**16**	0	3	3	0	**6**	6	2	3	0	**11**	**50**
Bicycles on Road	0	0	0	0	**0**	0	0	1	0	**1**	0	2	0	0	**2**	0	0	0	0	**0**	**3**
HV%	**5%**	**1%**	**0%**	**0%**	**2%**	**0%**	**2%**	**1%**	**0%**	**2%**	**0%**	**2%**	**2%**	**0%**	**1%**	**2%**	**1%**	**1%**	**0%**	**1%**	**2%**

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916

Dundee Road & Midway Road - TMC

Thu Mar 10, 2022
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 928200, Location: 42.1379, -87.796555

GEWALT HAMILTON ASSOCIATES, INC.
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

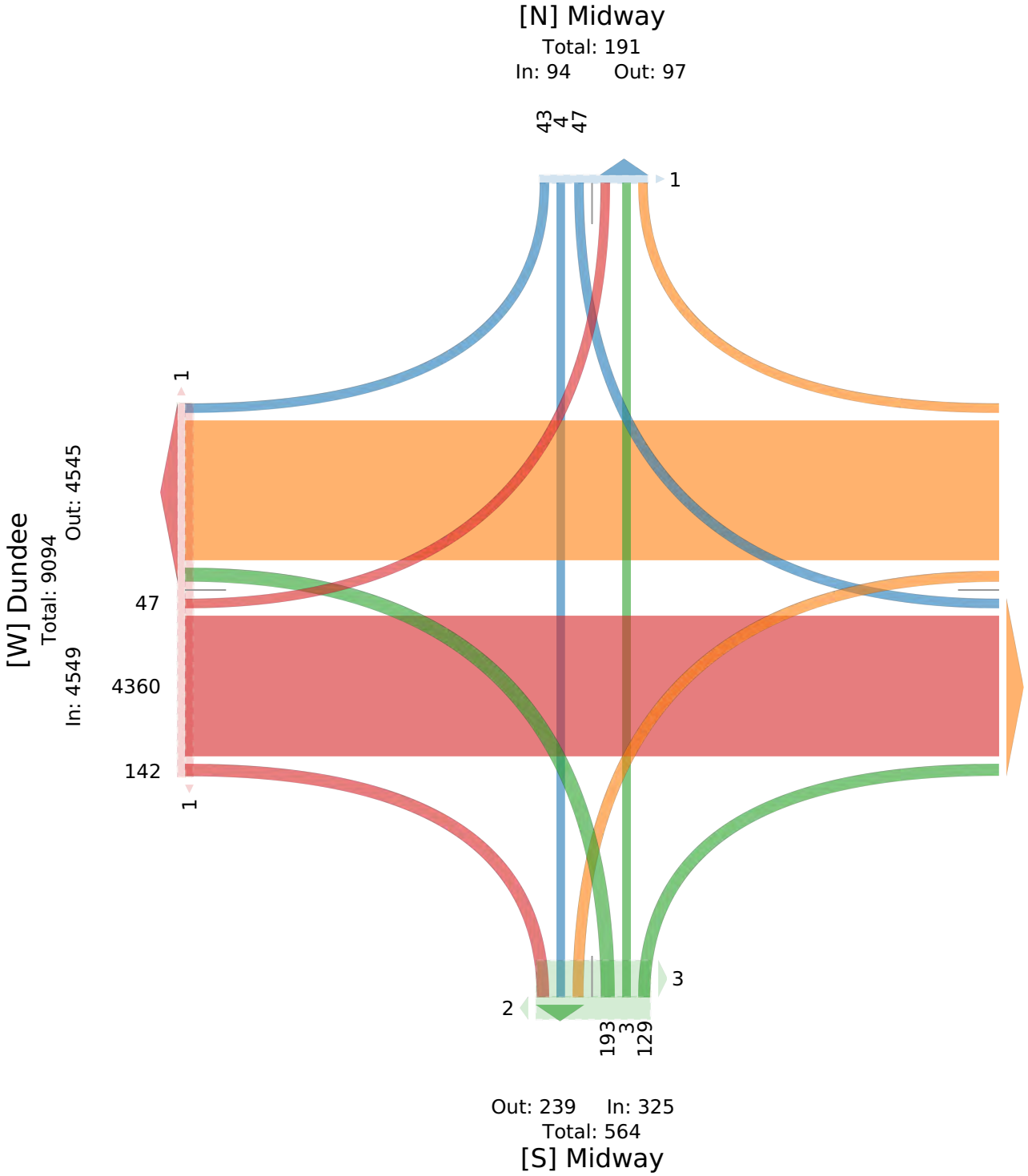
Leg / Direction	Dundee Eastbound						Dundee Westbound						Midway Northbound						Midway Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-03-10 7:00AM	1	251	2	0	**254**	1	2	146	2	0	**150**	0	12	0	5	0	**17**	0	0	0	0	0	**0**	0	**421**
7:15AM	1	254	3	0	**258**	0	3	182	0	0	**185**	0	10	0	12	0	**22**	0	0	0	0	0	**0**	0	**465**
7:30AM	2	335	3	0	**340**	0	1	218	6	0	**225**	0	21	0	2	0	**23**	0	1	0	0	0	**1**	0	**589**
7:45AM	1	350	10	0	**361**	0	3	198	2	0	**203**	0	25	0	14	0	**39**	0	0	0	0	0	**0**	0	**603**
Hourly Total	5	1190	18	0	**1213**	1	9	744	10	0	**763**	0	68	0	33	0	**101**	0	1	0	0	0	**1**	0	**2078**
8:00AM	3	314	3	0	**320**	0	4	238	7	0	**249**	0	13	0	9	0	**22**	1	0	1	1	0	**2**	0	**593**
8:15AM	8	272	9	0	**289**	0	3	262	5	0	**270**	0	14	1	10	0	**25**	0	0	0	1	0	**1**	0	**585**
8:30AM	10	331	7	0	**348**	0	4	254	11	0	**269**	0	14	0	7	0	**21**	1	2	0	0	0	**2**	0	**640**
8:45AM	15	299	9	0	**323**	1	2	238	9	0	**249**	0	9	0	7	0	**16**	0	1	0	1	0	**2**	1	**590**
Hourly Total	36	1216	28	0	**1280**	1	13	992	32	0	**1037**	0	50	1	33	0	**84**	2	3	1	3	0	**7**	1	**2408**
4:00PM	0	284	14	0	**298**	0	3	309	0	0	**312**	0	6	1	7	0	**14**	0	8	0	7	0	**15**	0	**639**
4:15PM	2	235	15	0	**252**	0	12	305	1	0	**318**	0	12	0	11	0	**23**	0	3	1	1	0	**5**	0	**598**
4:30PM	0	215	6	0	**221**	0	15	311	2	0	**328**	0	14	0	8	0	**22**	0	3	0	3	0	**6**	0	**577**
4:45PM	1	246	11	0	**258**	0	8	323	0	0	**331**	0	4	0	7	0	**11**	0	7	0	4	0	**11**	0	**611**
Hourly Total	3	980	46	0	**1029**	0	38	1248	3	0	**1289**	0	36	1	33	0	**70**	0	21	1	15	0	**37**	0	**2425**
5:00PM	0	228	18	0	**246**	0	10	367	1	0	**378**	0	11	0	6	0	**17**	1	9	2	7	0	**18**	0	**659**
5:15PM	2	290	8	0	**300**	0	6	364	1	0	**371**	0	6	0	4	0	**10**	2	6	0	7	0	**13**	0	**694**
5:30PM	1	235	21	0	**257**	0	12	315	0	0	**327**	0	10	1	7	0	**18**	0	2	0	7	0	**9**	0	**611**
5:45PM	0	221	3	0	**224**	0	5	279	0	0	**284**	0	12	0	13	0	**25**	0	5	0	4	0	**9**	0	**542**
Hourly Total	3	974	50	0	**1027**	0	33	1325	2	0	**1360**	0	39	1	30	0	**70**	3	22	2	25	0	**49**	0	**2506**
Total	47	4360	142	0	**4549**	2	93	4309	47	0	**4449**	0	193	3	129	0	**325**	5	47	4	43	0	**94**	1	**9417**
% Approach	1.0%	95.8%	3.1%	0%	**-**	-	2.1%	96.9%	1.1%	0%	**-**	-	59.4%	0.9%	39.7%	0%	**-**	-	50.0%	4.3%	45.7%	0%	**-**	-	-
% Total	0.5%	46.3%	1.5%	0%	**48.3%**	-	1.0%	45.8%	0.5%	0%	**47.2%**	-	2.0%	0%	1.4%	0%	**3.5%**	-	0.5%	0%	0.5%	0%	**1.0%**	-	-
Lights	47	4283	139	0	**4469**	-	92	4241	46	0	**4379**	-	186	2	127	0	**315**	-	47	2	43	0	**92**	-	9255
% Lights	100%	98.2%	97.9%	0%	**98.2%**	-	98.9%	98.4%	97.9%	0%	**98.4%**	-	96.4%	66.7%	98.4%	0%	**96.9%**	-	100%	50.0%	100%	0%	**97.9%**	-	98.3%
Articulated Trucks	0	16	0	0	**16**	-	0	16	0	0	**16**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	32
% Articulated Trucks	0%	0.4%	0%	0%	**0.4%**	-	0%	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Buses and Single-Unit Trucks	0	61	3	0	**64**	-	1	51	1	0	**53**	-	7	1	2	0	**10**	-	0	2	0	0	**2**	-	129
% Buses and Single-Unit Trucks	0%	1.4%	2.1%	0%	**1.4%**	-	1.1%	1.2%	2.1%	0%	**1.2%**	-	3.6%	33.3%	1.6%	0%	**3.1%**	-	0%	50.0%	0%	0%	**2.1%**	-	1.4%
Bicycles on Road	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	4	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	80.0%	-	-	-	-	-	100%	
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	20.0%	-	-	-	-	-	0%	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Dundee Road & Midway Road - TMC
Thu Mar 10, 2022
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 928200, Location: 42.1379, -87.796555

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Dundee Road & Midway Road - TMC

Thu Mar 10, 2022
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 928200, Location: 42.1379, -87.796555

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

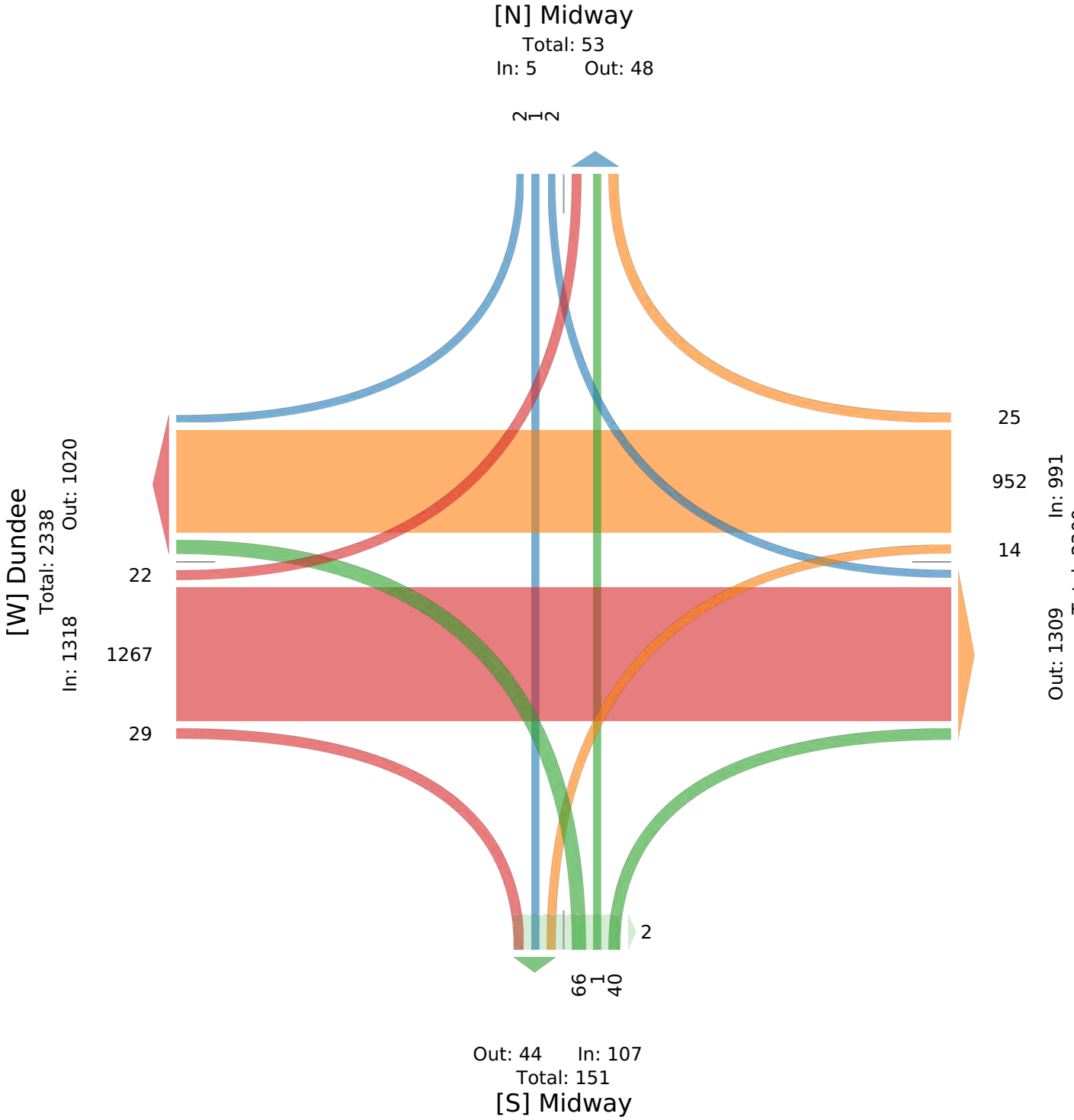
Leg / Direction	Dundee Eastbound						Dundee Westbound						Midway Northbound						Midway Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-03-10 7:45AM	1	350	10	0	**361**	0	3	198	2	0	**203**	0	25	0	14	0	**39**	0	0	0	0	0	**0**	0	**603**
8:00AM	3	314	3	0	**320**	0	4	238	7	0	**249**	0	13	0	9	0	**22**	1	0	1	1	0	**2**	0	**593**
8:15AM	8	272	9	0	**289**	0	3	262	5	0	**270**	0	14	1	10	0	**25**	0	0	0	1	0	**1**	0	**585**
8:30AM	10	331	7	0	**348**	0	4	254	11	0	**269**	0	14	0	7	0	**21**	1	2	0	0	0	**2**	0	**640**
Total	22	1267	29	0	**1318**	0	14	952	25	0	**991**	0	66	1	40	0	**107**	2	2	1	2	0	**5**	0	**2421**
% Approach	1.7%	96.1%	2.2%	0%	**-**	-	1.4%	96.1%	2.5%	0%	**-**	-	61.7%	0.9%	37.4%	0%	**-**	-	40.0%	20.0%	40.0%	0%	**-**	-	-
% Total	0.9%	52.3%	1.2%	0%	**54.4%**	-	0.6%	39.3%	1.0%	0%	**40.9%**	-	2.7%	0%	1.7%	0%	**4.4%**	-	0.1%	0%	0.1%	0%	**0.2%**	-	-
PHF	0.550	0.905	0.725	-	**0.913**	-	0.875	0.908	0.568	-	**0.918**	-	0.660	0.250	0.714	-	**0.686**	-	0.250	0.250	0.500	-	**0.625**	-	0.946
Lights	22	1237	28	0	**1287**	-	13	931	24	0	**968**	-	64	1	39	0	**104**	-	2	0	2	0	**4**	-	2363
% Lights	100%	97.6%	96.6%	0%	**97.6%**	-	92.9%	97.8%	96.0%	0%	**97.7%**	-	97.0%	100%	97.5%	0%	**97.2%**	-	100%	0%	100%	0%	**80.0%**	-	97.6%
Articulated Trucks	0	7	0	0	**7**	-	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	10
% Articulated Trucks	0%	0.6%	0%	0%	**0.5%**	-	0%	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.4%
Buses and Single-Unit Trucks	0	23	1	0	**24**	-	1	18	1	0	**20**	-	2	0	1	0	**3**	-	0	1	0	0	**1**	-	48
% Buses and Single-Unit Trucks	0%	1.8%	3.4%	0%	**1.8%**	-	7.1%	1.9%	4.0%	0%	**2.0%**	-	3.0%	0%	2.5%	0%	**2.8%**	-	0%	100%	0%	0%	**20.0%**	-	2.0%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Dundee Road & Midway Road - TMC
Thu Mar 10, 2022
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 928200, Location: 42.1379, -87.796555

GEWALT HAMILTON ASSOCIATES, INC.
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Dundee Road & Midway Road - TMC

Thu Mar 10, 2022
Forced Peak (4:30 PM - 5:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 928200, Location: 42.1379, -87.796555

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

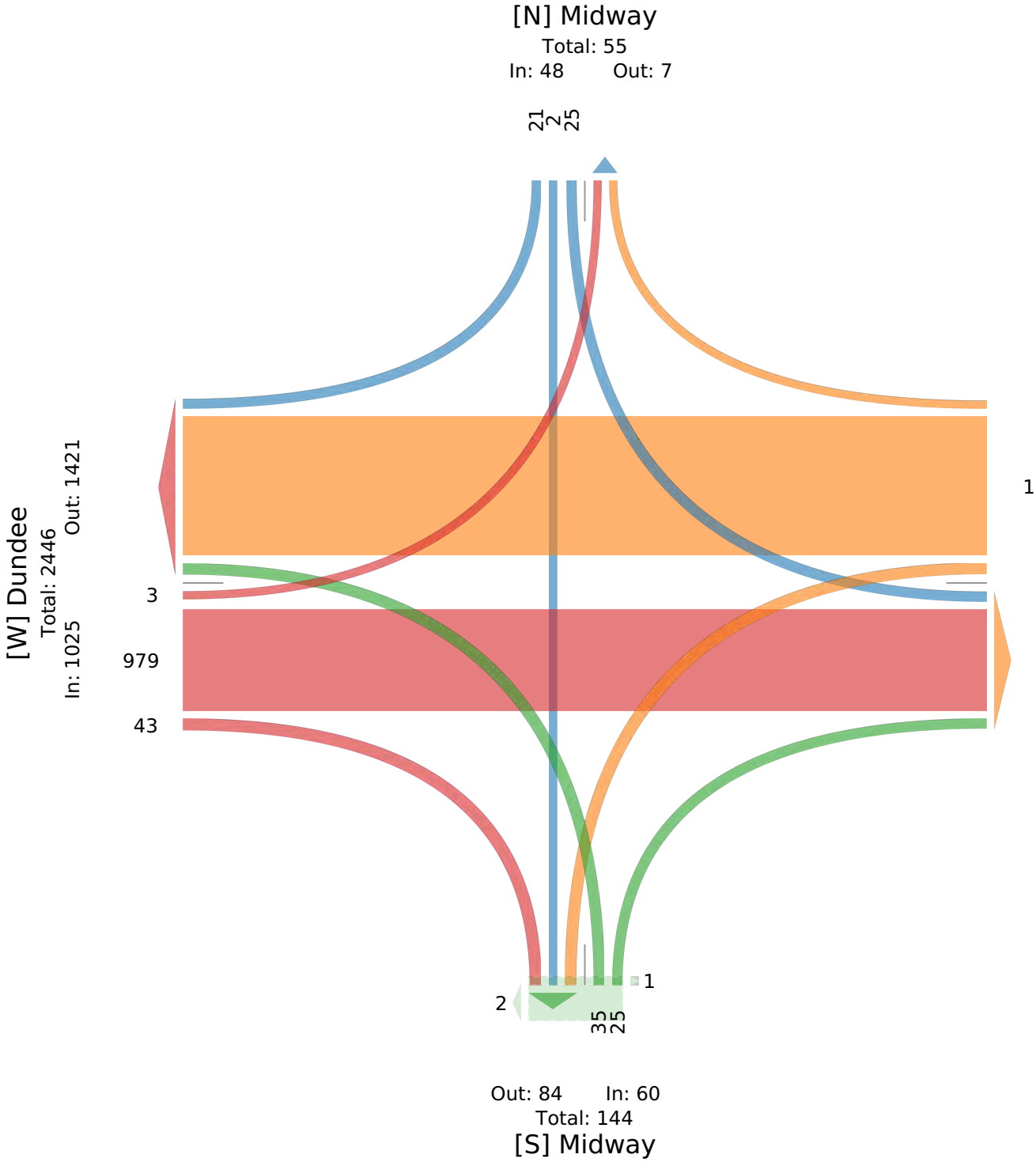
Leg	Dundee						Dundee						Midway						Midway						
Direction	Eastbound						Westbound						Northbound						Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-03-10 4:30PM	0	215	6	0	**221**	0	15	311	2	0	**328**	0	14	0	8	0	**22**	0	3	0	3	0	**6**	0	**577**
4:45PM	1	246	11	0	**258**	0	8	323	0	0	**331**	0	4	0	7	0	**11**	0	7	0	4	0	**11**	0	**611**
5:00PM	0	228	18	0	**246**	0	10	367	1	0	**378**	0	11	0	6	0	**17**	1	9	2	7	0	**18**	0	**659**
5:15PM	2	290	8	0	**300**	0	6	364	1	0	**371**	0	6	0	4	0	**10**	2	6	0	7	0	**13**	0	**694**
Total	3	979	43	0	**1025**	0	39	1365	4	0	**1408**	0	35	0	25	0	**60**	3	25	2	21	0	**48**	0	**2541**
% Approach	0.3%	95.5%	4.2%	0%	**-**	-	2.8%	96.9%	0.3%	0%	**-**	-	58.3%	0%	41.7%	0%	**-**	-	52.1%	4.2%	43.8%	0%	**-**	-	-
% Total	0.1%	38.5%	1.7%	0%	**40.3%**	-	1.5%	53.7%	0.2%	0%	**55.4%**	-	1.4%	0%	1.0%	0%	**2.4%**	-	1.0%	0.1%	0.8%	0%	**1.9%**	-	-
PHF	0.375	0.844	0.597	-	**0.854**	-	0.650	0.930	0.500	-	**0.931**	-	0.625	-	0.781	-	**0.682**	-	0.694	0.250	0.750	-	**0.667**	-	0.915
Lights	3	977	42	0	**1022**	-	39	1353	4	0	**1396**	-	35	0	25	0	**60**	-	25	2	21	0	**48**	-	2526
% Lights	100%	99.8%	97.7%	0%	**99.7%**	-	100%	99.1%	100%	0%	**99.1%**	-	100%	0%	100%	0%	**100%**	-	100%	100%	100%	0%	**100%**	-	99.4%
Articulated Trucks	0	1	0	0	**1**	-	0	4	0	0	**4**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	5
% Articulated Trucks	0%	0.1%	0%	0%	**0.1%**	-	0%	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.2%
Buses and Single-Unit Trucks	0	1	1	0	**2**	-	0	8	0	0	**8**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	10
% Buses and Single-Unit Trucks	0%	0.1%	2.3%	0%	**0.2%**	-	0%	0.6%	0%	0%	**0.6%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.4%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	66.7%	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33.3%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Dundee Road & Midway Road - TMC
Thu Mar 10, 2022
Forced Peak (4:30 PM - 5:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 928200, Location: 42.1379, -87.796555

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Dundee Road & Midway Road - TMC

Thu Mar 10, 2022
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 928200, Location: 42.1379, -87.796555

GEWALT HAMILTON ASSOCIATES, INC.
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

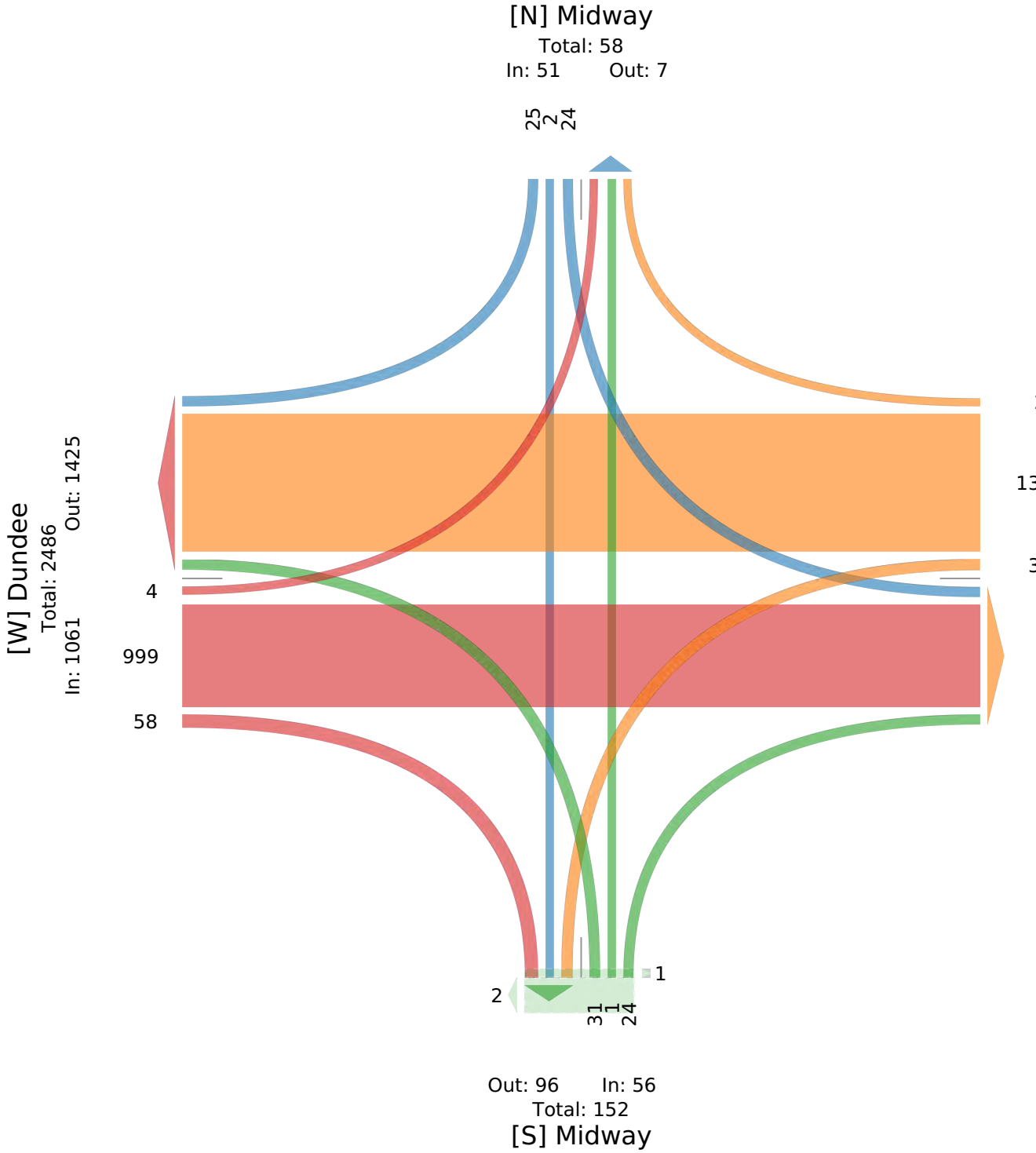
Leg	Dundee						Dundee						Midway						Midway						
Direction	Eastbound						Westbound						Northbound						Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-03-10 4:45PM	1	246	11	0	**258**	0	8	323	0	0	**331**	0	4	0	7	0	**11**	0	7	0	4	0	**11**	0	**611**
5:00PM	0	228	18	0	**246**	0	10	367	1	0	**378**	0	11	0	6	0	**17**	1	9	2	7	0	**18**	0	**659**
5:15PM	2	290	8	0	**300**	0	6	364	1	0	**371**	0	6	0	4	0	**10**	2	6	0	7	0	**13**	0	**694**
5:30PM	1	235	21	0	**257**	0	12	315	0	0	**327**	0	10	1	7	0	**18**	0	2	0	7	0	**9**	0	**611**
Total	4	999	58	0	**1061**	0	36	1369	2	0	**1407**	0	31	1	24	0	**56**	3	24	2	25	0	**51**	0	**2575**
% Approach	0.4%	94.2%	5.5%	0%	**-**	-	2.6%	97.3%	0.1%	0%	**-**	-	55.4%	1.8%	42.9%	0%	**-**	-	47.1%	3.9%	49.0%	0%	**-**	-	-
% Total	0.2%	38.8%	2.3%	0%	**41.2%**	-	1.4%	53.2%	0.1%	0%	**54.6%**	-	1.2%	0%	0.9%	0%	**2.2%**	-	0.9%	0.1%	1.0%	0%	**2.0%**	-	-
PHF	0.500	0.861	0.690	-	**0.884**	-	0.750	0.933	0.500	-	**0.931**	-	0.705	0.250	0.857	-	**0.778**	-	0.667	0.250	0.893	-	**0.708**	-	0.928
Lights	4	997	57	0	**1058**	-	36	1359	2	0	**1397**	-	30	1	24	0	**55**	-	24	2	25	0	**51**	-	2561
% Lights	100%	99.8%	98.3%	0%	**99.7%**	-	100%	99.3%	100%	0%	**99.3%**	-	96.8%	100%	100%	0%	**98.2%**	-	100%	100%	100%	0%	**100%**	-	99.5%
Articulated Trucks	0	2	0	0	**2**	-	0	5	0	0	**5**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	7
% Articulated Trucks	0%	0.2%	0%	0%	**0.2%**	-	0%	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Buses and Single-Unit Trucks	0	0	1	0	**1**	-	0	5	0	0	**5**	-	1	0	0	0	**1**	-	0	0	0	0	**0**	-	7
% Buses and Single-Unit Trucks	0%	0%	1.7%	0%	**0.1%**	-	0%	0.4%	0%	0%	**0.4%**	-	3.2%	0%	0%	0%	**1.8%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	66.7%	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33.3%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

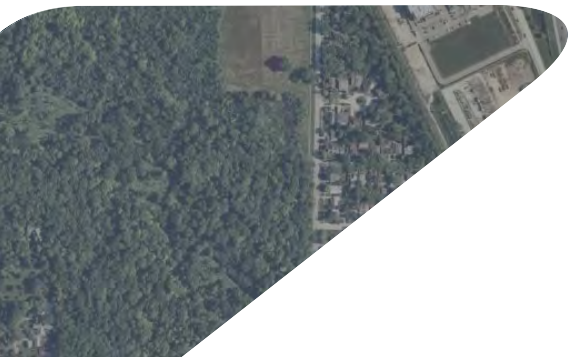
Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)

Dundee Road & Midway Road - TMC
Thu Mar 10, 2022
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 928200, Location: 42.1379, -87.796555

GEWALT HAMILTON ASSOCIATES, INC.
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



Attachment: K - Applicant Traffic Study (6649 : A Joint Public Hearing on Erickson Senior Living at 916 Dundee Road)



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