



# Village of Northbrook

## Board of Trustees

### REGULAR MEETING AGENDA

**SANDRA "SANDY" FRUM BOARD ROOM  
NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE  
TUESDAY, JUNE 13, 2023**

**7:30 PM**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. MINUTES APPROVAL**

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

**4. PUBLIC COMMENT TIME**

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

**5. MANAGER'S REPORT**

**6. WARRANT LIST**

- A. Review and Approval of Payments to be Made

**ATTACHMENTS:**

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

- B. Review of Frontage Deposit List Dated May 30, 2023

**ATTACHMENTS:**

- Frontage Deposit List Dated May 30, 2023

**7. PRESIDENT'S REPORT**

- A. COMMUNITY MOMENT

**B. PROCLAMATION:**

A Proclamation Recognizing the 15th Anniversary of the Northbrook Farmers Market

**C. PROCLAMATION:**

A Proclamation Recognizing June 19, 2023 as Juneteenth

**D. PROCLAMATION:**

A Proclamation Recognizing June as LGBTQ+ Pride Month

**8. CONSENT AGENDA**

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

**A. RESOLUTION NO.23-**

A Resolution Approving the Purchase of an Annual Maintenance Contract for Zoho Corporation Software from NobleTec LLC

**ATTACHMENTS:**

- NobleTech Quote C013367.v1.9

**B. RESOLUTION NO.23-**

A Resolution Approving the Purchase of Two Solar-Powered Changeable Message Boards from Barricade Lites, Inc. of Addison, Illinois

**C. RESOLUTION NO.23-**

A Resolution Authorizing an Agreement for Fire Alarm Radio Network Services with Fox Valley Fire and Safety

**D. ORDINANCE NO.23-**

An Ordinance Authorizing the Purchase of a Cardiac Monitor/Defibrillator from ZOLL Medical Corporation

**ATTACHMENTS:**

- Exhibit A - Zoll Quote 5.11.23 Cardiac Monitor
- Zoll Sole Source Letter 5.17.2023

**E. ORDINANCE NO.23-**

An Ordinance Waiving Competitive Bidding, Authorizing the Disposal of a Surplus Vehicle and Approving the Purchase of a Replacement Police Department Vehicle from Raymond Chevrolet of Antioch, IL

**ATTACHMENTS:**

- Raymond Chevrolet Proposal

**F. RESOLUTION NO.23-**

A Resolution Approving an Intergovernmental Agreement Among the Members of the Northern Illinois Regional Crime Lab of Vernon Hills, IL

**ATTACHMENTS:**

- Exhibit A - NIRCL IGA - Northbrook

**COMMITTEE REPORTS**

**9. ADMINISTRATION AND FINANCE**

**10. PLANNING AND ECONOMIC DEVELOPMENT**

**A. ORDINANCE NO.23-**

An Ordinance Amending the Zoning Code Identifying the Board of Trustees as a Body for Conducting Public Hearings (PCD-23-04)

**ATTACHMENTS:**

- 1 - Original Language
- 2 - Amended Commission Language
- 3 - Resolution No. 23-PC-07 ZC Amendment Public Hearings
- 4 - Staff Report and Approved PC Minutes 2-21-2023
- 5 - Public Comments

**B. ORDINANCE NO.23-**

An Ordinance Amending the Northbrook Zoning Code to Designate the Board of Trustees as a Body for Conducting Public Hearings (Plan Commission Docket No. PCD-23-04)

**C. PRELIMINARY REVIEW - ZONING & DEVELOPMENT APPLICATIONS**

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

**1. Preliminary Review - Northbrook Court Redevelopment Plan**

**ATTACHMENTS:**

- 1 - Applicant prelim plan submittal

**11. COMMUNITY AND SUSTAINABILITY**

**12. PUBLIC WORKS AND FACILITIES**

**A. A Presentation Updating the Village Board on the Skokie Valley Trail Project**

**ATTACHMENTS:**

- Skokie Valley Trail Main Obstacles
- Skokie Valley Trail Project Status Presentation 6-13-2023

**13. PUBLIC SAFETY**

**14. COMMUNICATIONS AND OUTREACH**

**15. REMARKS FOR THE GOOD OF THE ORDER****16. CLOSED SESSION****17. ADJOURN**

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Debbie Ford (847-664-4013) promptly to allow the Village of Northbrook to make reasonable accommodations for those persons. Hearing impaired individuals may call the TDD number, 847-564-8645, for more information.

VILLAGE OF NORTHBROOK  
COOK COUNTY, ILLINOIS  
Tuesday, June 13, 2023



## VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM  
WARRANT LISTMAY 16, 2023 - MAY 31, 2023  
FOR 06/13/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303031	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW	3,693.56
303028	A5 GROUP INC	PROFESSIONAL SERVICES - GG	6,406.00
302986	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW	1,094.43
303064	ADAM WORTHINGTON	REIMBURSEMENT - PD	150.00
303047	ADVANCED AUTO PARTS AND CARQUEST	PARTS - PW	9.44
5721(A)	ADVANCED TREE CARE	SERVICES - PW	600.00
5722(A)	AIR ONE EQUIPMENT INC	SUPPLIES - FD	2,105.00
303029	AL WARREN OIL CO INC	FUEL - PW	21,643.58
303065	ALAN SMITH	REIMBURSEMENT - PD	869.00
302948	ALEXANDER EQUIPMENT CO, INC.	PARTS - PW	118.40
303052	ALLIANCE LAUNDRY SYSTEMS DISTR.LLC	EQUIPMENT MAINTENANCE - FD	422.31
5723(A)	ALPHA PRIME COMMUNICATIONS	EQUIPMENT - FD	2,296.00
302949	AMALGAMATED BANK OF CHICAGO	ADMINISTRATION FEES - FIN	475.00
302950	AMALGAMATED BANK OF CHICAGO	ADMINISTRATION FEES - FIN	475.00
302951	AMALGAMATED BANK OF CHICAGO	ADMINISTRATION FEES - FIN	475.00
303066	AMANDA JAEGER	REIMBURSEMENT - PD	194.68
303063	AMANDA WRANN	REIMBURSEMENT - PD	134.99
303044	AMAZON WEB SERVICES, INC.	SUPPLIES - PW	872.98
5760(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PW	5,418.54
5763(A)	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN	11,676.76
302978	AMERICAN WATER WORKS ASSC II SECT.	TRAINING - PW	144.00
303067	ANGELIKA MCGEE	REIMBURSEMENT - PD	6.56
302952	AQUATIC ECOSYSTEM MANAGEMENT, INC	SERVICES - PW	213.99
303043	ARLINGTON HEIGHTS FORD, LLC	PARTS - PW	108.59
303038	ARROWHEAD FORENSICS	SUPPLIES - PD	318.92
302959	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	6,554.52
303022	ATLAS BOBCAT, LLC	PARTS - PW	532.05
303049	AUDIO VISUAL ONE LLC	EQUIPMENT - GG	3,825.00
303024	AWESOME VENDING, INC	CANTEEN - FD	644.16
5725(A)	BATTERY SERVICE CORPORATION	PARTS - PW	1,865.85
5726(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW	1,065.00
302953	BENCHMARK IMAGING & DISPLAY	SUPPLIES - GG	305.49
303055	BILL ALT	REIMBURSEMENT - PW	750.00
5733(A)	BLUE CROSS AND BLUE SHIELD OF ILLINOIS	HEALTH INSURANCE - GG	97.60
303080	BRAD PUNTNEY	REIMBURSEMENT - FD	200.91
303068	BRENDAN CAIN	REIMBURSEMENT - PD	284.09
303081	BRENT AVERSANO	REIMBURSEMENT - FD	335.22
302955	BROWNELLS, INC.	SUPPLIES - PD	32.45
303023	BUILDERS ASPHALT, LLC	MATERIALS - PW	2,619.05
303060	CAITLIN MCKENZIE	REIMBURSEMENT - PD	184.98
302956	CDS OFFICE TECHNOLOGIES	EQUIPMENT - IT	1,673.00
5728(A)	CDW GOVERNMENT INC.	SUPPLIES - GG	74.30
302957	CHICAGOLAND PAVING CONTRACTORS	PROFESSIONAL SERVICES - PW (*)	43,973.78
302958	CHRISTOPHER B. BURKE ENGINEERING	PROFESSIONAL SERVICES - DPS	1,522.50
303012	CINTAS CORPORATION #2	SUPPLIES - PD	351.52
303013	CINTAS CORPORATION #2	UNIFORMS - PW	301.79
5757(A)	CIVICPLUS, INC.	SERVICES - IT	6,562.95
5766(A)	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES - DPS	322.00
5765(A)	CLARK HILL PLC	LEGAL FEES - GG	15,221.00
302960	COLLEGE OF DUPAGE	TRAINING - PD	325.00
5727(A)	COMCAST	TELECOMMUNICATIONS - IT	2,626.10
302961	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	4,421.65

Attachment: Payments to be Made Per Listing Dated May 16, 2023 - May 31, 2023 (Alpha &amp; Descending Lists) (6755 : Warrant List)

## VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM  
WARRANT LISTMAY 16, 2023 - MAY 31, 2023  
FOR 06/13/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302962	COSTAR REALTY INFORMATION INC.	PROFESSIONAL SERVICES - DPS	987.00
303019	CUMMINS SALES AND SERVICE	PARTS - PW	106.47
303069	DENISE JASSO	REIMBURSEMENT - PD	345.19
303037	DESERT SNOW	REIMBURSEMENT - PD	649.00
303082	DONALD CARPENTER	REIMBURSEMENT - FD	163.47
302964	EL-COR INDUSTRIES, INC.	PARTS - PW	999.58
5762(A)	ELROD FRIEDMAN LLP	LEGAL FEES - GG	66,554.57
302965	EMERGENCY MEDICAL PRODUCTS INC	SUPPLIES - FD	392.55
5729(A)	ENGINEERING RESOURCE ASSOCIATES INC	PROFESSIONAL SERVICES - PW (*)	19,043.76
303070	ERIC GUSTASON	REIMBURSEMENT - PD	40.71
302966	FEDEX	SHIPPING - PW	139.83
302967	FIRE INVESTIGATORS STRIKE FORCE	MEMBERSHIPS - FD	75.00
5758(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	5,545.00
5759(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN SERVICE - GG	1,465.56
302968	FOOT STONE, INC.	PROFESSIONAL SERVICES - PW	2,403.33
302969	FOSTER COACH SALES INC.	PARTS - PW	384.26
303046	FULLIFE SAFETY, LLC	SERVICES - PW	194.00
302954	G.W. BERKHEIMER CO., INC.	SUPPLIES - PW	209.52
5730(A)	GALLS, LLC	UNIFORMS - PD	1,582.87
303048	GENERAL PARTS DISTRIBUTIONS LLC	PARTS - PW	31.14
302970	GLENBROOK HIGH SCHOOL DISTRICT 225	IMPACT FEES - DPS	4,578.00
303027	GOGOVAPPS	ANNUAL SUBSCRIPTION - IT	13,788.00
302971	GOLF MILL FORD	PARTS - PW	3,144.47
5731(A)	GRAINGER	PARTS - PW	1,894.91
303040	GRANITE TELECOMMUNICATIONS, LLC	TELECOMMUNICATIONS - IT	3,250.84
302972	GRAYBAR ELECTRIC COMPANY INC.	SUPPLIES - PW	1,259.64
302973	HASTINGS AIR ENERGY CONTROL	PARTS - PW	385.04
5732(A)	HAVEY COMMUNICATIONS, INC.	PARTS - PW	8,008.95
302974	HOME DEPOT CREDIT SERVICES	SUPPLIES - PW	200.75
302975	HUB INTERNATIONAL MIDWEST LTD.	NOTARY BOND - GG	40.00
302976	IAFC MEMBERSHIP	MEMBERSHIPS - FD	215.00
303025	IL DEPARTMENT OF INNOVATION AND	TELECOMMUNICATIONS - IT	1,833.91
302977	ILCMA	ADS - GG	100.00
302997	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PW	310.00
302998	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PW	155.00
302979	ILLINOIS STATE POLICE	PROFESSIONAL SERVICES - GG	84.75
302980	IMAGE SPECIALTIES OF GLENVIEW	RECOGNITION - PD	332.00
302981	J.G. UNIFORMS, INC.	UNIFORMS - PD	7,435.36
303054	JASON METLER	REIMBURSEMENT - PW	750.00
303061	JEFF ZIEBKA	REIMBURSEMENT - PD	721.48
303056	JOHN OSTERKORN	REIMBURSEMENT - PW	750.00
303071	JOHN SEILER	REIMBURSEMENT - PD	558.90
303072	JONATHAN SALMI	REIMBURSEMENT - PD	943.40
5735(A)	KARA COMPANY, INC.	SUPPLIES - PW	411.20
5736(A)	KIESLER POLICE SUPPLY, INC.	SUPPLIES - PD	2,435.00
303014	LABSOURCE, INC.	SUPPLIES - FD	888.60
303050	LITE ZONE ELECTRIC LLC	SERVICES - PW	150.00
5737(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - FIN	649.80
5743(A)	M.E.S.	MAINTENANCE - FD	4,895.00
5761(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	5,522.20
303086	MARIE PLATOWSKI-BEALS	UTILITY REFUND - FIN	1.37
303087	MARINA ABRASKIN	UTILITY REFUND - FIN	2,181.52

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GENERAL LEDGER SYSTEM  
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FOR 06/13/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303083	MARTIN WEIR	REIMBURSEMENT - FD	150.00
303084	MATT VANDERWEEL	REIMBURSEMENT - FD	241.90
303073	MATTHEW JOHNSON	REIMBURSEMENT - PD	140.38
5738(A)	MEADE INC.	SERVICES - PW	2,518.34
302982	MENONI & MOCOINI, INC.	MATERIALS - PW	1,639.40
5764(A)	MERCHANTS' CREDIT GUIDE CO.	COLLECTIONS - FIN	87.00
303045	MESCADA LLC	SERVICES - PW	4,250.00
5739(A)	METROPOLITAN INDUSTRIES	PROFESSIONAL SERVICES - PW	7,019.00
5740(A)	MGP, INC.	SERVICES - PW (*)	18,540.00
303074	MICHAEL TADLEY	REIMBURSEMENT - PD	57.38
302983	MICRO CENTER SALES CORPORATION	SUPPLIES - PW	125.97
303033	MICRO-TEL, INC.	ANNUAL MAINTENANCE - IT	1,622.00
5741(A)	MID AMERICAN WATER OF WAUCONDA INC.	SUPPLIES - PW	1,152.00
5767(A)	MONICA ARGUMEDO, MD, LLC	PROFESSIONAL SERVICES - PD	250.00
5742(A)	MOTOROLA SOLUTIONS, INC.	RADIO EQUIPMENT - FD	2,238.26
302984	MULTIPLE CONCRETE ACCESSORIES CORP.	SUPPLIES - PW	241.40
303026	NAPA AUTO PARTS	PARTS - PW	9,659.13
5744(A)	NEMETH GLASS OF ILLINOIS, INC.	SERVICES - PW	403.83
303075	NICHOLE OCHAB	REIMBURSEMENT - PD	149.48
302988	NICOR	UTILITIES - PW	1,007.83
302985	NIPSTA	TRAINING - FD	3,595.00
302987	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING - PD	535.00
302990	NORTH SHORE GAS COMPANY	UTILITIES - PW	37.93
5745(A)	NORTHBROOK PARK DISTRICT	IMPACT FEES - DPS	43,768.00
5746(A)	NORTHBROOK PUBLIC LIBRARY	IMPACT FEES - DPS	1,356.00
303030	NORTHBROOK SCHOOL DISTRICT 28	IMPACT FEES - DPS	12,822.00
302989	NORTHERN ILLINOIS POLICE ALARM	TRAINING - PD	280.00
302992	NORTHSHORE OMEGA	PROFESSIONAL SERVICES - PW	2,816.00
302991	NORTHSHORE UNIVERSITY HEALTHSYSTEM	TESTING - PW	344.00
303041	PAGEFREEZER SOFTWARE, INC.	PROFESSIONAL SERVICES - GG	2,748.00
5747(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	2,572.00
303085	RAINBOW LIGHTING, INC.	UTILITY REFUND - FIN	56.98
5748(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	18,874.26
302993	REGIONAL EMERGENCY DISPATCH CENTER	DISPATCH - FD	50,110.00
303088	ROBIN PLOTNER	UTILITY REFUND - FIN	13.50
5749(A)	ROLLABELS INK, INC.	SUPPLIES - DPS	319.00
5724(A)	ROSE MARY JURINEK	PROFESSIONAL SERVICES - PD	1,350.00
302994	ROUTE 12 RENTAL CO INC	SUPPLIES - PW	209.91
5750(A)	RUBBER, INC.	PARTS - PW	173.46
302995	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	481.08
5751(A)	RYDIN	VEHICLE STICKER/TAGS - FIN	3,902.65
303042	SEMPER FI PRINTING, LLC	BANNER - GG	200.00
302999	SENTINEL TECHNOLOGIES, INC.	EQUIPMENT - IT	840.00
303000	SHERMAN MECHANICAL INC.	SERVICES - PW	213.00
303001	SIEVERT ELECTRIC SERVICE & SALES CO	SERVICES - PW	1,793.23
5752(A)	SIRCHIE	SUPPLIES - PD	275.42
5753(A)	SIRCHIE	SUPPLIES - PD	14.10
303020	SMG SECURITY SYSTEMS, INC.	SERVICES - PW	95.46
5754(A)	SMITH ECOLOGICAL SYSTEMS CO.	PROFESSIONAL SERVICES - PW	6,225.00
303002	SNAP-ON INCORPORATED	PARTS - PW	38.19
302996	ST FRANCIS PET CREMATORY & KENNELS	PROFESSIONAL SERVICES - PD	250.00
303039	STAKING UNIVERSITY	TRAINING - PW	795.00

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## VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM  
WARRANT LISTMAY 16, 2023 - MAY 31, 2023  
FOR 06/13/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303003	STANDARD EQUIPMENT COMPANY	PARTS - PW	111.52
303004	SUBURBAN ACCENTS INC.	SERVICES - PW	1,150.00
303005	SUNSET FOOD MART, INC.	SUPPLIES - PW	1,435.81
303032	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	2,367.54
303053	TASCA CHEVROLET	SERVICES - PW	1,052.74
303076	TERESA DREWES	REIMBURSEMENT - PD	173.28
303062	TERRENCE JORIA	REIMBURSEMENT - PD	218.77
303079	TERRY CICHOCKI	REIMBURSEMENT - PW	270.00
303051	THAI CULTURAL AND FINE ARTS INSTITUTE	CULTURAL FAIR - GG	400.00
303036	THALMANN ALIGNMENT INC	SERVICES - PW	280.00
303006	THIRD MILLENNIUM ASSOCIATES, INC.	PROFESSIONAL SERVICES - FIN	19,288.96
303057	THOMAS RUCKER	REIMBURSEMENT - PW	750.00
303035	TIDE CLEANERS	PROFESSIONAL SERVICES - PD	72.00
303077	TODD FEINGOLD	REIMBURSEMENT - PD	173.28
303058	TOM BENEDETTI	REIMBURSEMENT - PW	750.00
303059	TOM SCHAEFER	REIMBURSEMENT - PW	750.00
303007	TRAFFIC CONTROL & PROTECTION INC	SUPPLIES - PW	8,247.95
303008	UEMSI/HTV INC.	SUPPLIES - PW	670.97
303034	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	40.01
303017	UNIVERSITY OF ILLINOIS	TRAINING - PD	200.00
5734(A)	USABLUBOOK	SUPPLIES - PW	869.63
303009	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	3,883.28
303010	VILLAGE OF BUFFALO GROVE	SUPPLIES - PW	120.00
302963	W S DARLEY & COMPANY	SUPPLIES - FD	3,472.37
303018	WATERWAY GAS AND WASH COMPANY	SERVICES - PW	20.00
303011	WEST SIDE TRACTOR SALES	PARTS - PW	413.19
303015	WHEEL-INN BODY & MOTOR WORKS	SERVICES - PW	5,053.20
303078	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	330.98
5755(A)	WILMETTE TRUCK AND BUS SERVICE, INC	SERVICES - PW	440.00
303016	WINKLER'S TREE SERVICE INC.	SERVICES - PW	93.00
5756(A)	ZEP SALES & SERVICE	SUPPLIES - FD	720.00
303021	ZOLL MEDICAL CORP	SUPPLIES - FD	4,312.18
CLASS 'A' TOTAL			592,510.72

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GENERAL LEDGER SYSTEM  
WARRANT LISTMAY 16, 2023 - MAY 31, 2023  
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CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
<b>CLASS 'B' WARRANTS</b>			
376(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	14,774.45
302931	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	799.00
302932	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	799.00
302933	NORTHBROOK BANK AND TRUST	DEBT SERVICE FEE - FIN	11,576.25
5/31/23	PAYROLL	5/31/2023 PAYROLL	1,155,765.65
302936	PROMOTIONAL SOLUTIONS INC.	SUPPLIES - FD	2,335.00
302934	RAYMOND CHEVROLET INC	VEHICLE DEPOSIT - PD	1,000.00
375(E)	UPS	PROFESSIONAL SERVICES - PW	11.56
302930	US POSTMASTER	POSTAGE GENERAL MAILING - FIN	7,772.71
<b>CLASS 'B' TOTAL</b>			<b>1,194,833.62</b>
<b>REPORT TOTAL</b>			<b>1,787,344.34</b>

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: Payments to be Made Per Listing Dated May 16, 2023 - May 31, 2023 (Alpha &amp; Descending Lists) (6755 : Warrant List)

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GENERAL LEDGER SYSTEM  
WARRANT LISTMAY 16, 2023 - MAY 31, 2023  
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CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
5762(A)	ELROD FRIEDMAN LLP	LEGAL FEES - GG	66,554.57
302993	REGIONAL EMERGENCY DISPATCH CENTER	DISPATCH - FD	50,110.00
302957	CHICAGOLAND PAVING CONTRACTORS	PROFESSIONAL SERVICES - PW (*)	43,973.78
5745(A)	NORTHBROOK PARK DISTRICT	IMPACT FEES - DPS	43,768.00
303029	AL WARREN OIL CO INC	FUEL - PW	21,643.58
303006	THIRD MILLENNIUM ASSOCIATES, INC.	PROFESSIONAL SERVICES - FIN	19,288.96
5729(A)	ENGINEERING RESOURCE ASSOCIATES INC	PROFESSIONAL SERVICES - PW (*)	19,043.76
5748(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	18,874.26
5740(A)	MGP, INC.	SERVICES - PW (*)	18,540.00
5765(A)	CLARK HILL PLC	LEGAL FEES - GG	15,221.00
303027	GGOVAPPS	ANNUAL SUBSCRIPTION - IT	13,788.00
303030	NORTHBROOK SCHOOL DISTRICT 28	IMPACT FEES - DPS	12,822.00
5763(A)	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN	11,676.76
303026	NAPA AUTO PARTS	PARTS - PW	9,659.13
303007	TRAFFIC CONTROL & PROTECTION INC	SUPPLIES - PW	8,247.95
5732(A)	HAVEY COMMUNICATIONS, INC.	PARTS - PW	8,008.95
302981	J.G. UNIFORMS, INC.	UNIFORMS - PD	7,435.36
5739(A)	METROPOLITAN INDUSTRIES	PROFESSIONAL SERVICES - PW	7,019.00
5757(A)	CIVICPLUS, INC.	SERVICES - IT	6,562.95
302959	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	6,554.52
303028	A5 GROUP INC	PROFESSIONAL SERVICES - GG	6,406.00
5754(A)	SMITH ECOLOGICAL SYSTEMS CO.	PROFESSIONAL SERVICES - PW	6,225.00
5758(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	5,545.00
5761(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	5,522.20
5760(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PW	5,418.54
303015	WHEEL-INN BODY & MOTOR WORKS	SERVICES - PW	5,053.20
5743(A)	M.E.S.	MAINTENANCE - FD	4,895.00
302970	GLENBROOK HIGH SCHOOL DISTRICT 225	IMPACT FEES - DPS	4,578.00
302961	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	4,421.65
303021	ZOLL MEDICAL CORP	SUPPLIES - FD	4,312.18
303045	MESCADA LLC	SERVICES - PW	4,250.00
5751(A)	RYDIN	VEHICLE STICKER/TAGS - FIN	3,902.65
303009	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	3,883.28
303049	AUDIO VISUAL ONE LLC	EQUIPMENT - GG	3,825.00
303031	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW	3,693.56
302985	NIPSTA	TRAINING - FD	3,595.00
302963	W S DARLEY & COMPANY	SUPPLIES - FD	3,472.37
303040	GRANITE TELECOMMUNICATIONS, LLC	TELECOMMUNICATIONS - IT	3,250.84
302971	GOLF MILL FORD	PARTS - PW	3,144.47
302992	NORTHSHORE OMEGA	PROFESSIONAL SERVICES - PW	2,816.00
303041	PAGEFREEZER SOFTWARE, INC.	PROFESSIONAL SERVICES - GG	2,748.00
5727(A)	COMCAST	TELECOMMUNICATIONS - IT	2,626.10
303023	BUILDERS ASPHALT, LLC	MATERIALS - PW	2,619.05
5747(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	2,572.00
5738(A)	MEADE INC.	SERVICES - PW	2,518.34
5736(A)	KIESLER POLICE SUPPLY, INC.	SUPPLIES - PD	2,435.00
302968	FOOT STONE, INC.	PROFESSIONAL SERVICES - PW	2,403.33
303032	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	2,367.54
5723(A)	ALPHA PRIME COMMUNICATIONS	EQUIPMENT - FD	2,296.00
5742(A)	MOTOROLA SOLUTIONS, INC.	RADIO EQUIPMENT - FD	2,238.26
303087	MARINA ABRASKIN	UTILITY REFUND - FIN	2,181.52
5722(A)	AIR ONE EQUIPMENT INC	SUPPLIES - FD	2,105.00



## VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM  
WARRANT LISTMAY 16, 2023 - MAY 31, 2023  
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CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
5731(A)	GRAINGER	PARTS - PW	1,894.91
5725(A)	BATTERY SERVICE CORPORATION	PARTS - PW	1,865.85
303025	IL DEPARTMENT OF INNOVATION AND	TELECOMMUNICATIONS - IT	1,833.91
303001	SIEVERT ELECTRIC SERVICE & SALES CO	SERVICES - PW	1,793.23
302956	CDS OFFICE TECHNOLOGIES	EQUIPMENT - IT	1,673.00
302982	MENONI & MOCOGNI, INC.	MATERIALS - PW	1,639.40
303033	MICRO-TEL, INC.	ANNUAL MAINTENANCE - IT	1,622.00
5730(A)	GALLS, LLC	UNIFORMS - PD	1,582.87
302958	CHRISTOPHER B. BURKE ENGINEERING	PROFESSIONAL SERVICES - DPS	1,522.50
5759(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN SERVICE - GG	1,465.56
303005	SUNSET FOOD MART, INC.	SUPPLIES - PW	1,435.81
5746(A)	NORTHBROOK PUBLIC LIBRARY	IMPACT FEES - DPS	1,356.00
5724(A)	ROSE MARY JURINEK	PROFESSIONAL SERVICES - PD	1,350.00
302972	GRAYBAR ELECTRIC COMPANY INC.	SUPPLIES - PW	1,259.64
5741(A)	MID AMERICAN WATER OF WAUCONDA INC.	SUPPLIES - PW	1,152.00
303004	SUBURBAN ACCENTS INC.	SERVICES - PW	1,150.00
302986	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW	1,094.43
5726(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW	1,065.00
303053	TASCA CHEVROLET	SERVICES - PW	1,052.74
302988	NICOR	UTILITIES - PW	1,007.83
302964	EL-COR INDUSTRIES, INC.	PARTS - PW	999.58
302962	COSTAR REALTY INFORMATION INC.	PROFESSIONAL SERVICES - DPS	987.00
303072	JONATHAN SALMI	REIMBURSEMENT - PD	943.40
303014	LABSOURCE, INC.	SUPPLIES - FD	888.60
303044	AMAZON WEB SERVICES, INC.	SUPPLIES - PW	872.98
5734(A)	USABUEBOOK	SUPPLIES - PW	869.63
303065	ALAN SMITH	REIMBURSEMENT - PD	869.00
302999	SENTINEL TECHNOLOGIES, INC.	EQUIPMENT - IT	840.00
303039	STAKING UNIVERSITY	TRAINING - PW	795.00
303055	BILL ALT	REIMBURSEMENT - PW	750.00
303054	JASON METLER	REIMBURSEMENT - PW	750.00
303056	JOHN OSTERKORN	REIMBURSEMENT - PW	750.00
303057	THOMAS RUCKER	REIMBURSEMENT - PW	750.00
303058	TOM BENEDETTI	REIMBURSEMENT - PW	750.00
303059	TOM SCHAEFER	REIMBURSEMENT - PW	750.00
303061	JEFF ZIEBKA	REIMBURSEMENT - PD	721.48
5756(A)	ZEP SALES & SERVICE	SUPPLIES - FD	720.00
303008	UEMSI/HTV INC.	SUPPLIES - PW	670.97
5737(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - FIN	649.80
303037	DESERT SNOW	REIMBURSEMENT - PD	649.00
303024	AWESOME VENDING, INC	CANTEEN - FD	644.16
5721(A)	ADVANCED TREE CARE	SERVICES - PW	600.00
303071	JOHN SEILER	REIMBURSEMENT - PD	558.90
302987	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING - PD	535.00
303022	ATLAS BOBCAT, LLC	PARTS - PW	532.05
302995	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	481.08
302949	AMALGAMATED BANK OF CHICAGO	ADMINISTRATION FEES - FIN	475.00
302950	AMALGAMATED BANK OF CHICAGO	ADMINISTRATION FEES - FIN	475.00
302951	AMALGAMATED BANK OF CHICAGO	ADMINISTRATION FEES - FIN	475.00
5755(A)	WILMETTE TRUCK AND BUS SERVICE, INC	SERVICES - PW	440.00
303052	ALLIANCE LAUNDRY SYSTEMS DISTR.LLC	EQUIPMENT MAINTENANCE - FD	422.31
303011	WEST SIDE TRACTOR SALES	PARTS - PW	413.19

## VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM  
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CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
5735(A)	KARA COMPANY, INC.	SUPPLIES - PW	411.20
5744(A)	NEMETH GLASS OF ILLINOIS, INC.	SERVICES - PW	403.83
303051	THAI CULTURAL AND FINE ARTS INSTITUTE	CULTURAL FAIR - GG	400.00
302965	EMERGENCY MEDICAL PRODUCTS INC	SUPPLIES - FD	392.55
302973	HASTINGS AIR ENERGY CONTROL	PARTS - PW	385.04
302969	FOSTER COACH SALES INC.	PARTS - PW	384.26
303012	CINTAS CORPORATION #2	SUPPLIES - PD	351.52
303069	DENISE JASSO	REIMBURSEMENT - PD	345.19
302991	NORTHSHORE UNIVERSITY HEALTHSYSTEM	TESTING - PW	344.00
303081	BRENT AVERSANO	REIMBURSEMENT - FD	335.22
302980	IMAGE SPECIALTIES OF GLENVIEW	RECOGNITION - PD	332.00
303078	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	330.98
302960	COLLEGE OF DUPAGE	TRAINING - PD	325.00
5766(A)	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES - DPS	322.00
5749(A)	ROLLABELS INK, INC.	SUPPLIES - DPS	319.00
303038	ARROWHEAD FORENSICS	SUPPLIES - PD	318.92
302997	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PW	310.00
302953	BENCHMARK IMAGING & DISPLAY	SUPPLIES - GG	305.49
303013	CINTAS CORPORATION #2	UNIFORMS - PW	301.79
303068	BRENDAN CAIN	REIMBURSEMENT - PD	284.09
302989	NORTHERN ILLINOIS POLICE ALARM	TRAINING - PD	280.00
303036	THALMANN ALIGNMENT INC	SERVICES - PW	280.00
5752(A)	SIRCHIE	SUPPLIES - PD	275.42
303079	TERRY CICHOCKI	REIMBURSEMENT - PW	270.00
5767(A)	MONICA ARGUMEDO, MD, LLC	PROFESSIONAL SERVICES - PD	250.00
302996	ST FRANCIS PET CREMATORY & KENNELS	PROFESSIONAL SERVICES - PD	250.00
303084	MATT VANDERWEEL	REIMBURSEMENT - FD	241.90
302984	MULTIPLE CONCRETE ACCESSORIES CORP.	SUPPLIES - PW	241.40
303062	TERRENCE JORIA	REIMBURSEMENT - PD	218.77
302976	IAFC MEMBERSHIP	MEMBERSHIPS - FD	215.00
302952	AQUATIC ECOSYSTEM MANAGEMENT, INC	SERVICES - PW	213.99
303000	SHERMAN MECHANICAL INC.	SERVICES - PW	213.00
302994	ROUTE 12 RENTAL CO INC	SUPPLIES - PW	209.91
302954	G.W. BERKHEIMER CO., INC.	SUPPLIES - PW	209.52
303080	BRAD PUNTNEY	REIMBURSEMENT - FD	200.91
302974	HOME DEPOT CREDIT SERVICES	SUPPLIES - PW	200.75
303042	SEMPER FI PRINTING, LLC	BANNER - GG	200.00
303017	UNIVERSITY OF ILLINOIS	TRAINING - PD	200.00
303066	AMANDA JAEGER	REIMBURSEMENT - PD	194.68
303046	FULLIFE SAFETY, LLC	SERVICES - PW	194.00
303060	CAITLIN MCKENZIE	REIMBURSEMENT - PD	184.98
5750(A)	RUBBER, INC.	PARTS - PW	173.46
303076	TERESA DREWES	REIMBURSEMENT - PD	173.28
303077	TODD FEINGOLD	REIMBURSEMENT - PD	173.28
303082	DONALD CARPENTER	REIMBURSEMENT - FD	163.47
302998	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PW	155.00
303064	ADAM WORTHINGTON	REIMBURSEMENT - PD	150.00
303050	LITE ZONE ELECTRIC LLC	SERVICES - PW	150.00
303083	MARTIN WEIR	REIMBURSEMENT - FD	150.00
303075	NICHOLE OCHAB	REIMBURSEMENT - PD	149.48
302978	AMERICAN WATER WORKS ASSC II SECT.	TRAINING - PW	144.00
303073	MATTHEW JOHNSON	REIMBURSEMENT - PD	140.38

Attachment: Payments to be Made Per Listing Dated May 16, 2023 - May 31, 2023 (Alpha &amp; Descending Lists) (6755 : Warrant List)



## VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM  
WARRANT LISTMAY 16, 2023 - MAY 31, 2023  
FOR 06/13/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302966	FEDEX	SHIPPING - PW	139.83
303063	AMANDA WRANN	REIMBURSEMENT - PD	134.99
302983	MICRO CENTER SALES CORPORATION	SUPPLIES - PW	125.97
303010	VILLAGE OF BUFFALO GROVE	SUPPLIES - PW	120.00
302948	ALEXANDER EQUIPMENT CO, INC.	PARTS - PW	118.40
303003	STANDARD EQUIPMENT COMPANY	PARTS - PW	111.52
303043	ARLINGTON HEIGHTS FORD, LLC	PARTS - PW	108.59
303019	CUMMINS SALES AND SERVICE	PARTS - PW	106.47
302977	ILCMA	ADS - GG	100.00
5733(A)	BLUE CROSS AND BLUE SHIELD OF ILLINOIS	HEALTH INSURANCE - GG	97.60
303020	SMG SECURITY SYSTEMS, INC.	SERVICES - PW	95.46
303016	WINKLER'S TREE SERVICE INC.	SERVICES - PW	93.00
5764(A)	MERCHANTS' CREDIT GUIDE CO.	COLLECTIONS - FIN	87.00
302979	ILLINOIS STATE POLICE	PROFESSIONAL SERVICES - GG	84.75
302967	FIRE INVESTIGATORS STRIKE FORCE	MEMBERSHIPS - FD	75.00
5728(A)	CDW GOVERNMENT INC.	SUPPLIES - GG	74.30
303035	TIDE CLEANERS	PROFESSIONAL SERVICES - PD	72.00
303074	MICHAEL TADLEY	REIMBURSEMENT - PD	57.38
303085	RAINBOW LIGHTING, INC.	UTILITY REFUND - FIN	56.98
303070	ERIC GUSTASON	REIMBURSEMENT - PD	40.71
303034	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	40.01
302975	HUB INTERNATIONAL MIDWEST LTD.	NOTARY BOND - GG	40.00
303002	SNAP-ON INCORPORATED	PARTS - PW	38.19
302990	NORTH SHORE GAS COMPANY	UTILITIES - PW	37.93
302955	BROWNELLS, INC.	SUPPLIES - PD	32.45
303048	GENERAL PARTS DISTRUBUTIONS LLC	PARTS - PW	31.14
303018	WATERWAY GAS AND WASH COMPANY	SERVICES - PW	20.00
5753(A)	SIRCHIE	SUPPLIES - PD	14.10
303088	ROBIN PLOTNER	UTILITY REFUND - FIN	13.50
303047	ADVANCED AUTO PARTS AND CARQUEST	PARTS - PW	9.44
303067	ANGELIKA MCGEE	REIMBURSEMENT - PD	6.56
303086	MARIE PLATOWSKI-BEALS	UTILITY REFUND - FIN	1.37
CLASS 'A' TOTAL			592,510.72

Attachment: Payments to be Made Per Listing Dated May 16, 2023 - May 31, 2023 (Alpha &amp; Descending Lists) (6755 : Warrant List)

## VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM  
WARRANT LISTMAY 16, 2023 - MAY 31, 2023  
FOR 06/13/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
<b>CLASS 'B' WARRANTS</b>			
5/31/23	PAYROLL	5/31/2023 PAYROLL	1,155,765.65
376(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	14,774.45
302933	NORTHBROOK BANK AND TRUST	DEBT SERVICE FEE - FIN	11,576.25
302930	US POSTMASTER	POSTAGE GENERAL MAILING - FIN	7,772.71
302936	PROMOTIONAL SOLUTIONS INC.	SUPPLIES - FD	2,335.00
302934	RAYMOND CHEVROLET INC	VEHICLE DEPOSIT - PD	1,000.00
302931	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	799.00
302932	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	799.00
375(E)	UPS	PROFESSIONAL SERVICES - PW	11.56
<b>CLASS 'B' TOTAL</b>			<b>1,194,833.62</b>
<b>REPORT TOTAL</b>			<b>1,787,344.34</b>

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: Payments to be Made Per Listing Dated May 16, 2023 - May 31, 2023 (Alpha &amp; Descending Lists) (6755 : Warrant List)

## VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM  
WARRANT LIST

## MAY 30, 2023 FRONTAGE DEPOSIT REFUNDS

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
302937	TURF INDUSTRIES INC	FRONTAGE DEPOSIT REFUND ®	500.00
302938	ALANIZ IRRIGATION	FRONTAGE DEPOSIT REFUND ®	500.00
302939	AMERICAN TRENCHLESS TECHNOLOGIES	FRONTAGE DEPOSIT REFUND ®	500.00
302940	JOHN KONSOR	FRONTAGE DEPOSIT REFUND ®	300.00
302941	SIGNATURE HOMES	FRONTAGE DEPOSIT REFUND ®	500.00
302942	HARIHARAN SUBRAMANIAN	FRONTAGE DEPOSIT REFUND ®	500.00
302943	ROTO ROOTER SERVICES COMPANY	FRONTAGE DEPOSIT REFUND ®	500.00
302944	PERMA-SEAL BASEMENT SYSTEMS INC	FRONTAGE DEPOSIT REFUND ®	500.00
302945	RAVINIA PLUMBING AND HEATING	FRONTAGE DEPOSIT REFUND ®	500.00
302946	FLY PLUMBING	FRONTAGE DEPOSIT REFUND ®	500.00
302947	I & D PLUMBING INC	FRONTAGE DEPOSIT REFUND ®	500.00
CLASS 'A' TOTAL			5,300.00

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 May 30, 2023 (6756 : Frontage Deposit)

## PROCLAMATION

The Northbrook Farmers Market provides residents access to healthful, locally grown, and artisan-produced foods, and offers a variety of educational and charitable programs. The Northbrook Farmers Market with more than 20,000 visits per season from more than 40 zip codes contributes to increased traffic for neighboring businesses, and is part of a network that adds approximately \$9 billion annually to the U.S. economy.

The Northbrook Farmers Markets serves as a significant outlet by which small farmers--both new and veteran--market their products to generate revenue that supports the sustainability of family farms; the revitalization of rural communities within 150 miles of Northbrook; the preservation of farmland and open space adding to the quality of our lives; and the building of community connections through rural and urban linkages.

The inclusive, diverse and charitable Northbrook Farmers Market makes farm fresh food available to all income levels through its SNAP matching incentive program, having given away more than \$60,000 in free money; donated more than 80,000 pounds of fresh, nutritious food to the local food pantry; and collected countless coats, school supplies, books, household products, and monetary donations for those who need the help.

The all-volunteer-operated Northbrook Farmers Market, through countless volunteer hours, has created a place of beloved community connection,

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

### *15<sup>th</sup> Season of the Northbrook Farmers Market*

and encourage Northbrook residents and visitors to celebrate and support their local farmers market.

*Dated: This 13<sup>th</sup> day of June, 2023.*

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*Kathryn L. Ciesla*  
*Village President*

## PROCLAMATION

On June 19, 1865 Union Major General Gordon Granger landed at Galveston, Texas with news that the American Civil War had ended two and a half years prior with the signing of President Lincoln's Emancipation Proclamation on January 1, 1863 and that the enslaved are now free. Texas was the last state to accept an "equality of rights and rights of property between former masters and slaves, and the connection heretofore existing between them becomes that between employer and hired laborer".

Many former slaves left the plantations of Texas to embrace freedom and seek out family in Louisiana, Arkansas and Oklahoma. Settling into these new areas as free men and women brought on new realities and the challenges of establishing a heretofore non-existent status for black people in America for President Lincoln's successor, Andrew Johnson overturned the order that had provided 40,000 freed men with 400,000 acres of land entitled to them and provided it to the very planters that had declared war on the United States years prior. Recounting the memories of that great day in June of 1865 would serve as motivation as well as a release from the growing pressures encountered in their new territory.

The celebration of June 19th was coined "Juneteenth" as a celebration for recounting the past and for some an annual pilgrimage back to Galveston for that date. Juneteenth today, celebrates Black freedom and achievement as it takes on a more national, symbolic, and even global perspective it is known that decades and centuries of systemic racism have permeated of our Nation's history and active dismantling of these systems is required. The events of 1865 in Texas are not forgotten, for all roots tie back to that fertile soil from which a national day of pride is growing.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim June 19, 2023 as Juneteenth in the Village of Northbrook.

*Dated: This 13th day of June, 2023.*

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*Kathryn L. Ciesla*  
*Village President*

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

The Village of Northbrook cherishes the value and dignity of each person and appreciates the importance of equality and freedom. All are welcome in the Village of Northbrook to live, work, play, and every family, in any shape, deserves a place to call home where they are safe, happy, and supported by friends and neighbors.

The Village of Northbrook denounces prejudice and unfair discrimination based on age, gender identity, gender expression, race, color, religion, marital status, national origin, sexual orientation, or physical attributes as an affront to our fundamental principles.

Pride month began in June 1969 on the one-year anniversary of the Stonewall Uprising in New York City after LGBTQ+ and allied friends rose up and fought against the constant police harassment and discriminatory laws that have since been declared unconstitutional.

The Village of Northbrook appreciates the cultural, civic, and economic contributions of the LGBTQ+ community, which strengthens our social welfare. It is imperative that young people in our community, regardless of sexual orientation, gender identity, and expression, feel valued, safe, empowered, and supported by their peers and community leaders. Despite being marginalized, LGBTQ+ people continue to celebrate authenticity, acceptance, and love.

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

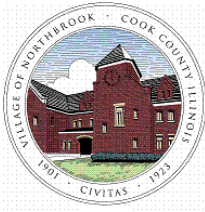
### *LGBTQ+ Pride Month*

in the Village of Northbrook and urge residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality, liberty, and justice.

*Dated: This 13<sup>th</sup> day of June, 2023.*

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*Kathryn L. Ciesla*  
*Village President*



# MEMORANDUM

## VILLAGE OF NORTHBROOK

### INFORMATION TECHNOLOGY

**TO:** CARA PAVLICEK, VILLAGE MANAGER

**FROM:** LORI D. BAKER, CHIEF INFORMATION OFFICER

**DATE:** June 13, 2023

**SUBJECT:** A RESOLUTION APPROVING THE PURCHASE OF AN ANNUAL MAINTENANCE CONTRACT FOR ZOHO CORPORATION SOFTWARE

In September 2015, Village Information Technology (IT) Staff implemented an IT Service Desk system from Zoho Software called ManageEngine. ManageEngine ServiceDesk Plus is a complete IT management system that manages IT service requests, assets, contracts, change management, metrics, and reporting. ManageEngine's DesktopCentral also allows IT staff to automatically schedule software updates and patches for computers and servers and to remotely push manual software updates, as needed. To continue receiving technical support and software updates, Zoho requires the purchase of an annual software maintenance contract.

The Village's Annual Budget for FY 2023/2024 provides for the continued maintenance and support of the Zoho ManageEngine software. Staff has reviewed the ManageEngine system and licenses, and agrees these programs are critical to the daily operation of the IT Department.

Village IT Staff requested quotes from three partners for the annual software maintenance renewal. A summary of the quotes follow:

Vendor	Quote
CDW-G	\$22,415.82
NobleTec	\$21,162.88
Optrics	\$21,252.00

Based on these factors, Village staff recommends purchasing a one year software maintenance agreement from NobleTec LLC of Lombard, Illinois, in a total amount not to exceed \$21,162.88. Sufficient funds are available in Account No. 11-1400-523-00 to complete this purchase.

Staff will be available at the meeting of the Board of Trustees on June 13, 2023 to answer any questions that may arise.

## Resolution (ID # 6716)

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

### **A Resolution Approving the Purchase of an Annual Maintenance Contract for Zoho Corporation Software from NobleTec LLC**

is hereby adopted, as follows:

#### Section 1. Recitals.

The Fiscal Year 2023/2024 annual budget provides funding for the on-going maintenance of Zoho's ManageEngine software. The Village Information Technology Staff has reviewed the ManageEngine software licenses, and has agreed this system is critical to the daily operation of the Information Technology Department.

Village staff solicited quotes for the necessary software maintenance from three vendors, and received three quotes. Based on these factors, the Village Staff recommends that the Village purchase Zoho ManageEngine software maintenance ("**Support**") from the low-bid vendor, NobleTec LLC of Lombard, Illinois ("**Vendor**") in the not-to-exceed amount of \$21,162.88 with funds from Account No. 11-1400-523-00.

The President and the Board of Trustees have considered the expenditure described above and determined it is in the best interest of the Village and the public.

#### Section 2. Approval of Expenditure.

The Village Manager and Village Clerk are hereby authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the Support from the Vendor.

Scheduled: 6/13/2023

ATTEST:

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Village President





# Here is your requested quote ManageEngine ADManager Revised

Quote# C013367v1

Prepared For:

**Village of Northbrook**

Attn: Lori Baker

Prepared By:  
Tahece Clayborn  
**NobleTec LLC**



## Product

DESCRIPTION	PRICE	QTY	EXT. PRICE
46259.31S <b>ManageEngine Service Desk Plus Enterprise Edition - Subscription Model - Annual Subscription fee for 12 Technicians (2000 nodes)</b>	\$9,607.73	1	\$9,607.73
85710.1S4 <b>ManageEngine Endpoint Central Enterprise(Distributed) Edition - Subscription Model - Annual subscription fee for 500 Computers and Single User License</b>	\$5,607.73	1	\$5,607.73
85510.0SU4 <b>ManageEngine Endpoint Central Enterprise(Distributed) Edition - Subscription Model - Annual subscription fee for Additional 10 User</b>	\$1,071.65	1	\$1,071.65
87046.6S <b>ManageEngine ADManager Plus Professional Edition - Subscription Model - Annual subscription fee for 1 Domain (Unrestricted Objects) with 11 help desk Technician</b>	\$4,875.77	1	\$4,875.77
Subtotal:			<b>\$21,162.93</b>



## ManageEngine ADManager Revised

### Prepared by:

**NobleTec LLC**

Tahece Clayborn  
708-762-2464  
tahece.clayborn@nobleteccllc.com

### Prepared for:

**Village of Northbrook**

1225 Cedar Ln  
Northbrook, IL 60062  
Lori Baker  
(847) 272-5050  
lori.baker@northbrook.il.us

### Quote Information:

**C013367**

Version: 1  
Delivery Date: 05/26/2023  
Expiration Date: 06/23/2023

## Quote Summary

DESCRIPTION	AMOUNT
Product	\$21,162.
Total:	<b>\$21,162.</b>

## Payment Options

DESCRIPTION	PAYMENTS	INTERVAL	AMOUNT
Term Options			
Full Product Payment	1	One-Time	\$21,162.

Taxes and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. Hardware: \*\*Due to extreme stock and material constraints from the manufacturer, all pricing and availability are subject to change at time of purchase. \*\*Software / Licensing / Renewals: \*\*All pricing, availability, and special offers are subject to change from the manufacturer at time of purchase. \*\* Credit Card Orders over \$1,000.00 may incur 3% credit card processing surcharge. \*\*Returns and Exchanges: \*\* NobleTec LLC will provide any manufacturer's and/or publisher's written warranties associated with third party products purchased from NobleTec LLC to you. Products provided, published manufactured by Third parties are provided "as is". NobleTec LLC is not liable for any claims related to Third party warranties. \*\*\*\*By placing order you agree with NobleTec LLC 30-day return policy and that no product return/exchange can be made after 30 days. \*\*Limitation of Remedies and Damages: \*\*Your remedy for a breach of this Agreement or of any warranty included in this Agreement is the correction or replacement of the IT Product(s). Selection of whether to correct or replace shall be solely at the discretion of NobleTec LLC. NobleTec LLC reserves the right to substitute a functionally equivalent copy of the IT Product as a replacement. If NobleTec LLC is unable to provide a replacement or substitute IT Product or correction to the IT Product, your sole alternate remedy shall be a refund of the purchase price of the Product. Any claim must be made within the applicable warranty period. All warranties cover only defects arising under normal use and do not include malfunctions or failure resulting from misuse, abuse, neglect, alteration, problems with electrical power, acts of nature, unusual temperatures, or humidity, improper installation, or damage determined by NobleTec LLC to have been caused by you. All warranties of the IT Product are granted only to you and are non-transferable. You agree to indemnify and hold NobleTec LLC harmless from all claims, judgment liabilities, expenses, or costs arising from your breach of this Agreement and /or acts or omissions. \*\*



NobleTec LLC

Village of Northbrook

Signature: \_\_\_\_\_

Name: Tahece Clayborn

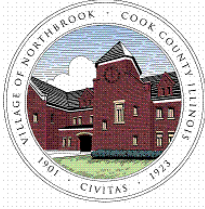
Title: \_\_\_\_\_

Date: 05/26/2023

Signature: \_\_\_\_\_

Name: Lori Baker

Date: \_\_\_\_\_



# MEMORANDUM VILLAGE OF NORTHBROOK

## PUBLIC WORKS

**TO:** CARA PAVLICEK, VILLAGE MANAGER  
**FROM:** KELLY HAMILL, PUBLIC WORKS DIRECTOR  
**DATE:** June 13, 2023  
**SUBJECT:** A RESOLUTION APPROVING THE PURCHASE OF TWO SOLAR-POWERED MESSAGE BOARDS

The Village of Northbrook currently utilizes two solar-powered changeable message boards as a way to communicate with drivers and pedestrians of possible hazards, upcoming construction projects, lane closures, special events and event parking. To cover key areas such as the main entry ways into the Village and the Central Business District, the purchase of two additional changeable message boards was identified in the FY 2023/2024 Capital Improvement Plan and included in the FY 2023/2024 Budget.

Public Works staff prepared a Request for Quotation (RFQ) for the procurement of two solar-powered message boards. Public Works staff sent the RFQ to four companies that supply this specialty equipment. The RFQ was also made available on the Village website. Staff received three responses. Barricade Lites, Inc. of Addison, Illinois, submitted the lowest price, quoting two SolarTech Silent Messenger trailer-mounted electronic message boards for a total cost of \$44,675. Table 1 below summarizes the RFQ results.

<b>Table 1. Summary of Quotations</b>		
<b>Vendor</b>	<b>Base Bid</b>	<b>Total Cost</b>
Barricade Lites, Inc	\$22,337.50 each	\$44,675
Traffic Control & Protection, LLC.	\$24,766.40 each	\$49,533
RoadSafe Traffic Systems, Inc.	\$28,000 each	\$54,020

The FY 2023/24 Budget provides sufficient funding in account 11-4100-708-00 (Vehicles) for the purchase of two traffic message boards.

Account Name	Account #	Budget	Available	Requested	Remaining	Within Budget
Vehicles	11-4100-708-00	\$447,230	\$196,000	\$44,675	\$151,325	Yes

Staff recommends Village Board approval of a Resolution authorizing the purchase of two SolarTech changeable message boards from Barricade Lites, Inc. of Addison, Illinois in the amount of \$44,675. Staff will be available at the Board of Trustees meeting to answer any questions that may arise.

## Resolution (ID # 6728)

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

### A Resolution Approving the Purchase of Two Solar-Powered Changeable Message Boards from Barricade Lites, Inc. of Addison, Illinois

is hereby adopted, as follows:

#### Section 1. RECITALS.

Changeable message boards are essential for informing drivers and pedestrians about potential hazards, upcoming construction projects, lane closures, special events and event parking. Currently, the Village utilizes two solar-powered, changeable message boards. However, to cover key areas, such as the main entry ways into the Village and the Central Business District, the purchase of two additional traffic message boards was identified in the Fiscal Year 2023/2024 Capital Improvement Plan and included in the FY 2023/2024 Budget.

Public Works staff sent a Request for Quotations ("**RFQ**") for the procurement of two solar-powered changeable message boards ("**Message Boards**") to four companies that supply this specialty equipment. The RFQ was also made available on the Village website. Staff received three responses. Barricade Lites, Inc. of Addison, Illinois, ("**Vendor**") submitted the lowest price, providing two SolarTech Silent Messenger trailer-mounted changeable message boards for a total cost of \$44,675. The Fiscal Year 2023/2024 Budget provides sufficient funding in account 11-4100-708-00 (Vehicles) for the purchase of the Message Boards.

For these reasons, Village Staff recommends the purchase of the Message Boards from the Vendor for a not-to-exceed amount of \$44,675.

The President and the Board of Trustees have considered the expenditure and determined that it is in the best interest of the Village and the public.

#### Section 2. APPROVAL OF EXPENDITURE.

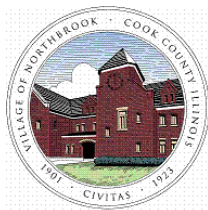
The Village Manager and Village Clerk are hereby authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the Message Boards from the Vendor.

Scheduled: 6/13/2023

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk



# MEMORANDUM

## VILLAGE OF NORTHBROOK

### FIRE DEPARTMENT

**TO:** CARA PAVLICEK, VILLAGE MANAGER

**FROM:** ANDREW CARLSON, FIRE CHIEF

**DATE:** June 13, 2023

**SUBJECT:** A RESOLUTION AUTHORIZING AN AGREEMENT FOR FIRE ALARM RADIO NETWORK SERVICES

Since 2001, the Village has used a fire alarm radio network ("System") to send commercial fire alarm signals to fire department dispatch at RED Center. At this time there are approximately 500 commercial fire alarm systems in Northbrook Fire Department's jurisdiction and 389 of those fire alarms subscribe to our System and are monitored at RED Center. These 389 alarm signals are initially received by a Keltron alarm receiver at the Northbrook Police Station and then sent via the internet to RED Center. If RED Center or the Northbrook Police Station suffer an internet outage, Police dispatchers are the current back-up for alarm monitoring. During an outage, Police dispatchers or fire department staff must monitor the alarm receiver and then call RED Center to dispatch Fire Department personnel upon receipt of an alarm signal. This is inefficient and ties up staff time.

The Village System is currently owned, operated, and maintained by FSS Technologies. The current monthly subscriber fee for locations connected to the System is \$32.75 for monitoring only. A radio can be purchased from FSS for \$1,400.00 with a monthly radio service charge of \$15.00 or radios can be leased from FSS for \$51.00 a month. Approximately 50% (194) of the radios in the System are customer-owned. The other 50% of radios are leased from FSS. The monthly subscription, radio service charge, and lease fees have not changed since 2001. The Village currently receives a monthly administrative fee of \$6,320 from FSS which comes out of the monthly subscriber fee that FSS collects.

The Keltron alarm receiver at the police station is over 22 years old. It is based on antiquated technology, past its life expectancy, and parts are no longer available. The lack of redundancy and the reliance on police dispatchers or fire personnel is problematic and there are now better ways to address these issues.

A new System will have many technological benefits including two receivers, redundant signal paths, addressable signals for alarm device and location, the ability for the fire department to monitor alarm status, and allow dispatchers to handle non-emergency alarms without sending the fire department. The new System includes an online dashboard and app to allow fire department personnel to monitor alarms and change alarm status.

In March 2023, the Fire Department conducted a request for proposal (RFP) process to replace the Village System. The Village received two proposals. After a thorough analysis of the proposals and meeting with the vendors, staff has selected Fox Valley Fire and Safety as the proposal that best meets the needs of the Village and our commercial occupants.

The new system will be entirely owned, operated, and maintained by Fox Valley Fire and Safety. Alarms will be received by a UL listed central station with fire and supervisory alarms automatically sent directly to RED Center. The central station personnel will attempt to resolve non-emergency trouble alarms before calling the fire department. This model has been successfully implemented in other nearby communities such as Des Plaines, Deerfield, and Prospect Heights. The change will require all radios (approximately 500) to be replaced or upgraded at each business location with the transition taking about six months.

As always, our businesses will have the option of participating in our System or having their alarms monitored by a UL listed central station of their choosing. All of the radios in our System will have to be

updated or replaced including those already owned by a business. In order to maintain an up-to-date radio network, businesses who choose to stay on our system will no longer be allowed to own their own radio. Businesses that currently lease their radio will see a \$9.25 decrease in their monthly fee. Businesses that currently own their radio will need to switch over to a lease which will increase their monthly fee from \$47.75 to \$74.50. The benefit to a business who has to switch from owning to leasing is that Fox Valley Fire and Safety will take care of everything from providing the radio to maintaining and testing the radio to replacing batteries and the radio itself when necessary. The Village's administrative fee from Fox Valley Fire and Safety will increase from \$16.25 to \$20 per month. The total the Village receives will depend on the number of businesses who stay with our System after the switch and how many other businesses join our system.

Staff recommends that the Village approve a resolution to contract with Fox Valley Fire and Safety for a commercial fire alarm monitoring system. The contract will be for an initial five years with the option for annual renewals.



## Resolution (ID # 6727)

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

### A Resolution Authorizing an Agreement for Fire Alarm Radio Network Services with Fox Valley Fire and Safety

is hereby adopted, as follows:

#### Section 1. RECITALS.

Since 2001, the Village has used a fire alarm radio network (“**System**”) to send commercial fire alarm signals to fire department dispatch at RED Center. At this time there are approximately 500 commercial fire alarm systems in Northbrook Fire Department’s jurisdiction. 389 of those fire alarms subscribe to the Village’s System and are monitored at RED Center.

The current alarm receiver at the police station is over 22 years old. It is based on antiquated technology, past its life expectancy, and parts are no longer available. The lack of redundancy and the reliance on police dispatchers or fire personnel is problematic and there are now better ways to address these issues.

A new System will have many technological benefits including two receivers, redundant signal paths, addressable signals for alarm device and location, the ability for the fire department to monitor alarm status, and allow dispatchers to handle non-emergency alarms without sending the fire department. The new System includes an online dashboard and app to allow fire department personnel to monitor alarms and change alarm status.

In March 2023, the Fire Department conducted a request for proposal (RFP) process to replace the System. The Village received two proposals. After a thorough analysis of the proposals and meeting with the vendors, staff has selected Fox Valley Fire and Safety (“**Vendor**”) as the proposal that best meets the needs of the Village and its commercial occupants.

The Village and Vendor desire to enter into an agreement for the Vendor to provide a new System for the Village (“**Agreement**”).

The Village President and Village Board of Trustees have determined that it will serve and be in the best interests of the Village and the public to enter into the Agreement with Vendor.

#### Section 2. APPROVAL OF AGREEMENT.

The Agreement between the Village and Vendor is hereby approved in a form acceptable to the Village Manager and Village Attorney.

#### Section 3. AUTHORIZATION.

The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement upon receipt of fully executed copies of the Agreement by Vendor and any other person or entities whose consent is required; provided, however, that if such

executed copies of the Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4.      EFFECTIVE DATE.

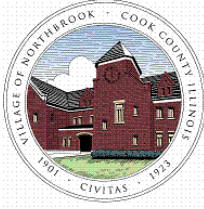
The approval of this Resolution shall be in full force and effect following passage by the Board of Trustees in the manner provided by law.

Scheduled: 6/13/2023

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk



# MEMORANDUM VILLAGE OF NORTHBROOK FIRE DEPARTMENT

**TO:** CARA PAVLICEK, VILLAGE MANAGER  
**FROM:** JOEL EATON, DEPUTY FIRE CHIEF  
**DATE:** JUNE 13, 2023  
**SUBJECT:** AN ORDINANCE AUTHORIZING THE PURCHASE OF A CARDIAC MONITOR/DEFIBRILLATOR FROM ZOLL MEDICAL

---

The Village currently owns 10 Zoll X Series Advanced cardiac monitors/defibrillators (Cardiac Monitors). Cardiac Monitors, which are carried on front-line fire apparatus such as ambulances, engines, trucks, and a rescue squad.

Zoll Medical Corporation of Chelmsford, MA (Vendor) is the Department's current supplier of Cardiac Monitors. As the Department requires Cardiac Monitors that are both current and reliable, staff recommends the purchase of one new Cardiac Monitor from the Vendor to replace a 10-year-old Cardiac Monitor currently in the Village's inventory. The Department intends to purchase one new Cardiac Monitor per year which schedules the equipment on the ten-year industry standard life cycle.

Based on both interoperability and necessity of replacement, Fire Department staff recommends the purchase of one Zoll X Series Advanced Cardiac Monitor in FY 2023/24 from the Vendor in the not to exceed amount of \$35,695.75. This price includes the trade-in value of \$5,500 for the monitor being replaced. Sufficient funds exist in Account #11-3100-649-00 for this purchase. The Vendor is the sole source provider (see attached letter) for the specific equipment needed.

Department staff will be available at the June 13, 2023 Village Board meeting to respond to any questions if necessary.

## **Ordinance (ID # 6733)**

### **An Ordinance Authorizing the Purchase of a Cardiac Monitor/Defibrillator from ZOLL Medical Corporation**

Passed by the Board of Trustees, 6/13/2023  
Printed and Published 6/14/2023

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

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

---

Village Clerk

## Ordinance (ID # 6733)

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 Authorizing the Purchase of a Cardiac Monitor/Defibrillator from ZOLL Medical Corporation

shall be, and is hereby, adopted as follows:

#### Section 1. Recitals.

The Village's Fiscal Year 2023/24 annual budget includes sufficient funds in account # 11-3100-649-00 for the purchase of new medical equipment and devices, including cardiac monitors/defibrillators ("**Cardiac Monitor**"). Zoll Medical Corporation of Chelmsford, MA ("**Vendor**") is the sole source provider of the Zoll X Series Advanced Cardiac Monitor.

As the Department requires Cardiac Monitors that are both current and reliable, this purchase will replace a ten year old Zoll X Series Cardiac monitor. Currently, the Department's replacement schedule is to purchase one Cardiac Monitor per year, which schedules the equipment on the ten-year industry standard life cycle.

Based on both interoperability and necessity of replacement, Fire Department staff recommends the purchase of one Zoll X Series Advanced Cardiac Monitor in FY 2023/24 from the Vendor in the not to exceed amount of \$35,695.75 ("**Agreement**").

#### Section 2. Disposal of Surplus Equipment.

Pursuant to the Home Rule powers of the Village of Northbrook and the Illinois Municipal Code, 65 ILCS 5/11-76-4, the President and Board of Trustees have determined that Zoll X Series (serial # AR17FO205178) is no longer necessary or useful to the Village and the best interests of the Village would be served by disposal of the same.

#### Section 3. Manner of Disposal.

The Village Manager is hereby authorized and directed to appropriately dispose of the Zoll X Series (serial # AR17FO2051787) by trading-in the unit and receiving a \$5,500 credit towards the purchase of the new Zoll X Series Advanced Cardiac Monitor.

#### Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete procurement of the Cardiac Monitor from the Vendor in accordance with the schedule of prices submitted by the Vendor which is attached to, and by this reference made a part of, this Ordinance as **Exhibit A**, and in an amount not to exceed \$35,695.75.

Scheduled: 6/13/2023

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

**ZOLL Medical Corporation**269 Mill Road  
Chelmsford, MA 01824-4105  
Federal ID# 04-2711626Phone: (800) 348-9011  
Fax: (978) 421-0015  
Email: esales@zoll.com

Quote No: Q-56941 Version: 1

Northbrook Fire Department  
740 Dundee Road  
Northbrook, IL 60062

ZOLL Customer No: 185947

Kristopher Gray  
kristopher.gray@northbrook.il.usQuote No: Q-56941  
Version: 1Issued Date: May 11, 2023  
Expiration Date: June 30, 2023

Terms: NET 30 DAYS

FOB: Destination  
Freight: Free FreightPrepared by: Caroline Guibord  
EMS Territory Manager  
cguibord@zoll.com  
(773) 425-0710

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
1	949804	601-2231111-01	<b>X Series Advanced Monitor/Defibrillator - 12-Lead ECG, Pacing, SpO2, SpCO, EtCO2, BVM, NIBP, CPR Expansion Pack</b>  Includes: TBI Dashboard, 4 trace tri-mode display monitor/ defibrillator/ printer, advisory algorithm, advanced communications package (Wi-Fi, Bluetooth, USB cellular modem capable) USB data transfer capable and large 6.5in ( 16.5cm) diagonal screen. Accessories Included: MFC cable and CPR connector, A/C power cord, One (1) roll printer paper, 6.6 Ah Li-ion battery, Operators Manual, Quick Reference Guide, and One (1)-year EMS warranty.  Parameter Details: Real CPR Help - Dashboard display of CPR Depth and Rate for Adult and Pediatric patients, Visual and audio prompts to coach CPR depth (Adult patient only), Release bar to ensure adequate release off the chest, Metronome to coach rate for Adult and Pediatric patients. See-Thru ® CPR artifact filtering • Interpretative 12-Lead ECG (Full 12 ECG lead view with both dynamic and static 12-lead mode display. 12-Lead OneStep ECG cable - includes 4-Lead limb lead cable and removable precordial 6-Lead set) • ZOLL Noninvasive Pacing Technology • Real BVM Help: Dashboard provides real-time ventilation feedback on both volume and rate for intubated and non-intubated patients. AccuVent Cable included. (Accuvent disposable sensors sold separately) • Welch Allyn NIBP with Smartcuff. 10 foot Dual Lumen hose and SureBP Reusable Adult Medium Cuff • Masimo SpO2 & SpCO with Signal Extraction Technology (SET), Rainbow SET® • EtCO2 Oridion Microstream Technology. Microstream tubing set sold separately •	1	\$52,644.00	\$37,841.36	\$37,841.36
2	949804	8300-000676	<b>OneStep Cable, X Series</b>	1	\$544.00	\$348.07	\$348.07

**ZOLL Medical Corporation**269 Mill Road  
Chelmsford, MA 01824-4105  
Federal ID# 04-2711626

Phone: (800) 348-9011

Fax: (978) 421-0015

Email: esales@zoll.com

Northbrook Fire Department  
Quote No: Q-56941 Version: 1

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
3	949804	8009-0020	CPR-D-padz and CPR Stat Padz Connector for R Series	1	\$471.00	\$279.56	\$279.56
4	949804	8900-000219-01	OneStep Pediatric CPR Electrode (1 pair)	1	\$112.00	\$75.34	\$75.34
5	949804	8000-001128	Accuvent Flow Tube (Box of 10)	1	\$762.00	\$580.56	\$580.56
6	949804	8000-0895	Cuff Kit with Welch Allyn Small Adult, Large Adult and Thigh Cuffs	1	\$186.00	\$133.87	\$133.87
7	949804	8000-001392	Masimo rainbow® RC-4 - 4FT, Reusable EMS Patient Cable	1	\$299.00	\$200.90	\$200.90
8	949804	8000-000371	rainbow® DCI® SpO2/SpCO/SpMet Adult Reusable Sensor with connector (3 ft)	1	\$1,029.00	\$676.00	\$676.00
9	949804	8000-0580-01	Six Hour Rechargeable, SurePower II Smart Battery	2	\$957.00	\$421.00	\$842.00
10	949804	8000-000875-01	Paper, Thermal, BPA Free (Box of 6)	1	\$30.00	\$19.66	\$19.66
11	949804	8900-0402	CPR Stat-padz HVP Multi-Function CPR Electrodes - 1 pair	1	\$95.00	\$64.57	\$64.57
12	949804	REUSE-09-2MQ	Welch Allyn REUSE-09-2MQ Cuff, Child, 2-Tube, Twist Lock connector	1	\$63.00	\$44.62	\$44.62
13	949804	REUSE-08-2MQ	Welch Allyn REUSE-08-2MQ Cuff, Small Child, 2-Tube, Twist Lock connector	1	\$63.00	\$44.62	\$44.62
14	949804	8707-000502-01	X Series Accessory Carry Case - Printer Chute with Single Zipper	1	\$634.00	\$0.00	\$0.00
15	949804	REUSE-07-2MQ	Welch Allyn REUSE-07-2MQ Cuff, Infant, 2-Tube, Twist Lock connector	1	\$63.00	\$44.62	\$44.62
16		6008-9901-61	ZOLL X Series Trade In Allowance (EMS Group) See Trade Unit Considerations.	1		(\$5,500.00)	(\$5,500.00)

Subtotal: \$35,695.75

**Total: \$35,695.75**

Contract Reference	Description
949804	Reflects GPO NPP 2020 - Contract No. PS20200 contract pricing. Notwithstanding anything to the contrary herein, the terms and conditions set forth in NPP 2020 - Contract No. PS20200 shall apply to the customer's purchase of the products set forth on this quote.

**Trade Unit Considerations**



**ZOLL Medical Corporation**

269 Mill Road  
Chelmsford, MA 01824-4105  
Federal ID# 04-2711626

Phone: (800) 348-9011

Fax: (978) 421-0015

Email: [esales@zoll.com](mailto:esales@zoll.com)

Northbrook Fire Department  
Quote No: Q-56941 Version: 1

Trade-In values valid through June 30, 2023 if all equipment purchased is in good operational and cosmetic condition and includes all standard accessories. Trade-In values are dependent on the quantity and configuration of the ZOLL devices listed on this quotation. Customer assumes responsibility for shipping trade-in equipment at the quantities listed on the trade line items in this quotation to ZOLL's Chelmsford Headquarters within 60 days of receipt of new equipment. Customer agrees to pay cash value for trade-in equipment not shipped to ZOLL on a timely basis.

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <https://www.zoll.com/about-zoll/invoice-terms-and-conditions> and for software products can be found at <http://www.zoll.com/SSPTC> and for hosted software products can be found at <http://www.zoll.com/SSHTC>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

1. Delivery will be made upon availability.
2. This Quote expires on June 30, 2023. Pricing is subject to change after this date.
3. Applicable tax, shipping & handling will be added at the time of invoicing.
4. All purchase orders are subject to credit approval before being accepted by ZOLL.
5. To place an order, please forward the purchase order with a copy of this quotation to [esales@zoll.com](mailto:esales@zoll.com) or via fax to 978-421-0015.
6. All discounts from list price are contingent upon payment within the agreed upon terms.
7. Place your future accessory orders online by visiting [www.zollwebstore.com](http://www.zollwebstore.com).

**ZOLL Medical Corporation**

269 Mill Road  
Chelmsford, MA 01824-4105  
Federal ID# 04-2711626

Phone: (800) 348-9011

Fax: (978) 421-0015

Email: esales@zoll.com

Northbrook Fire Department  
Quote No: Q-56941 Version: 1

**Order Information (to be completed by the customer)**

☐ Tax Exempt Entity (Tax Exempt Certificate must be provided to ZOLL)

☐ Taxable Entity (Applicable tax will be applied at time of invoice)

BILL TO ADDRESS	SHIP TO ADDRESS
Name/Department:	Name/Department:
Address:	Address:
City / State / Zip Code:	City / State / Zip Code:

Is a Purchase Order (PO) required for the purchase and/or payment of the products listed on this quotation?

☐ Yes      PO Number: \_\_\_\_\_ PO Amount: \_\_\_\_\_  
(A copy of the Purchase Order must be included with this Quote when returned to ZOLL)

☐ No      (Please complete the below section when submitting this order)

For organizations that do not require a PO, ZOLL requires written execution of this order. The person signing below represents and warrants that she or he has the authority to bind the party for which he or she is signing to the terms and prices in this quotation.

**Northbrook Fire Department**

Authorized Signature:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



269 Mill Road  
Chelmsford, Massachusetts 01824-4105  
978-421-9655 (main)  
978-421-0025 (fax)  
www.zoll.com

May 17, 2023

Village of Northbrook  
740 Dundee Road  
Northbrook, Illinois 60062

Dear Kristopher Gray:

We appreciate your selection of ZOLL® products. This letter serves as confirmation that ZOLL® Medical Corporation at 269 Mill Road in Chelmsford, Massachusetts, is the sole manufacturer and source of X Series® and X Series Advanced Defibrillators for the EMS Market. ZOLL® or Caroline Guibord, EMS Territory Manager, will not sell an X Series® and X Series Advanced Defibrillator to Union County EMS, through any vendor or dealer and no vendor or dealer is authorized to provide warranty or service.

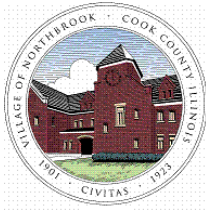
Should you have any questions or require additional information please contact me at 800-348-9011.

Sincerely,

A handwritten signature in blue ink that reads "Nancy Branco". The signature is written in a cursive, flowing style.

Nancy Branco  
Contract Specialist

Attachment: Zoll Sole Source Letter 5.17.2023 (6733 : An Ordinance Authorizing the Purchase of a Cardiac Monitor/Defibrillator from ZOLL



# MEMORANDUM VILLAGE OF NORTHBROOK

## POLICE

**TO:** CARA PAVLICEK, VILLAGE MANAGER  
**FROM:** CHRISTOPHER KENNEDY, POLICE CHIEF  
**DATE:** JUNE 13, 2023  
**SUBJECT:** AN ORDINANCE APPROVING THE PURCHASE OF A REPLACEMENT POLICE DEPARTMENT VEHICLE

The FY 2023/24 Budget contains a \$37,750 provision in the General Fund (Account No. 11-2100-708-00) for the replacement of one Police Department vehicle. At this time, the department is seeking to replace one unmarked vehicle for the Investigations Unit. This unit is an emergency response vehicle, part of the fleet which operates 24 hours per day/365 days per year, and is essential to providing public safety services to the community. This front-line response vehicle has met or exceeded the mileage and age criteria for replacement, as evaluated by our Fleet Manager, and was previously scheduled for replacement during the Capital Improvement Plan process.

Police Department and Fleet Maintenance staff reviewed specifications for the 2023 4DR Sport Utility Vehicle (specific make/model is withheld due to the intended use of this vehicle) offered by Raymond Chevrolet of Antioch, IL and determined that the vehicle meets our requirements. Raymond Chevrolet is currently holding this vehicle for our purchase. The Village has placed a small, refundable deposit, which will be applied to the final purchase price.

Staff sought informal pricing from other area dealerships for the same 2023 4DR Sport Utility Vehicle, as listed in the in Table 1 below.

<b>Table 1. 2023 4DR SUV Price Offering (Per quotes received 5/24/23)</b>	
<b>Vendor</b>	<b>Price</b>
Raymond Chevrolet - Antioch, IL	\$34,650
Eric Von Schledorn Chevrolet - Saukville, WI	\$36,709
Jerry Biggers Chevrolet - Elgin, IL	\$37,560
Heiser Chevrolet - West Allis, WI	\$38,220

Staff also sought vehicles from the State of Illinois Joint Purchasing Program. However, the State contracted vendor has informed the Department that no vehicles are currently available under the contract. Given the nationwide shortage of vehicles that meet the Department's specifications, staff requests that formal bidding requirements be waived.

This vehicle will be used mainly for covert operations, but also in response to emergency calls. As it will be used covertly, this unmarked vehicle will not be outfitted with exterior emergency lights or graphics. This vehicle will replace Unit #4, a 2010 SUV with 117,538 miles. Unit #4 will be declared surplus property and sent to auction, maintaining our fleet at the current level.

For these reasons, staff is recommending that the Village Board approve an expenditure in the not-to-

exceed amount of \$34,650 for the purchase of one 2023 4DR Sport Utility Vehicle from Raymond Chevrolet of Antioch, IL. Budgeted funds in the not-to-exceed amount of \$3,100 will be used to equip the replacement vehicle with emergency response lighting used on covert vehicles and other necessary miscellaneous equipment.

Should any questions arise, staff will be present at the June 13 Board of Trustees meeting.

## **Ordinance (ID # 6739)**

# **An Ordinance Waiving Competitive Bidding, Authorizing the Disposal of a Surplus Vehicle and Approving the Purchase of a Replacement Police Department Vehicle from Raymond Chevrolet of Antioch, IL**

Passed by the Board of Trustees, 6/13/2023  
Printed and Published 6/14/2023

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

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

---

Village Clerk

## Ordinance (ID # 6739)

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 Waiving Competitive Bidding, Authorizing the Disposal of a Surplus Vehicle and Approving the Purchase of a Replacement Police Department Vehicle from Raymond Chevrolet of Antioch, IL

shall be, and is hereby, adopted as follows:

#### Section 1. RECITALS.

The FY 2023/2024 Budget contains a \$37,750 provision in the General Fund (Account # 11-2100-708-00) for the purchase of a Police Department replacement vehicle. In response to ongoing supply chain issues affecting joint fleet purchasing contracts, Village staff has worked with local dealerships to obtain a vehicle that meets the Police Department's requirements. Staff has determined that a 2023 4DR Sport Utility Vehicle ("**Vehicle**") offered by Raymond Chevrolet of Antioch, IL ("**Vendor**") meets the Department's requirements. Raymond Chevrolet is reserving the vehicle for the Village under a small deposit. Staff has sought pricing from other area dealerships for the same vehicle and the Vendor has offer the most favorable pricing. Given the ongoing supply chain challenges, Village staff recommends that the Village Board waive competitive bidding for the procurement of this Vehicle.

Based on these factors, the Village staff recommends that the Village purchase one 2023 4DR Sport Utility Vehicle in the not-to-exceed amount of \$34,650, including delivery and documentation fees, from the Vendor. It is anticipated that an additional not-to-exceed amount of \$3,100 will be required to outfit the Vehicle with emergency and miscellaneous equipment ("**Equipment**"), which will be bid out separately. Installation of this equipment will be done by Village staff. The Village's Annual Budget for FY 23/24 provides sufficient funds for this procurement.

The Village owns a vehicle that has reached the end of its useful life, Unit #4, and Village staff recommend that this vehicle be declared surplus property of the Village.

The President and the Board of Trustees have considered the disposal of Unit #4 and the purchase of the Vehicle and Equipment, and have determined that it is in the best interest of the Village and the Public.

#### Section 2. DISPOSAL OF SURPLUS EQUIPMENT.

Pursuant to the Home Rule powers of the Village of Northbrook and the Illinois Municipal Code, 65 ILCS 5/11-76-4, the President and Board of Trustees have determined that the following vehicle is no longer necessary or useful to the Village, and the best interests of the

Village would be served by its disposal:

Unit #4, a 2010 Jeep Commander (VIN: 1J4RG5GT1AC153643)

Section 3. MANNER OF DISPOSAL

The Village Manager is hereby authorized and directed to send Unit #4 to auction, either online or live in-person.

Section 4. WAIVER OF BIDDING.

The requirement that competitive sealed bids be solicited for the Vehicle shall be, and is hereby, waived.

Section 5. APPROVAL OF EXPENDITURES.

The Village Manager is hereby authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the Vehicle from the Vendor as well as the procurement of related Equipment.

Section 6. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage by a two-thirds vote of the Board of Trustees and publication in pamphlet form in accordance with State Statutes.

Scheduled: 6/13/2023

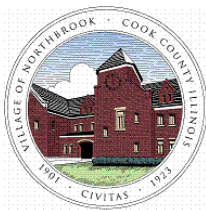
ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk







# MEMORANDUM VILLAGE OF NORTHBROOK

POLICE

**TO:** CARA PAVLICEK, VILLAGE MANAGER  
**FROM:** CHRISTOPHER KENNEDY, POLICE CHIEF  
**DATE:** June 13, 2023  
**SUBJECT:** A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT IN THE NORTHERN ILLINOIS REGIONAL CRIME LAB

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The Village of Northbrook is a longstanding member agency of the Northern Illinois Regional Crime Lab (NIRCL). As a member of this regional consortium, the Village recognizes that criminal investigations and other law enforcement efforts are greatly enhanced when agencies have access to the resources and support of a specialized forensic organization. The members of the consortium desire to utilize such forensic services and resources during the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity.

The Village of Northbrook has been satisfied with the services of the NIRCL. The NIRCL performs approximately 200 evidence tests for the Village each year. The testing services provided by the NIRCL include: fingerprints, DUI kits, sexual assault kits, DNA analysis, and gun analysis. The NIRCL also destroys guns and other weapons, drugs, and ammunition upon request.

The Executive Management team and governing board of the NIRCL have requested that its members authorize updated agreements. The agreement allows the Village to access the forensic services offered by the NIRCL and establishes an annual membership fee to offset the costs of operation. The annual membership fee for FY 23/24 is \$54,424.00. The FY23/24 Budget has sufficient funds for this payment in Account No. 11-2100-542-00.

The Agreement will be authorized and entered into pursuant to the Section 10 of Article VII of the Illinois Constitution, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, and the Villages' respective home rule powers. The Village attorneys have reviewed this agreement and find no issues with continuing our membership and receiving the services and benefits of this joint agreement.

Staff will be present at the June 13 Village Board meeting, should any questions arise.

## Resolution (ID # 6741)

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 Intergovernmental Agreement Among the Members of the Northern Illinois Regional Crime Lab of Vernon Hills, IL

is hereby adopted, as follows:

#### Section 1. Recitals.

The Village of Northbrook currently participates as a member of the Northern Illinois Regional Crime Lab ("**NIRCL**"). The members of the NIRCL recognize that criminal investigations and other law enforcement efforts are greatly enhanced when agencies have access to the resources and support of a specialized forensic organization. The members desire to utilize such forensic services and resources during the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity.

The NIRCL has requested that its members authorize updated agreements ("**Agreement**"). The Agreement allows the Village to continue to access the forensic services offered by the NIRCL and establishes an annual membership fee to offset the cost of operation. The annual membership fee for FY 23/24 will be \$54,424.00. The FY23/24 Budget has sufficient funds for this payment in Account No. 11-2100-542-00.

The Agreement is authorized and entered into pursuant to the Section 10 of Article VII of the Illinois Constitution, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, and the Village's home rule powers.

#### Section 2. Approval of Agreement.

The Agreement establishing the Village of Northbrook's continued membership with the Northern Illinois Regional Crime Lab is hereby approved in a form generally consistent with the attached **Exhibit A** and further to be acceptable to the Village Manager and Village Attorney.

#### Section 3. Authorization to Execute Agreement.

The Village Manager and Village Clerk are hereby authorized to execute the Agreement in its final form and make such payments necessary to continue the Village's membership under the Agreement in an amount not to exceed \$54,424.00 for Fiscal Year 23/24.

Scheduled: 6/13/2023

ATTEST:

\_\_\_\_\_  
Village President

Village Clerk

Member Agency: Village of Northbrook

**INTERGOVERNMENTAL AGREEMENT  
AMONG THE MEMBER AGENCIES OF THE  
NORTHEASTERN ILLINOIS REGIONAL CRIME LABORATORY**

**THIS AGREEMENT** made and entered into by and among the member agencies or units of local government (hereinafter called Members) of the Northeastern Illinois Regional Crime Laboratory (hereinafter called the Crime Lab):

**WITNESSETH:**

**WHEREAS**, the Members recognize that the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity requires the use of certain forensic services for the analysis and identification of physical evidence; and

**WHEREAS**, the Members desire to utilize such forensic services and resources during the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity; and

**WHEREAS**, the Members are entering into this Intergovernmental Cooperative Agreement (the "Agreement") pursuant to Article VII, Section 10 of the Illinois Constitution of 1970; the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.); Article 5, Sections 1-4-6 and 11-1-2.1 of the Illinois Municipal Code (65 ILCS 5/1-4-6 and 5/11-1-2.1); and other applicable authority;

**NOW, THEREFORE, the Members agree as follows:**

**SECTION 1 – PURPOSE OF AGREEMENT; RECITALS**

This agreement is made in recognition of the fact that criminal investigations and other law enforcement efforts are greatly enhanced when agencies have access to the resources and the support of a specialized forensic organization. It is the purpose of this Agreement to provide the means whereby assistance is provided to the Member by the Crime Lab pursuant to the conditions of this agreement. The foregoing recitals are hereby incorporated into this Agreement as findings of the Members and the Crime Lab.

**SECTION 2 – DEFINITIONS**

For the purposes of this Agreement, the following terms shall be defined as set forth in this Section.

1. **Forensic Services:** Those services provided by the Crime Lab to a Member pursuant to this Agreement that pertain to the identification, and analysis of physical evidence pursuant to the investigation or prosecution of a crime.
2. **Annual Assessment:** The fee provided for by this agreement to serve as compensation to the Crime Lab to offset the cost of operation. Costs of

Member Agency: Village of Northbrook

operation include any costs incurred by the Crime Lab in the furtherance of its operation including costs for personnel, training, facilities, fixtures, equipment, supplies, and utilities.

An annual assessment shall be levied against all Members in accordance with the duly adopted Constitution and Bylaws of the Crime Lab.

A basic requirement of continued membership under this Agreement is the timely payment of the Annual Assessment and other established fees by the Member.

### **SECTION 3 – TERM**

The initial term of this Agreement shall be for a period commencing on the date of execution of the Agreement by the Chief Executive Officer of the Member and concluding on the Member agency's fiscal year end immediately following such date of execution.

### **SECTION 4 – ADMINISTRATION AND OPERATIONS**

The administration and operation of the Crime Lab shall be in conformance with the precepts set forth in the Constitution and Bylaws of the Crime Lab and any Standard Operating Guidelines established under the authority of those bylaws.

### **SECTION 5 – SCOPE OF RESPONSE**

The Crime Lab shall provide forensic services as outlined in the current scope of accreditation for any official investigation conducted by the law enforcement department of a Member initiated within its corporate boundaries.

In addition to the Scope of Services, the Crime Lab will also aid agencies with the destruction of drugs and firearms. Such destruction will be completed in compliance with the policies set by the Crime Lab.

### **SECTION 6 – DIRECTION OF PERSONNEL AND EQUIPMENT**

The Crime Lab Executive Director shall be responsible for supervising and directing the actions of all Crime Lab personnel and for determining the use of all equipment and resources of the Crime Lab.

### **SECTION 7 – AUTHORITY OF CRIME LAB PERSONNEL**

Each employee of the Crime Lab shall be fully authorized by the Member to perform their official duties pursuant to any official investigation conducted under the terms of this Agreement.

### **SECTION 8 – REIMBURSEMENT TO CRIME LAB**

Members shall be responsible for paying such annual fees, facility occupation and maintenance fees, capital improvement fees, and service fees as may be established from time to time pursuant to the Constitution and Bylaws of the Northeastern Illinois Regional Crime Lab.

Member Agency: Village of Northbrook

## **SECTION 9 – INDEMNIFICATION**

To the greatest extent permissible by law, the Crime Lab shall assume full and complete responsibility for the actions of its employees acting pursuant to this Agreement, including without limitation, insurance, indemnification, and protection of such personnel.

## **SECTION 10 – EFFECTIVENESS; TERM**

This agreement shall be in full force and effect and legally binding on the Crime Lab and the Member as of the date written below. This Agreement shall automatically renew for a period of twelve (12) months on the first day of the subsequent fiscal year of the member agency immediately following such effective date, and each first day of the subsequent fiscal year of the member agency thereafter for a like period of twelve (12) months.

## **SECTION 11 – AMENDMENTS**

This Agreement may be amended from time to time in writing approved by resolution of the corporate authorities of each Member. Any proposed amendment shall not be effective until adopted and approved by the corporate authorities of each Member.

## **SECTION 12 – TERMINATION**

The Member may terminate this Agreement by resolution of its corporate authorities. Certified copies of any such terminating resolution shall be filed with the Executive Director of the Crime Lab and the President of its Executive Board within thirty (30) days after its passage. In the event of termination as to one Member, this Agreement shall remain binding as to the remaining Members.

Termination shall not be effective, however, until ninety (90) days after filing of certified copies to the Executive Director and President of the Executive Board. Moreover, notwithstanding such termination, a terminating Member shall remain liable and responsible for paying all fees for services provided by the Crime Lab prior to the effective date of such termination.

Further, a terminating Member shall not be entitled to any refund or return, in whole or in part, of fees or assessments paid by such Member prior to the effective date of such termination nor shall the terminating Member be entitled to receive or hold any interest in any equipment or other assets or interests of the Crime Lab.

Member Agency: Village of Northbrook

IN WITNESS THEREOF, this Agreement has been duly executed this \_\_\_\_\_ day  
of \_\_\_\_\_, \_\_\_\_\_.

**For the Northeastern Illinois Regional Crime Laboratory**

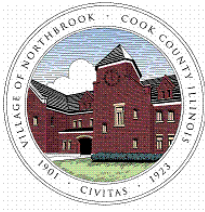
By: \_\_\_\_\_  
NIRCL President

By: \_\_\_\_\_  
Chief Executive Officer of Member Agency

\_\_\_\_\_  
Member Agency Name

\_\_\_\_\_  
Date Fiscal Year Begins for Member Agency





# MEMORANDUM

## VILLAGE OF NORTHBROOK

### DEVELOPMENT AND PLANNING SERVICES

**TO:** CARA PAVLICEK, VILLAGE MANAGER

**FROM:** MICHAELA KOHLSTEDT, DEPUTY DIRECTOR OF DPS

**DATE:** JUNE 13, 2023

**SUBJECT:** AN ORDINANCE AMENDING THE ZONING CODE

On June 13, 2023 the Board of Trustees will consider two draft ordinances recommending approval of Zoning Code amendment language for Docket No. PCD-23-04, an application by the Village of Northbrook (the "Applicant") for text amendments to various Articles of the Northbrook Zoning Code (1988), as amended ("Zoning Code") to authorize the Board of Trustees of the Village, after conducting a preliminary review of an application for zoning relief, to either (i) assign the responsibility for conducting the required public hearing on the application to the Village's Plan Commission or the Village's the Zoning Board of Appeals, or (ii) reserve the responsibility of conducting the public hearing to the Village's Board of Trustees itself without need for a recommendation from a subsidiary body.

#### **REQUESTED RELIEF**

The original proposed Zoning Code text amendment (attached) was developed by Village Staff, with review and input of the Village Attorney. The proposed Zoning Code text amendment would codify into the Zoning Code the existing ability of the Village Board to determine, for each zoning application, which body (the Village Board, the Plan Commission, or both together) would be best to conduct the required public hearing. In other words, this proposed amendment is put forth to determine if formal codification of the current practice provides written clarity on the matter for applicants regarding the zoning relief process in Northbrook.

#### **PLAN COMMISSION PUBLIC HEARING SUMMARY**

The Plan Commission opened the public hearing during its regular meeting on February 21, 2023 (the minutes are attached for reference). To date, the Village has only received one piece of public correspondence on the matter which was shared with the Plan Commission at the first public hearing and attached to this memo for reference.

During the February 21, 2023, public hearing the Commissioners found the request to amend the Zoning Code as presented to be confusing and lacking in language pertaining to how existing applications would qualify under the amendment for the Board of Trustees to conduct public hearings.

One Commissioner requested that objective criteria be included for discussion with the proposed amendment. Lastly, a member of the Commission requested a list of other municipalities that have similar language codified in codes for Board of Trustees to determine what body will hold a public hearing. Ultimately the Commission continued the public hearing to May 16, 2023.

Following the February 21, 2023, public hearing, the Plan Commission Chairman provided additional amendment language for consideration, which is attached to this report for review, along with a copy of the original proposed amendment language. The revised language consists

of additional criteria details that have been added to specify the exact types of applications which may not undergo a public hearing process at the Board of Trustees, but shall require a public hearing at the Plan Commission. The language also makes a distinction between new and existing applications and processes that would be required which may differ between the two types.

With the inclusion of the suggested text from the Plan Commission Chairman staff was able to prepare a second draft resolution should the Commission choose to take action on the application with an interest in utilizing the language proposed by the Chairman during the second public hearing. The original resolution consisting of the original proposed text amendment language was also presented to the Commission during the second public hearing for consideration.

The public hearing was reopened on May 16 and was closed without comments and the Plan Commission made a motion to adopt the resolution consisting of the revised amendment language. The Commission adopted the attached Resolution No. 23-PC-07 recommending approval of a Zoning Code Text Amendment which was adopted by a vote of 7-0 (one member absent, and one member abstaining).

### **SUMMARY**

For consideration at the June 13, 2023 Board of Trustees meeting are two draft ordinances, one approving the original Zoning Code text amendment language, and a second ordinance approving the amendment language as proposed and recommended by the Plan Commission.

The Village Attorney and staff will attend the June 13, 2023 Board of Trustees meeting to answer any questions.

## **Ordinance (ID # 6715)**

# **An Ordinance Amending the Zoning Code Identifying the Board of Trustees as a Body for Conducting Public Hearings (PCD-23-04)**

Passed by the Board of Trustees, 6/13/2023  
Printed and Published 6/14/2023

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

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

---

Village Clerk

## Ordinance (ID # 6715)

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 Zoning Code Identifying the Board of Trustees as a Body for Conducting Public Hearings (PCD-23-04)**

shall be, and is hereby, adopted as follows:

#### Section 1. BACKGROUND.

The Village Board of Trustees initiated an application to amend the provisions of the Northbrook Zoning Code (1988), as amended ("**Zoning Code**"), to authorize the Village Board to delegate the conduct of public hearings on zoning relief to subsidiary bodies or reserve that power to itself ("**Amendments**").

The President and Board of Trustees hereby find that it is in the best interest of the public and the Village to amend the Zoning Code as provided in this Ordinance ("**Text Amendment**"). The Text Amendment is adopted in accordance with the Zoning Code and pursuant to the Village's home rule authority.

#### Section 2. PUBLIC HEARINGS.

A public notice for the Requested Relief was duly published on February 2, 2023 in *The Northbrook Herald* and a public hearing was held at the Plan Commission's regular meeting on February 21, 2023 and May 16, 2023 and the Plan Commission formally adopted Resolution No. 23-PC-07 recommending approval of a modified version of the Requested Relief.

#### Section 3. AMENDMENT TO ARTICLE XI OF THE ZONING CODE.

Amendment to Article 11 of the Zoning Code, entitled "Zoning Administration and Enforcement" shall be, and is hereby, amended as follows [Added text **bold and double underlined**; deleted text struck through]:

"11-103 PLAN COMMISSION

\* \* \*

11-103 D. Jurisdiction and Authority. In addition to the jurisdiction conferred on it by Chapter 2 of the Northbrook Municipal Code, the Plan Commission shall have the following jurisdiction and authority:

1. Subject to the provisions of Part II of this Article and Chapter 2 of the Northbrook Municipal Code, to prepare and recommend a Comprehensive Plan, including an Official Map, to the Board of Trustees, which, upon its adoption by the

Board of Trustees, shall be known as the "Official Comprehensive Plan" of the Village of Northbrook.

2. Subject to the provisions of Part II of this Article and Chapter 2 of the Northbrook Municipal Code, to review, prepare and recommend to the Board of Trustees changes in and amendments to the Official Comprehensive Plan, including the Official Map.
3. Subject to the provisions of Section 11-503 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Paragraph 11-503 D4 of this Article.
4. Subject to the provisions of Section 11-504 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Paragraph 11-504 D4 of this Article.
5. Subject to the provisions of Section 11-601 of this Article, to initiate, hear, review and offer its recommendations to the Board of Trustees on applications for amendment of this Code.
6. Subject to the provisions of Section 11-602 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for special permits.
7. Subject to the provisions of Section 11-603 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for planned development approval.
8. Subject to the provisions of Section 11-604 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for site plan approval in those cases specified in Paragraph 11-604 E2.
9. To aid and assist the Board of Trustees and the departments of the Village in implementing general plans and in planning, developing and completing specific projects.
10. To review and report on any matters referred to it by the Board of Trustees or the Village Manager.

**The Plan Commission's jurisdiction and authority to hear and review applications for relief under the Zoning Code may be reserved by the Board of Trustees to itself pursuant to Section 11-104 of this Part. In such event, the lack of a recommendation from the Plan Commission will not be considered a failure to act by the Plan Commission.**

#### **11-104 BOARD OF TRUSTEES**

**11-104 A. Preliminary Review of Applications by the Board of Trustees. For all properly filed and completed preliminary applications for relief under the Zoning Code that are referred to the Board of Trustees pursuant to Subsection 11-301 A3, the Board of Trustees shall, not later than the first regular Board of Trustees meeting after the preliminary application has been referred to it, commence and conclude its review of the preliminary application. The purpose of such review is to broadly acquaint the Board of Trustees with the applicant's proposal and to provide the applicant and a subsidiary body, if applicable, with any preliminary views, concerns, or policy direction that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.**

At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the Board's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Board of Trustees, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Code.

11-104 B. Referral or Reservation of Responsibility to Review and Hear Applications. After conducting its review of a preliminary application, the Board of Trustees may either refer the application to a subsidiary body or reserve the application to itself.

1. Referral to Subsidiary Bodies. The Board of Trustees may refer the application to the Zoning Board of Appeals or the Plan Commission for review, hearing, recommendation, and, where appropriate, final action, in the manner set forth in this Article XI.

2. Reservation to Board of Trustees. The Board of Trustees may reserve to itself the responsibility to review and conduct a public hearing on any application to itself in accordance with the following provisions:

- (a) All public hearings on applications for relief conducted by the Board of Trustees shall be noticed in the manner set forth in Section 11-303 of this Article.
- (b) All public hearings on applications for relief conducted by the Board of Trustees shall be conducted in the manner set forth in Section 11-303 of this Article.
- (c) Any application for which the Board of Trustees reserves to itself the responsibility of reviewing and conducting the public hearing will not require a recommendation of decision from any subsidiary body. The reservation by the Board of Trustees of the responsibility to conduct a public hearing on an application will not be considered a failure to act by any subsidiary body, and will relieve all subsidiary bodies of all further obligations with regard to the application.
- (d) For each application for which the Board of Trustees has reserved to itself the responsibility of reviewing and conducting the public hearing, the Board of Trustees will include in its final action on the application the following elements:
  - (i) references to all the evidence in the record and to the exhibits, plans or specifications, upon which the Board of Trustee's decision is based;
  - (ii) the reason or reasons for the Board of Trustee's decision corresponding to the standards for granting the requested relief; and
  - (iii) any limitations or conditions imposed by the Board of Trustees."

Section 4.      EFFECTIVE DATE.

This Ordinance shall be in full force and effect ten days after its passage, approval, and publication in pamphlet form in the manner provided by law.

Scheduled: 6/13/2023

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

**ORIGINAL PROPOSED LANGUAGE****AMENDMENT TO ARTICLE XI**

Amendment to Article 11 of the Zoning Code, entitled “Zoning Administration and Enforcement” shall be, and is hereby, amended as follows [Added text **bold and double underlined**; deleted text struck through]:

**“11-103 PLAN COMMISSION”**

**\* \* \***

11-103 D. Jurisdiction and Authority. In addition to the jurisdiction conferred on it by Chapter 2 of the Northbrook Municipal Code, the Plan Commission shall have the following jurisdiction and authority:

1. Subject to the provisions of Part II of this Article and Chapter 2 of the Northbrook Municipal Code, to prepare and recommend a Comprehensive Plan, including an Official Map, to the Board of Trustees, which, upon its adoption by the Board of Trustees, shall be known as the "Official Comprehensive Plan" of the Village of Northbrook.
2. Subject to the provisions of Part II of this Article and Chapter 2 of the Northbrook Municipal Code, to review, prepare and recommend to the Board of Trustees changes in and amendments to the Official Comprehensive Plan, including the Official Map.
3. Subject to the provisions of Section 11-503 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Paragraph 11-503 D4 of this Article.
4. Subject to the provisions of Section 11-504 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Paragraph 11-504 D4 of this Article.
5. Subject to the provisions of Section 11-601 of this Article, to initiate, hear, review and offer its recommendations to the Board of Trustees on applications for amendment of this Code.
6. Subject to the provisions of Section 11-602 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for special permits.
7. Subject to the provisions of Section 11-603 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for planned development approval.
8. Subject to the provisions of Section 11-604 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for site plan approval in those cases specified in Paragraph 11-604 E2.
9. To aid and assist the Board of Trustees and the departments of the Village in implementing general plans and in planning, developing and completing specific projects.
10. To review and report on any matters referred to it by the Board of Trustees or the Village Manager.

**The Plan Commission's jurisdiction and authority to hear and review applications for relief under the Zoning Code maybe reserved by the Board of Trustees to itself pursuant to Section 11-104 of this Part. In such event, the lack of a recommendation from the Plan Commission will not be considered a failure to act by the Plan Commission.**



**11-104 BOARD OF TRUSTEES**

**11-104 A. Preliminary Review of Applications by the Board of Trustees. For all properly filed and completed preliminary applications for relief under the Zoning Code that are referred to the Board of Trustees pursuant to Subsection 11-301 A3, the Board of Trustees shall, not later than the first regular Board of Trustees meeting after the preliminary application has been referred to it, commence and conclude its review of the preliminary application. The purpose of such review is to broadly acquaint the Board of Trustees with the applicant's proposal and to provide the applicant and a subsidiary body, if applicable, with any preliminary views, concerns, or policy direction that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.**

**At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the Board's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Board of Trustees, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Code.**

**11-104 B. Referral or Reservation of Responsibility to Review and Hear Applications.**

**After conducting its review of a preliminary application, the Board of Trustees may either refer the application to a subsidiary body or reserve the application to itself.**

**1. Referral to Subsidiary Bodies. The Board of Trustees may refer the application to the Zoning Board of Appeals or the Plan Commission for review, hearing, recommendation, and, where appropriate, final action, in the manner set forth in this Article XI.**

**2. Reservation to Board of Trustees. The Board of Trustees may reserve to itself the responsibility to review and conduct a public hearing on any application to itself in accordance with the following provisions:**

- (a) All public hearings on applications for relief conducted by the Board of Trustees shall be noticed in the manner set forth in Section 11-303 of this Article.**
- (b) All public hearings on applications for relief conducted by the Board of Trustees shall be conducted in the manner set forth in Section 11-303 of this Article.**
- (c) Any application for which the Board of Trustees reserves to itself the responsibility of reviewing and conducting the public hearing will not require a recommendation of decision from any subsidiary body. The reservation by the Board of Trustees of the responsibility to conduct a public hearing on an application will not be considered a failure to act by any subsidiary body.**

and will relieve all subsidiary bodies of all further obligations with regard to the application.

- (d) For each application for which the Board of Trustees has reserved to itself the responsibility of reviewing and conducting the public hearing, the Board of Trustees will include in its final action on the application the following elements:
- (i) references to all the evidence in the record and to the exhibits, plans or specifications, upon which the Board of Trustee's decision is based;
  - (ii) the reason or reasons for the Board of Trustee's decision corresponding to the standards for granting the requested relief; and
  - (iii) any limitations or conditions imposed by the Board of Trustees.



**COMMISSION PROPOSED REVISED LANGUAGE****AMENDMENT TO ARTICLE XI**

Amendment to Article 11 of the Zoning Code, entitled "Zoning Administration and Enforcement" shall be, and is hereby, amended as follows [Added text **bold and double underlined**; deleted text struck through] modified language as recommended by the Chairman shown in **bold and double underline in red**:

**"11-103 PLAN COMMISSION"**

**\* \* \***

11-103 D. **Jurisdiction and Authority.** In addition to the jurisdiction conferred on it by Chapter 2 of the Northbrook Municipal Code, the Plan Commission shall have the following jurisdiction and authority:

1. Subject to the provisions of Part II of this Article and Chapter 2 of the Northbrook Municipal Code, to prepare and recommend a Comprehensive Plan, including an Official Map, to the Board of Trustees, which, upon its adoption by the Board of Trustees, shall be known as the "Official Comprehensive Plan" of the Village of Northbrook.
2. Subject to the provisions of Part II of this Article and Chapter 2 of the Northbrook Municipal Code, to review, prepare and recommend to the Board of Trustees changes in and amendments to the Official Comprehensive Plan, including the Official Map.
3. Subject to the provisions of Section 11-503 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Paragraph 11-503 D4 of this Article.
4. Subject to the provisions of Section 11-504 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Paragraph 11-504 D4 of this Article.
5. Subject to the provisions of Section 11-601 of this Article, to initiate, hear, review and offer its recommendations to the Board of Trustees on applications for amendment of this Code.
6. Subject to the provisions of Section 11-602 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for special permits.
7. Subject to the provisions of Section 11-603 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for planned development approval.
8. Subject to the provisions of Section 11-604 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for site plan approval in those cases specified in Paragraph 11-604 E2.
9. To aid and assist the Board of Trustees and the departments of the Village in implementing general plans and in planning, developing and completing specific projects.
10. To review and report on any matters referred to it by the Board of Trustees or the Village Manager.

**The Plan Commission's jurisdiction and authority to hear and review applications for relief under the Zoning Code maybe reserved by the Board of Trustees to itself pursuant**

to Section 11-104 of this Part. In such event, the lack of a recommendation from the Plan Commission will not be considered a failure to act by the Plan Commission.

#### 11-104 BOARD OF TRUSTEES

11-104 A. Preliminary Review of Applications by the Board of Trustees. For all properly filed and completed preliminary applications for relief under the Zoning Code that are referred to the Board of Trustees pursuant to Subsection 11-301 A3, the Board of Trustees shall, not later than the first regular Board of Trustees meeting after the preliminary application has been referred to it, commence and conclude its review of the preliminary application. The purpose of such review is to broadly acquaint the Board of Trustees with the applicant's proposal and to provide the applicant and a subsidiary body, if applicable, with any preliminary views, concerns, or policy direction that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the Board's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Board of Trustees, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Code.

11-104 B. Referral or Reservation of Responsibility to Review and Hear **New** Applications.

After conducting its review of a preliminary application, the Board of Trustees may either refer the application to a subsidiary body or reserve the application to itself.

1. Referral to Subsidiary Bodies. The Board of Trustees may refer the application to the Zoning Board of Appeals or the Plan Commission for review, hearing, recommendation, and, where appropriate, final action, in the manner set forth in this Article XI.

2. Reservation to Board of Trustees. The Board of Trustees may reserve to itself the responsibility to review and conduct a public hearing on any application to itself in accordance with the following provisions:

- (a) All public hearings on applications for relief conducted by the Board of Trustees shall be noticed in the manner set forth in Section 11-303 of this Article.
- (b) All public hearings on applications for relief conducted by the Board of Trustees shall be conducted in the manner set forth in Section 11-303 of this Article.
- (c) Any application for which the Board of Trustees reserves to itself the responsibility of reviewing and conducting the public hearing will not require

a recommendation of decision from any subsidiary body. The reservation by the Board of Trustees of the responsibility to conduct a public hearing on an application will not be considered a failure to act by any subsidiary body, and will relieve all subsidiary bodies of all further obligations with regard to the application.

(d) For each application for which the Board of Trustees has reserved to itself the responsibility of reviewing and conducting the public hearing, the Board of Trustees will include in its final action on the application the following elements:

- (i) references to all the evidence in the record and to the exhibits, plans or specifications, upon which the Board of Trustees' decision is based;
- (ii) the reason or reasons for the Board of Trustees' decision corresponding to the standards for granting the requested relief; and
- (iii) any limitations or conditions imposed by the Board of Trustees.

11-104 C. Limitations. The Board of Trustees may not reserve an application to itself and shall refer an application to the Plan Commission for review, hearing and recommendation if the application includes any or all of the following:

- 1. Zoning Code Text Amendment
- 2. Comprehensive Plan Amendment
- 3. Zoning Map Amendment
- 4. Planned Development

11- 104 D. Referral or Reservation of Responsibility to Review and Hear Existing Applications.

Upon Receiving a Recommending Resolution from the Plan Commission, the Board of Trustees shall take one of the following actions:

- 1. Vote on the Application; or
- 2. Send the Application to a Committee of the Board for additional deliberations. Following deliberations at the Committee of the Board of Trustees, the Board of Trustees shall take one of the following actions:
  - a. Vote on the application;
  - b. Send the application to the Plan Commission per paragraph 11-104 B. 1 of this Article; or
  - c. Reserve the application to itself per paragraph 11-104 B. 2 of this Article.



**APPROVED**  
**RESOLUTION NO. 23-PC-07\_\_**  
**VILLAGE OF NORTHBROOK PLAN COMMISSION**

**DOCKET NO. PCD-23-04**  
**ZONING CODE TEXT AMENDMENT**  
**(1225 CEDAR LANE – VILLAGE OF NORTHBROOK)**

**WHEREAS**, an application (known as “Docket No. 23-04”) has been filed by the President and Board of Trustees of the Village of Northbrook (the “Applicant”) to authorize the Board of Trustees of the Village, after conducting a preliminary review of an application for zoning relief, to either (i) assign the responsibility for conducting the required public hearing on the application to the Village’s Plan Commission or the Village’s the Zoning Board of Appeals, or (ii) reserve the responsibility of conducting the public hearing to the Village’s Board of Trustees itself without need for a recommendation from a subsidiary body.

**WHEREAS**, a public notice for this docket was duly published on February 2, 2023 in the *Northbrook Herald* and a public hearing was held at the Plan Commission’s regular meeting on February 21, 2023 and May 16, 2023; and

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

1. All staff reports and attachments regarding this application.
2. All written and oral testimony concerning the application.

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

**1. Findings:**

With respect to Docket No. PCD-23-04, the Northbrook Plan Commission hereby finds that amending Article 11 of the Northbrook Zoning Code to authorize the Board of Trustees of the Village, after conducting a preliminary review of an application for zoning relief, to either (i) assign the responsibility for conducting the required public hearing on the application to the Village’s Plan Commission or the Village’s the Zoning Board of Appeals, or (ii) reserve the responsibility of conducting the public hearing to the Village’s Board of Trustees itself without need for a recommendation from a subsidiary body does satisfy the standards in Subsection 11-601 E of the Northbrook Zoning Code for amending the text of a said Code that certain amendments to said Zoning Code are necessary.

**2. Recommendations:**

The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-23-04, based on the findings established herein, and subject to the Northbrook Zoning Code being amended in substantially the form set forth in **Exhibit A** attached to this resolution.



Resolution No. 23-PC-07  
Docket No. PCD-23-04: Zoning Code Text Amendment

ADOPTED THIS 16<sup>th</sup> day of May 2023.

AYES: (7) DeBartolo, Halperin, Melnick, Morgen, Torf, Walden, Elisco

NAYS: (0)

ABSENT: (1) Sandler

ABSTAIN: (1) Schwager

\_\_\_\_/s/ Steven Elisco\_\_\_\_  
Steven Elisco, Chairman  
Northbrook Plan Commission

ATTEST:

\_\_\_\_/s/ Jonathan Mendel\_\_\_\_\_  
Jonathan Mendel  
Director of Development & Planning Services

## **Exhibit A**

### **AMENDMENT TO ARTICLE XI**

Amendment to Article 11 of the Zoning Code, entitled “Zoning Administration and Enforcement” shall be, and is hereby, amended as follows [Added text **bold and double underlined**; deleted text struck through]:

#### “11-103 PLAN COMMISSION”

\* \* \*

11-103 D. Jurisdiction and Authority. In addition to the jurisdiction conferred on it by Chapter 2 of the Northbrook Municipal Code, the Plan Commission shall have the following jurisdiction and authority:

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The Plan Commission's jurisdiction and authority to hear and review applications for relief under the Zoning Code may be reserved by the Board of Trustees to itself pursuant to Section 11-104 of this Part. In such event, the lack of a recommendation from the Plan Commission will not be considered a failure to act by the Plan Commission.

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  - a. Vote on the application;
  - b. Send the application to the Plan Commission per paragraph 11-104 B. 1 of this Article; or
  - c. Reserve the application to itself per paragraph 11-104 B. 2 of this Article.

Resolution No. 23-PC-07  
Docket No. PCD-23-04: Zoning Code Text Amendment



# Plan Commission

## Plan Commission

~ Minutes ~

1225 Cedar Lane  
Northbrook, IL 60062  
[www.northbrook.il.us](http://www.northbrook.il.us)

Debbie Ford  
(847) 664-4013

**Tuesday, February 21, 2023**

**7:30 PM Sandra "Sandy" Frum Board Room**

### 1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Steven Elisco	Chairperson	Present	
Jeff Sandler	Commissioner	Present	
Jeremy Melnick	Commissioner	Present	
Mark DeBartolo	Commissioner	Present	
Allen Morgen	Commissioner	Present	
Amy Torf	Commissioner	Present	
Eric Schwager	Commissioner	Present	
Ken Walden	Commissioner	Present	
Keri Halperin	Commissioner	Present	
Swati Pandey	Planner	Absent	
Michaela Kohlstedt	Director	Present	
Caitlyn Culbertson	Village Attorney	Present	

### 2. MINUTES APPROVAL - January 17, 2023

Commissioner DeBartolo moved, Commissioner Halperin seconded the motion to approve the regular meeting minutes as amended. On voice vote, all were in favor.

Chairman Elisco noted corrections to the minutes.

### 3. COMMUNITY PLANNING REPORT

Michaela Kohlstedt, Director of Development and Planning Services reported the Village Board approved the application for LMC and HODC regarding a mixed-use development project, and an application submitted by Providence Farm, LLC. Furthermore, a preliminary review was conducted for automotive detailing, located at 1900 Willow Road; the applicant has not submitted a formal application. She encouraged the Commission to check their email for training's and email the Village their availability for a pending joint meeting on April 25. She clarified the approved Grainger plan with Chairman Elisco; and recommended the Commission be cautious of the live microphones during meetings.

### 4. HEAR FROM THE AUDIENCE

A resident in the audience questioned if the Erickson Senior Living project would be discussed. Michaela Kohlstedt, Director responded the Erickson's development is not on tonight's agenda.

### 5. REVIEW OF DRAFT RESOLUTIONS

Attachment: 4 - Staff Report and Approved PC Minutes 2-21-2023 (6715 : An Ordinance Amending the Zoning Code)

## 6. CONTINUED REVIEW OF APPLICATIONS

## 7. REVIEW OF NEW APPLICATIONS

### A. **DOCKET NO. PCD-22-10: 2420-2450 LANDWEHR ROAD - SEVEN-LOT SUBDIVISION FINAL PLAT APPROVAL FOR NORTHGATE ESTATES**

Director Kohlstedt discussed an application submitted by Amazing Homes Developer, LLC, for the property located at 2420-2450 Landwehr Road. The applicant is requesting final plat approval of the proposed 7-lot single-family residential subdivision; and the landscape plan received was slightly modified to provide a more diverse species list. She provided a brief overview of the Villages past meetings regarding the request. The design and landscaping will remain similar to the concept plan reviewed by the Plan Commission, with the exception of the installation of the fence and taller trees along the western property line. For final plats of subdivision, the Plan Commission is charged with confirming that the final plat is in conformance with the approved tentative plat.

Commissioner DeBartolo made a motion to approve the resolution for Docket No. PCD-22-10, 2420-2450 Landwehr Road - Northgate Estates Final Plat, as prepared and submitted by staff; seconded by Commissioner Morgen. On roll call vote, all were in favor. (9 Yes Votes, 0 No Votes)

### B. **DOCKET NO. PCD-23-01: 1000-1200 SKOKIE BOULEVARD - TESLA (First Public Hearing.) An application filed by 1000 Skokie SSD, LLC (the "Applicant") as contractual purchaser of the property commonly known as 1200 Skokie Boulevard (the "Subject Property") which is owned by LTF Real Estate Company, Inc. (the "Owner") as part of a planned development originally approved for 1000-1200 Skokie Boulevard (the "Development"), for the purposes of: A) Amendment to Redevelopment Agreement originally approved in 2016-R-129 and 2016-R-162; B) Amendment to Ordinance 2016-13 Granting Special Permits for a Planned Development; C) Amendment to Ordinance 2016-62 Granting Final Plan Approval; D) Amendment to Landbanked Parking Restrictive Covenant; E) Special Permit to increase the approved FAR from 0.66 to 0.67; F) Zoning Code Text amendment to allow tandem parking spaces for Motor Vehicle Dealer by exception; G) Special Permit for a Motor Vehicle Dealer with Open Sales Lots; H) Special Permit for Wall Signs Above 20' in Height; I) Special Permit for a Wall Sign in Excess of 100 square feet in area; J) Rear yard variation to reduce required yard from 30' to 5' to accommodate proposed parking; K) Variation to reduce the required number of loading spaces from 1 to 0; L) Waiver of the Zoning Code requirement for parking garage ramps to not exceed 8% slope to allow a 15% slope; M) Waiver of the Foundation Landscape distance requirement to less than 50%; N) Exception to Allow tandem parking; O) Exception to reduce parking stall dimensions from 9' by 20' to 9' by 18' for customer parking and to 8'-6" by 18' for car storage spaces; P) Site Plan Approval; and Q) Approval of any such variations, waivers, and zoning relief as may be necessary.**

Director Kohlstedt discussed an application submitted by 1000 Skokie SSD, LLC for the property located at 1200 Skokie Boulevard. The applicant is requesting relief for the originally approved planned development to include a Tesla motor vehicle dealership with an open sales lot. She provided a brief overview of the following: site plan design, parking, sustainable measures, amendments, signage, and proposed operations. The subject property is zoned O-4, and the Comprehensive Plan designates the property as appropriate for Major Corridor Multi-Use. She noted the requested relief/primary issues the Plan Commission should consider. She confirmed the yellow box parking on the map will be used by Tesla employees only with Commissioner Morgen.

Commissioner Walden asked how the height of wall sign compares to nearby dealerships. Ms. Kohlstedt responded the requested relief for the wall sign is similar to the Children's Learning Academy request.

Ms. Kohlstedt confirmed the Village has not received public correspondents, and a resolution was included in the packet.

Matt Hendy, Co-Developer with Focus, expressed support for the proposed project.

Justin Pelej, Co-Developer, provided a brief overview of the following: Tesla's unique operations in the community, educational programs, and sustainability measures.

Commissioner DeBartolo asked why the slope was modified in the site plan. Furthermore, requested more information regarding the loading space. Mr. Pelej responded the slope was modified due to dimensional issues. The plan is to establish loading on the east side of the property.

Chairman Elisco noted the resolution will include language prohibiting the loading/unloading of vehicles on Skokie Blvd. He asked if the Tesla transporters are a third-party company. Mr. Pelej responded he believes Tesla uses a third party. To note, Tesla requires a very specific vehicle for transports.

Chairman Elisco asked if customers will be visiting the dealership to purchase, or test drive vehicles. Mr. Pelej responded the majority of the buyers purchase the vehicles online. The dealership will accommodate customer charging, but they are not considered a public charging location.

Chairman Elisco requested the applicant comply with the dark sky lighting requirements.

John Madeja, 222 S Morgen, Chicago, IL, architect for the project, clarified the photometric plan.

Director Kohlstedt read the lighting language in the resolution. She noted the site has existing lighting around the entire perimeter.

Chairman Elisco requested the applicant incorporate the use of solar energy on the property.

Director Kohlstedt confirmed the conditions included in the draft resolution do not include the proposed hours of operation. The Commission can include a condition regarding the hours of operation.

Chairman Elisco opened public comment.

Lee Heiman, resident, spoke in opposition of the application. He expressed concern regarding the following: lighting, operation hours, proposed use, and noise spillage. He requested the Commission take into consideration the residents in the community.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Morgen. On roll call vote, all were in favor. (9 Yes Votes, 0 No Votes)

Upon being questioned, Director Kohlstedt noted the recommendation from the Toyota dealership did not include hours of operation.

Chairman Elisco recommended not including the hours of operation in the resolution.

Commissioner Halperin made a motion approve resolution for Docket No. PCD-23-01, 1000-1200 Skokie Blvd. - Tesla Dealership, as prepared and submitted by staff, with subject to the inclusions of section 2C of the Sustainability Addendum, and prohibit the loading/unloading of vehicles on Skokie



Blvd.; seconded by Commissioner DeBartolo. On roll call vote, all were in favor. (9 Yes Votes, 0 No Votes)

- C. DOCKET NO. PCD-23-04: NORTHBROOK ZONING CODE TEXT AMENDMENT (First Public Hearing).** An application by the Village of Northbrook (the “Applicant”) for text amendments to various Articles of the Northbrook Zoning Code (1988), as amended (“Zoning Code”) to authorize the Board of Trustees of the Village, after conducting a preliminary review of an application for zoning relief, to either (i) assign the responsibility for conducting the required public hearing on the application to the Village’s Plan Commission or the Village’s the Zoning Board of Appeals, or (ii) reserve the responsibility of conducting the public hearing to the Village’s Board of Trustees itself without need for a recommendation from a subsidiary body.

Director Kohlstedt discussed an application submitted by the Village of Northbrook for text amendments to various articles of the Northbrook Zoning Code. The proposed text amendment would codify into the Zoning Code the existing ability of the Village Board to determine, for each zoning application, which body would be best to conduct a public hearing. Staff recommends identifying in the Zoning Code the existing authority of the Village Board to establish the public hearing body for zoning matters. In other words, this proposed amendment is put forth to determine if formal codification of the current practice provides written clarity on the matter for applicants regarding the zoning relief process in Northbrook. To note, the proposed language is allowed under Home Rule authority, and provides an outline of provisions for public notice requirements, and procedural hearing. The Plan Commission can recommend the Village Board limit consideration of the occasions for reserving a zoning application. To note, staff included a draft resolution in the packet for the Commission to consider.

Commission Melnick requested clarification on the text amendment. Director Kohlstedt explained how the Zoning Code does not codify the language allowed under Home Rule authority. She clarified the Village Board's public hearing process.

Commissioner DeBartolo requested the Village define Home Rule authority. Village Attorney Culbertson explained how Home Rule authority allows the Village to waive regulations. The Village Board has authority to host a public hearing under Home Rule authority. Furthermore, the law firm recommends updating the Zoning Code with the language allowed under Home Rule authority.

Commissioner DeBartolo asked if the Village Board ever invoked Home Rule authority for conducting a public hearing. Ms. Kohlstedt responded not that she is aware of.

Director Kohlstedt confirmed the Village Board can invoke another public hearing to allow the public to comment on a significantly revised plan.

Director Kohlstedt noted the application will be directed to a body during the preliminary review.

Commissioner Sandler expressed concern adding Home Rule authority language to the Zoning Code.

Director Kohlstedt commented the goal is to add language to the Zoning Code, for transparent practices, to avoid using Home Rule authority to schedule a public hearing. The proposed text amendment will clarify the public notice/submittal requirements.

Commissioner Sandler asked if Erickson Senior Living submitted a new application. Director Kohlstedt responded the applicant made significant changes to the site plan, which will go through staff review, but the revised documents have not been submitted yet.

Commissioner Sandler asked if the application would go before the Plan Commission for a second hearing. Director Kohlstedt responded the Village Board used Home Rule authority to schedule a joint public meeting. She noted the Commission can recommend the Village Board limit consideration of the occasions for reserving the zoning applications to only zoning applications that involve concurrent issues outside of the Plan Commissions jurisdiction.

Commissioner Sandler asked if the text amendment includes objective criteria. Director Kohlstedt responded the proposed text amendment includes objective criteria.

Commissioner Sandler reiterated his concern regarding the proposed text amendment.

Chairman Elisco shared his experience seeing applications go before the Committee for a public hearing to adopt changes.

Attorney Culbertson spoke on the importance of codifying the Village Boards authority in the Zoning Code.

Chairman Elisco noted the text amendment only addresses new petitions.

Director Kohlstedt noted the proposed language grants the Village Board authority to conduct a public hearing.

Chairman Elisco reiterated the proposed text amendment does not address old petitions.

Director Kohlstedt clarified the Village Board recommended scheduling a public hearing during the Committee meeting. She reiterated the proposed text amendment outlines the public hearing process. She explained how significant changes can initiate a public hearing.

Commissioner Sandler noted the Plan Commission will be allowed to comment during the joint meeting; however, they will not be making a recommendation to the Village Board.

Director Kohlstedt responded the proposed amendments will greatly benefit the public regarding the public hearing process with Commissioner Sandler.

Chairman Elisco read the current Zoning Code language.

Director Kohlstedt noted the proposed amendment will accommodate other items and expedite the process. She clarified why staff is proposing the text amendment with Commissioner Torf.

Attorney Culbertson spoke on the Village Board's authority to host a second public hearing and streamline the process.

Commissioner Melnick recommended holding a public hearing with the Village Board and Commission.

Chairman Elisco asked why the Village is rushing to codify the language before the public hearing. Director Kohlstedt explained the text amendment will provide documentation for the public to refer to during the public hearing.

Attorney Culbertson reiterated how the proposed text amendments will provide clarification to the public regarding the public hearing process. Furthermore, the Village Board has the authority to host a public hearing.

Director Kohlstedt clarified the preliminary review process and Home Rule Authority.

Chairman Elisco stated the proposed text amendments do not address scheduling a second public hearing after the applicant went through the Committee. The language should be modified to address the Erickson Living matter.

Commissioner Sandler stated the proposed text amendment would not sanction the pending joint meeting. He asked if other municipalities are codifying the same process. Attorney Culbertson responded yes.

Commissioner Halperin asked if the proposed text amendment is based on the Erickson Living application. Director Kohlstedt responded the proposed text amendment provides transparency. To note, many municipalities have codified language in their Zoning Code. She reiterated the Commission can make a recommendation to add additional language to the resolution.

Commissioner Morgen expressed concern taking the public hearing responsibility from the Commission.

Commissioner Sandler requested more information regarding the objective criteria. He expressed concern regarding the wording of the proposed text amendment.

Commissioner Melnick made a motion to close the public hearing; seconded by Commissioner Morgen. On roll call vote, all were in favor. (9 Yes Votes, 0 No Votes)

Commissioner Sandler stated the proposed amendment does not provide any guidance. He expressed concern that the text amendment will create confusion. He requested more information regarding objective criteria; and questioned how the proposal is related to the Green Acre development project.

Commissioner Morgen stated the proposed amendment creates confusion. Furthermore, he does not see the text amendment connection with the Green Acre development project.

Commissioner Torf requested the Village clarify why the text amendment is necessary.

Commissioner Walden requested the Village clarify the standards for the Zoning Code.

Commissioner Melnick questioned why the Village is rushing to codify the language before the public hearing. He noted the optics are very bad. Furthermore, requested more information from the Village regarding the proposed text amendments. He asked what will happen if the Plan Commission decides not to approve the text amendment. Attorney Culbertson responded the Commission must provide a recommendation to the Village Board.

Commissioner DeBartolo suggested extending the public hearing to further discuss the matter.

Commissioner Schwager stated the proposed amendment creates confusion. Furthermore, he does not support the proposed resolution at this time.

Commissioner Halperin stated the proposed amendment creates confusion. She requested more information regarding the proposed text amendment.

Chairman Elisco discussed the Commissions role in the Village. He expressed concern regarding the following: future Village Boards abusing Home Rule authority, and Trustees taking on work they were not elected to do. The Plan Commission has the time and skill set to properly evaluate complex applications. He requested staff modify the proposed language in the text amendment. Furthermore, the proposed text amendment is considered a serious change, which requires further discussion.

Commissioner Melnick made a motion to reopen the public hearing and postpone discussion to May 16, 2023; seconded by Commissioner Sandler. On roll call vote, all were in favor. (9 Yes Votes, 0 No Votes)

Chairman Elisco requested staff present a metrics of other communities at the May meeting.

## 8. OLD BUSINESS

Village Attorney Culbertson clarified the Village Boards pending joint public hearing with Chairman Elisco. The Plan Commission will be able to comment and ask questions during the meeting.

Chairman Elisco suggested hosting a joint public hearing with a joint recommendation.

Director Kohlstedt requested the Commission email their availability to attend the pending joint meeting.

Chairman Elisco questioned how the Plan Commission will be able to question the petitioner.

Director Kohlstedt confirmed the Plan Commission will be able to comment and ask questions during the meeting.

Commissioner Sandler requested more information regarding the joint public hearing.

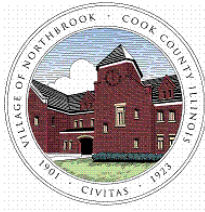
Chairman Elisco stated he would like to be able to provide comments after the public hearing closes.

Attorney Culbertson stated more information regarding the joint meeting will be sent to the Commission.

## 9. NEW BUSINESS

## 10.ADJOURN

Commissioner Halperin made a motion, seconded by Commissioner Melnick to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 10:13 p.m.



# MEMORANDUM VILLAGE OF NORTHBROOK

## DEVELOPMENT AND PLANNING SERVICES DEPARTMENT

**TO:** PLAN COMMISSION  
**FROM:** MICHAELA KOHLSTEDT, DIRECTOR  
**DATE:** FEBRUARY 21, 2023  
**SUBJECT:** PCD-23-04: NORTHBROOK ZONING CODE TEXT AMENDMENT

On February 21, 2023 the Plan Commission will conduct a public hearing on Docket No. PCD-23-04, an application by the Village of Northbrook (the “**Applicant**”) for text amendments to various Articles of the Northbrook Zoning Code (1988), as amended (“**Zoning Code**”) to authorize the Board of Trustees of the Village, after conducting a preliminary review of an application for zoning relief, to either (i) assign the responsibility for conducting the required public hearing on the application to the Village’s Plan Commission or the Village’s the Zoning Board of Appeals, or (ii) reserve the responsibility of conducting the public hearing to the Village’s Board of Trustees itself without need for a recommendation from a subsidiary body.

The Plan Commission hearing was properly noticed in the February 2, 2023 edition of the *Northbrook Herald*. To date, the Village has not received any public comments on the application.

The proposed Zoning Code text amendment was developed by Village Staff, with review and input of the Village Attorney. The impetus for this change was the Green Acres/Erickson development and the significant revisions presented to the Village Board on December 13, 2022, following the completed Plan Commission Public Hearing process. The Village Board determined that the revisions proposed by Erickson were so different from the initial application that a new public hearing should be held, and the Village Board further determined, as allowed under its Home Rule authority, that the hearing should be conducted by the Village Board at a joint meeting with the Plan Commission.

The proposed Zoning Code text amendment would codify into the Zoning Code the existing ability of the Village Board to determine, for each zoning application, which body (the Village Board, the Plan Commission, or both together) would be best to conduct the required public hearing. The text amendment also references the Zoning Board of Appeals, but only because there are, occasionally, matters that the Plan Commission hears that are otherwise within the ZBA jurisdiction (i.e. hearings on variations when those variations are being requested in conjunction with a special permit or PUD request). The proposed amendment does NOT cover matters that the Zoning Code places solely within the ZBA jurisdiction.

Staff believes that it is a best practice, and a transparent practice, to identify in the Zoning Code the existing authority of the Village Board to establish the public hearing body for zoning matters. In other words, this proposed amendment is put forth to determine if formal codification of the current practice provides written clarity on the matter for applicants regarding the zoning relief process in Northbrook.

### SUMMARY

As the Plan Commission considers this request, the Commission will want to keep the following question

in mind:

1. Is it appropriate to amend the Zoning Code to explicitly state the Village Board of Trustees authority to conduct public hearings on zoning relief when deemed appropriate?
2. If so, is the proposed language adequate in addressing the ability for the Board to make the determination of what body will conduct a public hearing during the preliminary review process?

Given the timing of the February 21, 2023 public hearing schedule as it relates to the planned April public hearing for Erickson with the Village Board/Plan Commission and the fact that there is only one Board of Trustees meeting in March, staff has included a draft resolution with the staff report for consideration by the Plan Commission. If the attached draft resolution is adopted, it would be Plan Commission Resolution No. 23-PC-04.

The Village Attorney and staff will attend the February 21, 2023 Plan Commission meeting to answer any questions.

**Kohlstedt, Michaela**

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, February 21, 2023 4:53 PM  
**To:** Managers Office Public Comments; Kohlstedt, Michaela  
**Subject:** Online Form Submittal: Public Comment Form

**Public Comment Form**

The Village Board likes hearing from you and encourages you to provide our board, committees, and commissions with your thoughts and ideas. We make better decisions when you get involved.

Because we know you can't always get to a meeting, we've created a way for you to share your comments with us via this web form. Comments will be automatically submitted to the appropriate staff liaison and subsequently forwarded to all members of your selected board, committee, or commission if applicable.

Written comments will not be read aloud during a public meeting unless requested by the commenter. If you want to make a 'live' comment, you can do so by attending a meeting and asking to be heard during public comment time.

Thank you for providing your valuable feedback.

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(Section Break)

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Select the Board or Commission you wish to address: Plan Commission

Would you like your comment to be read aloud at the applicable meeting? No

Name Adele Sturgis

Email Address adelesturgis@sbcglobal.net

Address 1807 Maple Avenue

City Northbrook

State IL

Zip Code 60062

Comment: SUBJECT: Docket No. PCD-23-04, Zoning Code Text Amendment

pattern of catering to the interests of wealthy large-scale developers and preferred well-to-do individuals at the literal expense of all others seems increasingly to be driving

SUBJECT: Docket No. PCD 23-04 Zoning Code Text Amendment

Question: What's the message of Docket #PCD-3-04's proposed Zoning Code Text Amendment, and what is the purpose of that message?

Plausible Answer: This Board knows what's best for the community. Anyone who thinks otherwise should keep quiet and refer to the preceding statement.

I doubt that it's coincidental that the subject proposed text amendment has been introduced following the Plan Commission's recommendation to the Board not to approve the Grainger property redevelopment proposal. Since the Plan Commission didn't recommend this Board's pet project after gathering input from the community, perhaps the Plan Commission wasn't supposed to exercise unwanted thoughtfulness and independence in reaching its recommendation. The proposed Docket #PCD23-04 text amendment could potentially eliminate Plan Commission review of future large redevelopment projects. Could it be that this Village Board wishes to ensure its exclusive control and ability to limit discussions, outcomes, and perhaps financing of the redevelopment of the Green Acres and Our Lady of the Brook sites, as well as potential redevelopment in downtown Northbrook?

Perhaps it would be a kindness of sorts for the Board not to waste anyone's time if / when Board approval or disapproval of a development proposal is a given from the outset, but I don't believe kindness is the motivation behind the proposed Zoning Code text amendment. One can only speculate what's been going on behind the scenes in recent years, but there seems to be a pattern emerging in recent years that our Board feels free to disregard negative impacts (including financial losses) to



affected residents and businesses as long as such Board actions and development proposals (a) comport to their personal social justice point of view, (b) Board members themselves will not incur any extraordinary costs or their properties be negatively affected, and (c) the Board is free to shift tax burdens from wealthy developers onto other residential property owners and businesses with a minimum of discussion. Is this possibly what Docket # PCD-23-04's proposed Zoning Code Text Amendment is all about – further consolidation of Board control over future development in the community, as well as their ability to enrich developers while impose their fair share of the tax burden on the rest of the community instead?

Consider some actions the Board has already taken to disregard and override the valid interests of some residents and businesses to enhance the Board's sense of control over the lives and finances of others before you rubber stamp this proposed text amendment.

- While it is not unprecedented, our Board's non-acceptance of the Plan Commission's recommendation not to approve the Grainger redevelopment proposal after contentious public hearings is a clear signal that the Plan Commission failed to support the Board's intentions of approval. How dare the Commission listen to those who would be affected and consequently fail to support this Board's vision for this property!
- While income inequality, a component of the affordable housing issue, is certainly a nationwide social issue, a number of members of our current Board not that long ago concluded that it was within the purview of the Board to dictate to the employers of Northbrook the minimum wages and benefits they must pay their employees. Federal and state government normally determine minimum wages and benefits, but our Board was so full of itself that it insisted upon (their) local control. Of the 1,300 or so incorporated municipalities in the state of Illinois, of which few took such over-the-top exercise of control over their local businesses' employment decisions, how did our Board reach its conclusion that the seven of them should dictate the wages and benefits of anyone except Village of Northbrook employees?
- Six of our seven current Board members voted to impose a \$10,000 demolition fee on teardown property owners beginning in January 2021. None of those Board members had a primary residence in Northbrook likely to be torn down and therefore likely to suffer a \$10,000 financial loss as a result of their decision. I would be willing to bet that none of the seven Board

members made a personal \$10,000 contribution of to Northbrook's Affordable Housing Trust Fund, and I doubt that any of the vocal supporters of the \$10,000 demolition fee have made personal \$10,000 contributions either. It's unconscionable – and totally hypocritical – for financially unaffected people such as our Board members and demolition tax supporters to impose a \$10,000 financial loss on other single-family residential property owners when they themselves would not be affected. If Board members were so sure that their “affordable” housing plan enjoyed widespread community support, then why didn't our Board fund their plan fairly and equitably across the entire community instead of hammering just a few single-family residential property owners who might well be those least able to take a \$10,000 financial hit? Further, forcing developers to pay the approved outrageous fee-in-lieu only made those future housing units more expensive, which seems completely contrary to encouraging less expensive housing options in the community. Why didn't our Board take the political risk raising taxes across the board to specifically support “affordable” housing if they believed community support was widespread? Why didn't our Board propose a Village referendum to initiate a Real Estate Transfer tax that eventually hits every property owner -- including the very wealthy, instead of just the owners of smaller, older, less expensive homes? Did it ever occur to our Board that the owners of those teardowns have their own need for \$10,000 those owners have actually worked for? If Board members wanted to help people who whine that they can't afford to live in Northbrook unless someone else picks up part of their expense, they should have written personal \$10,000 checks to those people, not made property owners seeking to demolish a home they own cough up \$10,000 they never volunteered to the “affordable” housing cause. Did our Board ever once consider that teardown owners need that \$10,000 to educate their children, help fund their retirement, etc.? Clearly not. Our Board supports wealth, privilege, and the unfair distribution of taxes and fees as decided by individuals serving on the Board. It's all about the ability of Board members to impose their personal values, whatever the cost may be or who picks up the tab, regardless of who might get hurt financially in the process. Control – with the added benefit of gaining the admiration of others who can't or refuse see the consequences inflicted on other people – seems to be the name of this Board's game. Apparently further consolidation of their control is desirable.

- The Grainger property was the one and only site suitable for the construction of needed regional detention serving the Illinois Road watershed / sewershed, an area with a high

degree of redevelopment and increases of impervious coverage with a history of flooding and flood damage. Storm sewers were constructed in the 1920s and late 1940s and are inadequate for today's level of redevelopment. For a community that purports to be concerned with sustainability issues (which includes flooding) lack of adequate detention should have been a major concern when the opportunity to provide that needed detention presented itself. The appropriateness of the Grainger property as a possible site for regional detention was discussed during the 2010 revision of the Village's Comprehensive Plan; it was not a new idea when the site became available for purchase. Two of our current Trustees served on the Stormwater Management Commission, one beginning Stormwater Management Commission service after her own neighborhood was significantly affected by flooding. Although the Board authorized an updated study of the watershed for potential construction of regional detention at the Grainger site, it decided to ignore the recommendation of the consultant to develop reasonable cost detention that would have been constructed only on the northern portion of the property. Such detention would have offered a higher degree of flood protection to a large number properties on both sides of the railroad tracks, including multifamily and commercial properties. Not only did our then-President misstate the cost benefit per property of the recommended detention as being out-of-line with that of earlier projects (which was not correct but unchallenged by any member of the Board), but review and recommendation of the Stormwater Management Commission was apparently as irrelevant as the Plan Commission's review of the site's development proposal; the Stormwater Management Commission had not reviewed the consultant's report to make its recommendation to the Board before the study was presented to the Board. Might one conclude that our Board cares more about providing brand new housing for people who can't afford to live here within their own means than providing detention that helps protect the lives, health, safety, property, and finances of existing, taxpaying property owners? If the Board had any interest in the Stormwater Management Commission's evaluation, it didn't appear to be concerned or even interested that it had not had an opportunity to discuss the consultant's study, much less make a recommendation to the Board. There's nothing admirable about our Board ignoring the bona fide flood protection needs of a watershed in order to eliminate an important municipal and property owner need potentially undermining approval of this Board's pet project. Controlling the narrative was perhaps important to moving affordable housing on the site forward.

- Not only has the Plan Commission and Stormwater Management Commission (in my personal opinion only) experienced slap-downs for even potentially getting in the way of this Board's apparent mission to be seen as the champions of social justice, but a local paper's article not long ago suggested there were rumblings that the Board might consider dissolving the Architectural Control Commission. Apparently this group of volunteers could also be perceived as somewhat of an impediment in the approval process of select projects the Board might wish to move forward at a faster pace. This Board's actions seem to have a common thread of an increasing need for sole control of community decisions, and the proposed Docket #PCD-2304 text amendment is but the latest.

- Our Board is certainly also interested in exercising control over the distribution of the tax burden to selectively enrich a few wealthy developers at the expense of all other property owners and businesses within the community. Our Village Boards, past and present, seem to enjoy handing out 6B property tax breaks and creating tax increment finance districts that shift tax burdens where they don't belong, i.e., to every other taxpayer and business not enjoying the Board's largesse of a 6B or a TIF. A finding of "blight" necessary to create a TIF district is a twisted misrepresentation of reality fully supported by wackadoodle Illinois municipal officials, and our own elected officials affirmed as recently as February 7th that they are against any proposed reform of Illinois TIFs.

We live in a historically corrupt county in a historically corrupt state, but I used to be able to tell myself that Northbrook officials were capable of treating its taxpayers fairly, equitably, and on a level playing field with each other. It now appears that our Board members may prefer to bypass the review of any Village commission, despite their long history of thoughtful recommendations to the Board following public hearings. Please strongly consider not recommending approval of Docket #PCD-23-04 Zoning Code Text Amendment and put the Board to the test. See if such a recommendation is accepted or overridden. The consolidation of power in fewer hands with potentially fewer opportunities for public input is not in the long-term best interest of this community.

Thank you for your time and consideration of these comments.

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## **Ordinance (ID # 6750)**

### **An Ordinance Amending the Northbrook Zoning Code to Designate the Board of Trustees as a Body for Conducting Public Hearings (Plan Commission Docket No. PCD-23-04)**

Passed by the Board of Trustees, 6/13/2023  
Printed and Published 6/13/2023

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

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

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Village Clerk

## Ordinance (ID # 6750)

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 Northbrook Zoning Code to Designate the Board of Trustees as a Body for Conducting Public Hearings (Plan Commission Docket No. PCD-23-04)**

shall be, and is hereby, adopted as follows:

#### Section 1. BACKGROUND.

The Village Board of Trustees initiated an application to amend the provisions of the Northbrook Zoning Code (1988), as amended ("**Zoning Code**"), to authorize the Village Board to delegate the conduct of public hearings on zoning relief to subsidiary bodies or reserve that power to itself ("**Amendments**").

The President and Board of Trustees hereby find that it is in the best interest of the public and the Village to amend the Zoning Code as provided in this Ordinance ("**Text Amendment**"). The Text Amendment is adopted in accordance with the Zoning Code and pursuant to the Village's home rule authority.

#### Section 2. PUBLIC HEARINGS.

A public notice for the Requested Relief was duly published on February 2, 2023 in *The Northbrook Herald* and a public hearing was held at the Plan Commission's regular meeting on February 21, 2023 and May 16, 2023 and the Plan Commission formally adopted Resolution No. 23-PC-07 recommending approval of a modified version of the Requested Relief.

#### Section 3. AMENDMENT TO ARTICLE XI OF THE ZONING CODE.

Amendment to Article 11 of the Zoning Code, entitled "Zoning Administration and Enforcement" shall be, and is hereby, amended as follows [Added text **bold and double underlined**; deleted text ~~struck through~~]:

#### "11-103 PLAN COMMISSION

\* \* \*

11-103 D. Jurisdiction and Authority. In addition to the jurisdiction conferred on it by Chapter 2 of the Northbrook Municipal Code, the Plan Commission shall have the following jurisdiction and authority:

1. Subject to the provisions of Part II of this Article and Chapter 2 of the Northbrook Municipal Code, to prepare and recommend a Comprehensive Plan, including an Official Map, to the Board of Trustees, which, upon its adoption by the

Board of Trustees, shall be known as the "Official Comprehensive Plan" of the Village of Northbrook.

2. Subject to the provisions of Part II of this Article and Chapter 2 of the Northbrook Municipal Code, to review, prepare and recommend to the Board of Trustees changes in and amendments to the Official Comprehensive Plan, including the Official Map.
3. Subject to the provisions of Section 11-503 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Paragraph 11-503 D4 of this Article.
4. Subject to the provisions of Section 11-504 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Paragraph 11-504 D4 of this Article.
5. Subject to the provisions of Section 11-601 of this Article, to initiate, hear, review and offer its recommendations to the Board of Trustees on applications for amendment of this Code.
6. Subject to the provisions of Section 11-602 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for special permits.
7. Subject to the provisions of Section 11-603 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for planned development approval.
8. Subject to the provisions of Section 11-604 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for site plan approval in those cases specified in Paragraph 11-604 E2.
9. To aid and assist the Board of Trustees and the departments of the Village in implementing general plans and in planning, developing and completing specific projects.
10. To review and report on any matters referred to it by the Board of Trustees or the Village Manager.

**The Plan Commission's jurisdiction and authority to hear and review applications for relief under the Zoning Code may be reserved by the Board of Trustees to itself pursuant to Section 11-104 of this Part. In such event, the lack of a recommendation from the Plan Commission will not be considered a failure to act by the Plan Commission.**

#### **11-104 BOARD OF TRUSTEES**

**11-104 A. Preliminary Review of Applications by the Board of Trustees. For all properly filed and completed preliminary applications for relief under the Zoning Code that are referred to the Board of Trustees pursuant to Subsection 11-301 A3, the Board of Trustees shall, not later than the first regular Board of Trustees meeting after the preliminary application has been referred to it, commence and conclude its review of the preliminary application. The purpose of such review is to broadly acquaint the Board of Trustees with the applicant's proposal and to provide the applicant and a subsidiary body, if applicable, with any preliminary views, concerns, or policy direction that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible and prior to**



the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the Board's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Board of Trustees, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Code.

11-104 B. Referral or Reservation of Responsibility to Review and Hear New Applications. After conducting its review of a preliminary application, the Board of Trustees may either refer the application to a subsidiary body or reserve the application to itself.

1. Referral to Subsidiary Bodies. The Board of Trustees may refer the application to the Zoning Board of Appeals or the Plan Commission for review, hearing, recommendation, and, where appropriate, final action, in the manner set forth in this Article XI.

2. Reservation to Board of Trustees. The Board of Trustees may reserve to itself the responsibility to review and conduct a public hearing on any application to itself in accordance with the following provisions:

(a) All public hearings on applications for relief conducted by the Board of Trustees shall be noticed in the manner set forth in Section 11-303 of this Article.

(b) All public hearings on applications for relief conducted by the Board of Trustees shall be conducted in the manner set forth in Section 11-303 of this Article.

(c) Any application for which the Board of Trustees reserves to itself the responsibility of reviewing and conducting the public hearing will not require a recommendation of decision from any subsidiary body. The reservation by the Board of Trustees of the responsibility to conduct a public hearing on an application will not be considered a failure to act by any subsidiary body, and will relieve all subsidiary bodies of all further obligations with regard to the application.

(d) For each application for which the Board of Trustees has reserved to itself the responsibility of reviewing and conducting the public hearing, the Board of Trustees will include in its final action on the application the following elements:

(i) references to all the evidence in the record and to the exhibits, plans or specifications, upon which the Board of Trustee's decision is based;

(ii) the reason or reasons for the Board of Trustee's decision corresponding to the standards for granting the requested relief; and

(iii) any limitations or conditions imposed by the Board of Trustees.

11-104 C. Limitations. The Board of Trustees may not reserve an application to itself and shall refer an application to the Plan Commission for review, hearing and recommendation if the application includes any or all of the following:

1. Zoning Code Text Amendment
2. Comprehensive Plan Amendment
3. Zoning Map Amendment
4. Planned Development

11-104 D. Referral or Reservation of Responsibility to Review and Hear Existing Applications. Upon Receiving a Recommending Resolution from the Plan Commission, the Board of Trustees shall take one of the following actions:

1. Vote on the Application; or
2. Send the Application to a Committee of the Board for additional deliberations. Following deliberations at the Committee of the Board of Trustees, the Board of Trustees shall take one of the following actions:
  - a. Vote on the application;
  - b. Send the application to the Plan Commission per paragraph 11-104 B. 1 of this Article; or
  - c. Reserve the application to itself per paragraph 11-104 B. 2 of this Article.”

Section 4. EFFECTIVE DATE.

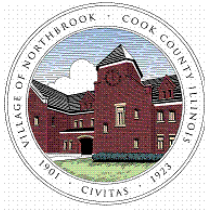
This Ordinance shall be in full force and effect ten days after its passage, approval, and publication in pamphlet form in the manner provided by law.

Scheduled: 6/13/2023

ATTEST:

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Village President



# MEMORANDUM

## VILLAGE OF NORTHBROOK

### DEVELOPMENT AND PLANNING SERVICES

**TO:** CARA PAVLICEK, VILLAGE MANAGER

**FROM:** JONATHAN MENDEL, DPS DIRECTOR

**DATE:** June 13, 2023

**SUBJECT:** PRELIMINARY REVIEW - NORTHBROOK COURT REDEVELOPMENT PLAN

Attached is a preliminary application submitted by Northbrook Court NewCo LLC (the "Applicant") as the developer of 1515-1775 Lake Cook Road (the Subject Property). The Subject Property consists of the 106.99 acre property, which is currently the Northbrook Court Mall and ancillary facilities. The Applicant proposes the redevelopment of a 97.2 portion of the Subject Property (the "Development Property") which excludes the Neiman Marcus building and parking lot parcel consisting of 7.70 acres, the Citibank outparcel consisting 1.14 acres, and the Bank of America outparcel consisting of 0.95 acres. The redevelopment consists of:

- Conceptual Master Plan of the entire Development Property outlining a planned multi-phase ten year plan by means of a block plan designating the entire property with various subareas in which general land uses and targeted bulk standards are delineated
- Specific subareas NE-1 & NE-2 development plan for 115,000 sq ft of luxury retail, restaurant and entertainment

The Subject Property:

- is primarily zoned C-4 Regional Shopping District and R-8 Multi-Family Residential District over the existing stormwater detention areas on the south end of the property
- is located on the south side of Lake Cook Road, west of Lee Road
- consists of 106.99 acres developed as a regional shopping mall in 1976;
- is surrounded by:
  - North: Residential properties within the Village of Highland Park and Deerfield, IL
  - East: R-8 Multiple Family Residential zoned and developed properties, R-4 Single Residential zoned and developed properties, IB Institutional Building zoned and developed property and OS Open Space zoned and developed property within the Village of Northbrook
  - South: Interstate and unincorporated Cook County Forest Preserve
  - West: R-8 Multiple Family Residential zoned and developed properties in the Village of Northbrook and unincorporated residential properties
- is designated Major Corridor Multi-Use in the Comprehensive Plan;

The southern stormwater detention portion of the Subject Property is located within the 100-year flood plain;

The Master Bicycle and Pedestrian Plan indicates the preference a signed and marked roadway within the subject property and a Lake Cook Road sidepath.

## **BACKGROUND INFORMATION**

In 2019, the Village approved a mixed use residential and retail/entertainment redevelopment for a portion of the Subject Property in and around the area of the former Macy's store and its associated parking areas.

This project had proceeded to site demolition and permit review, but due to market disruptions in 2020, the previous project has been delayed. The intent for redevelopment of this important property in the Village has now been completely reimagined.

## **PROPOSED PLAN**

As outlined in the applicant's attached written narrative and the Village approved Pre-Development Agreement on May 23, 2023, Sections 6, 7 & 8 (Resolution 23-R-106), the proposed redevelopment plan at this stage has two parts:

- Conceptual Masterplan and Block Plan for the entire Development Property divided into eleven subareas designated with general land use and development bulk standards
  - These subareas each have a specific geographical and development phase naming convention intended to guide redevelopment phasing
  - The subareas are related to generally specified zoning land uses and typical zoning bulk standards (such as FAR, residential unit density, commercial square footage, uses' setbacks and parking)
- Specific subarea NE-1 and NE-2 development plan
  - A ~115,000 sqft luxury retail, restaurant and entertainment development laid out as a pedestrian scaled outdoor experience
  - In relation to the Conceptual Masterplan and Block Plan, the specific development of these subareas is the first phase of overall development of the Development Property

## **ZONING**

The proposed uses on the Subject Property in the applicant's written narrative and outlined in Resolution 23-R-106 Pre-Development Agreement will require a text amendment to the existing C-4 Regional Shopping zoning district in conjunction with a Planned Development and potentially other zoning actions as determined necessary. This is including but not limited to use and bulk regulations that are set forth in Section 7 of the Pre Development Agreement. It is noted that the C-4 Regional Shopping zoning district covers only the Northbrook Court Mall property, and exists in no other location in the Village.

## **AFFORDABLE HOUSING**

Conceptual Masterplan and Block Plan:

- Affordable housing compliance will be addressed under the development phases in which residential uses are proposed

## **SUSTAINABILITY**

Given the nature and long-term phasing of this project, the Village will work with the developer to optimize adherence to the Village's 2021 Climate Action Plan during each phase's formal review and legislative steps.

## **TRAFFIC AND ENGINEERING STUDIES**

As the Board is aware, engineering and traffic studies are not required at this point in the review process. As the Applicant moves forward to submit a formal development application, the Village staff will be reviewing the engineering components of the plan to make sure the plans incorporate sufficient stormwater management systems and adequate utilities serving the development.

Since Lake Cook Road is Cook County jurisdiction, both the Village and Cook County will be involved in the review of any required traffic studies.

## **IMPACTS ON SCHOOL DISTRICTS & MUNICIPAL SERVICES**

Given the current condition of the Northbrook Court mall, there are known impacts on the school districts and municipal services. With the proposed Conceptual Masterplan and Block Plan and the specific development plan for subarea NE-1 and NE-2, the various impacts at any given development phase will be identified, analyzed and addressed accordingly throughout the formal regulatory processes depending on type, scale and intensity of impact.

## **POTENTIAL ZONING RELIEF**

- Various and applicable text amendment changes to the C-4 Regional Shopping District;
- Special Permit for a Planned Development;
- Site Plan Approval; and
- Any other relief that may be necessary

## **SUMMARY**

While reviewing the request, the Board of Trustees will want to consider the following items:

1. Does the proposed Conceptual Masterplan and Block Plan provide sufficient detail guiding the major components applicable to the redevelopment of an important property in the Village while also being a flexible roadmap for the design and execution of the eleven subareas?
2. Does the specific development site plan for subarea NE-1 and NE-2 adhere to the Conceptual Masterplan and Block Plan?

Staff and the Applicant will be at the June 13, 2023 Board of Trustees meeting to answer any questions that may arise.



# Village of Northbrook

## PRELIMINARY REVIEW APPLICATION – ZONING & SUBDIVISION RELIEF\*\*

Prior to applying for preliminary review of requested zoning and/or subdivision relief by the Village Board, the Applicant should schedule a meeting with the Department of Development & Planning Services to discuss the requested relief. (**\*\*Note: Applications for zoning relief from the Zoning Board of Appeals must use a different application form.**)

The purpose of a preliminary review is to broadly acquaint the Village Board with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible. At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Board, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a preliminary review by the Village of Northbrook's Board of Trustees. There is no filing fee for the preliminary review; however, review of a submitted formal application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Development & Planning Services Department at (847) 664-4050.

### Current Property Owner Information

Legal Name: \_\_\_\_\_  
 \_\_\_\_\_  
 Primary Contact: \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone No. \_\_\_\_\_  
 Email \_\_\_\_\_

### Applicant Information

Legal Name \_\_\_\_\_  
 \_\_\_\_\_  
 Primary Contact: \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone No. \_\_\_\_\_  
 Email \_\_\_\_\_

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

Site Location/Address: \_\_\_\_\_  
 Size of Property: \_\_\_\_\_ (square feet/acres)  
 Size of Building Space, if applicable: \_\_\_\_\_ (square feet)  
 Current Zoning<sup>1</sup>: \_\_\_\_\_  
 Current Use of the Property: \_\_\_\_\_

<sup>1</sup> [www.northbrook.il.us/zoningmap](http://www.northbrook.il.us/zoningmap)

Village of Northbrook  
**PRELIMINARY REVIEW APPLICATION**

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**REQUIRED MATERIALS FOR SUBMISSION**

The Applicant must provide 1 hard copy, and 1 electronic copy, of the following information to Staff at least twelve (12) calendar days prior to the Village Board meeting date:

- ☐ If the Applicant is **not** the owner of the subject property, the current property owner must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Board agenda.
  
- ☐ A written narrative explaining the request must be provided. The narrative must include:
  - A description of the property as it exists today, including the use(s) on the property.
  - A description of the proposed use of the property.
  - A description of the proposed physical changes to the property, including site improvements and building improvements (if none are proposed, please state so).
  - Include the following, if applicable:
    - Hours of operation.
    - Number of employees.
    - Number of existing and proposed parking spaces.
    - A list of other tenants in the building, if a multi-tenant building.
    - Are there any proposed outdoor activity or uses.
  
- ☐ A "sketch" plan outlining the proposed project must be provided. This plan will vary depending on the type of Application. Please contact Staff to determine what information should be included.

Please refer to the following page regarding instructions for submitting the electronic copy of the application materials.

## NORTHBROOK ANCHOR ACQUISITION, LLC

c/o Brookfield Properties  
350 N. Orleans Street  
Chicago, IL 60654

June 1, 2023

Village of Northbrook  
1225 Cedar Lane  
Northbrook, IL 60062

**Re:** Pre-Application for Zoning and Subdivision Relief for 1515, 1555 and 1775 Lake Cook Road, Northbrook, Illinois 60062 (the "Property")

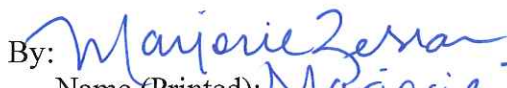
To Whom It May Concern:

Northbrook Anchor Acquisition, LLC, as the owner of the property more particularly described on Exhibit A attached hereto, hereby authorizes Northbrook Court NewCo LLC to submit a pre-application for the following zoning and subdivision relief with respect to the Property:

- Special Permit (Planned Unit Development)
- Site Plan Approval
- Zoning Code Text Amendment
- Zoning Variation
- Planned Development – Concept Plan
- Subdivision – Tentative Plat
- Exception

Sincerely,

NORTHBROOK ANCHOR ACQUISITION, LLC

By:   
Name (Printed): Marjorie Zessar  
Its: Authorized Signatory

Attachment: 1 - Applicant prelim plan submittal (6749 : Preliminary Review - Northbrook Court Redevelopment Plan)



**EXHIBIT A**

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

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

### Northbrook Court – Preliminary Application – Written Narrative

Northbrook Court Shopping Center is located at 1515-1775 Lake Cook Road. The property is currently improved with an enclosed shopping mall building and a concrete parking lot surrounding the building. The property is zoned C-4 Regional Shopping District.

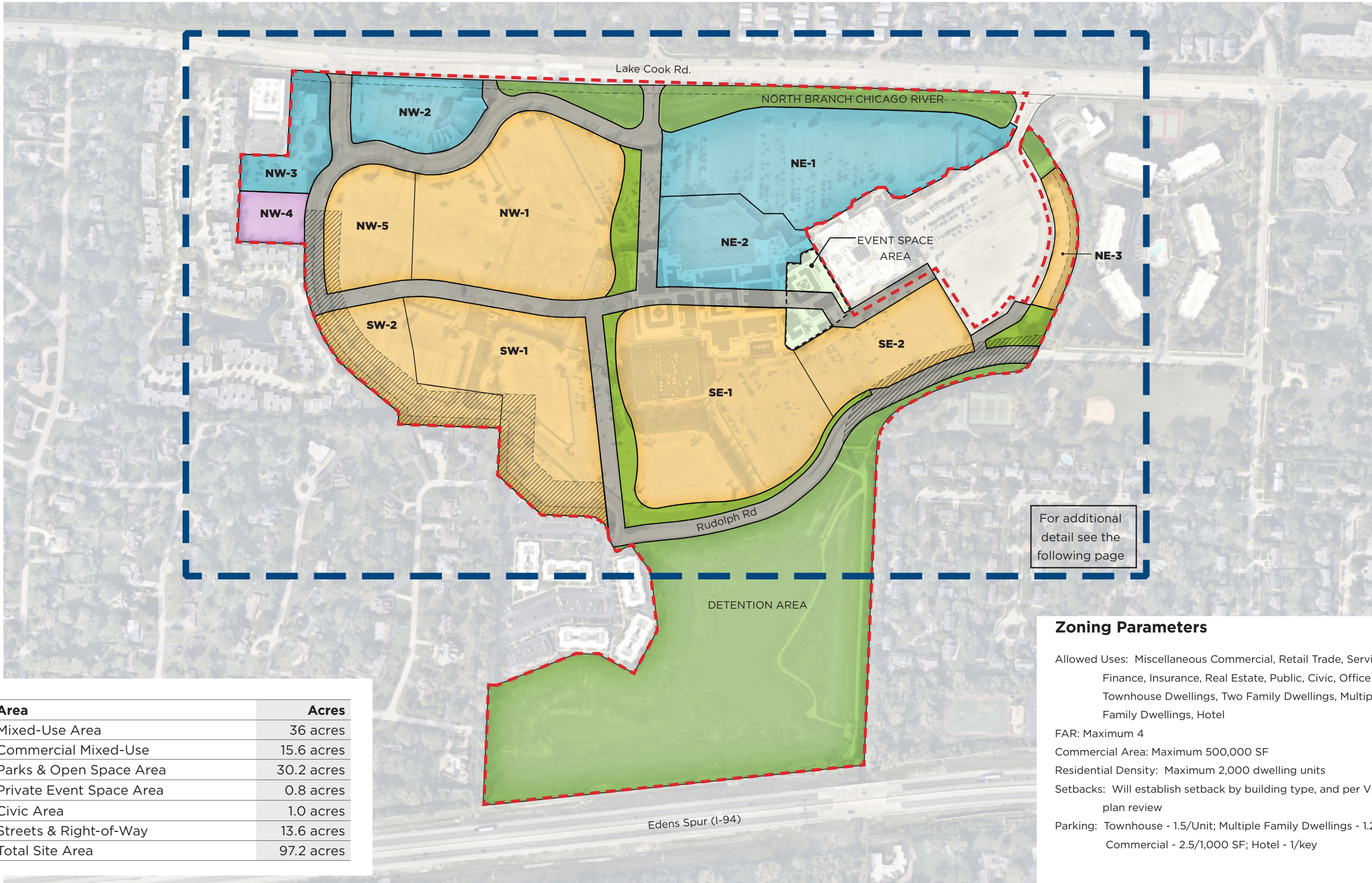
The current application will enable the redevelopment of the property in a series of phases and subareas organized around a new, high-quality and high-end retail and commercial destination area offering a new outdoor and pedestrian-oriented experience. The private aspect of the redevelopment project will consist principally of a total of approximately 115,000 square feet of retail and related commercial uses and up to 2,000 dwelling units complemented by civic, parks and open space and event space uses.

The redevelopment will be divided into 11 development subareas, including a civic subarea, parks and open spaces subareas, an event space subarea, and streets and rights of way. The private development subareas shall be known as NE-1, NE-2, NE-3, SE-1, SE-2, NW-1, NW-2, NW-3, NW-5, SW-1, and SW-2, and the civic subarea shall be NW-4.

Subareas NE-1 and NE-2 will consist of what we refer to as “Phase I Retail” and will allow retail and residential uses and publicly accessible outdoor gathering and event space. Subarea NE-3 will allow residential uses that will complement the Phase I Retail. Subareas SE-1 and SE-2 will permit a mix of residential and miscellaneous commercial and civic uses that will complement Phase I Retail and the adjacent Nieman Marcus store as well as related service uses and the balance of the publicly- accessible outdoor gathering and event space. Subareas SW-1 and SW-2 will permit a mix of residential uses and related miscellaneous commercial, civic, and service uses. Subareas NW-1 and NW-5 will allow a mix of commercial, civic, and residential uses, as well as service uses. Subareas NW-2 and NW-3 will permit a mix of commercial, civic, and service uses. Subarea NW-4 will provide for civic uses. Parks and Open Space Areas will be developed in accordance with a phasing plan to coincide with the phasing of the redevelopment within the applicable subarea and approximately 0.8 acres of area located within portions of Subareas NE-2, SE-1, and SE-2 will be used for private event space.

Phase I Retail is the initial phase of the project and contemplates construction of a high-quality retail hub and is located on subarea NE-1 and a portion of NE-2. The new building will consist of approximately 115,000 square feet anticipated to include approximately 75,000 square feet of retail and 40,000 square feet of complementary uses.





Area	Acres
Mixed-Use Area	36 acres
Commercial Mixed-Use	15.6 acres
Parks & Open Space Area	30.2 acres
Private Event Space Area	0.8 acres
Civic Area	1.0 acres
Streets & Right-of-Way	13.6 acres
Total Site Area	97.2 acres

Zoning Parameters

Allowed Uses: Miscellaneous Commercial, Retail Trade, Services, Finance, Insurance, Real Estate, Public, Civic, Office  
Townhouse Dwellings, Two Family Dwellings, Multiple Family Dwellings, Hotel

FAR: Maximum 4

Commercial Area: Maximum 500,000 SF

Residential Density: Maximum 2,000 dwelling units

Setbacks: Will establish setback by building type, and per Village plan review

Parking: Townhouse - 1.5/Unit; Multiple Family Dwellings - 1.25/Unit; Commercial - 2.5/1,000 SF; Hotel - 1/key

Block Plan — Planning Areas

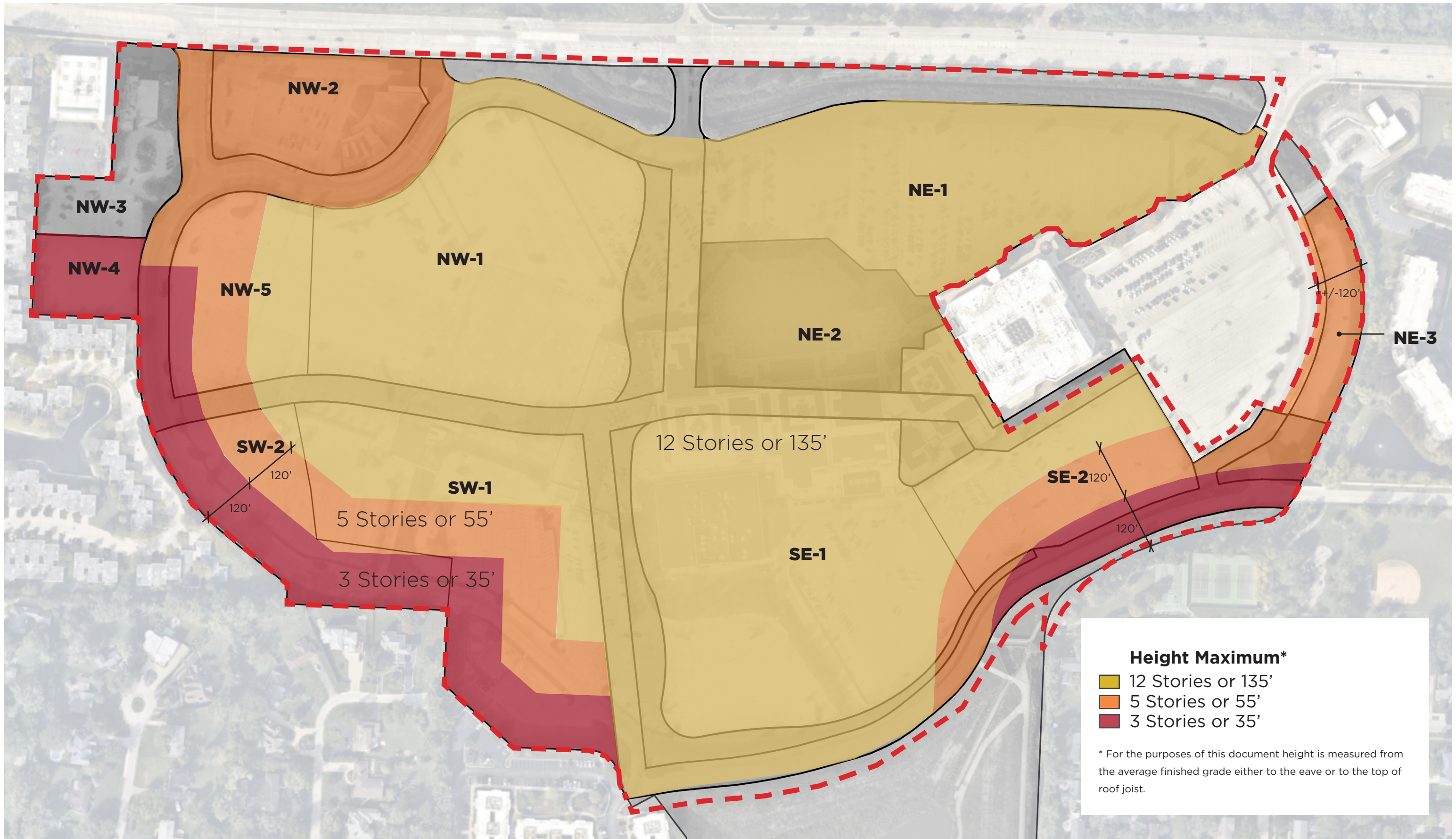




Attachment: 1 - Applicant prelim plan submittal (6749 : Preliminary Review - Northbrook Court Redevelopment Plan)

Block Plan — Planning Areas





Height Diagram







## Resolution 2023-106

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 Pre-Development Agreement for the Northbrook Court Property

is hereby adopted, as follows:

#### Section 1. RECITALS.

Northbrook Court NewCo Co, LLC (“*Developer*”) and one or more affiliates owns or controls the 97.2 acre parcel consisting of all of the area that currently constitutes the 105.4 acre Northbrook Court Shopping Mall property (the “*Mall Property*”) except (i) the Neiman Marcus building and parking lot parcel consisting of 7.70 acres, (ii) the Citibank outparcel consisting of 1.14 acres, and (iii) the Bank of America outparcel consisting of 0.95 acres (the “*Development Property*”).

On April 25, 2023, the Developer presented to the Village a conceptual master plan for the redevelopment of the majority of the Mall Property with a project that contemplates the ultimate replacement or adaptive reuse of the existing enclosed shopping mall and large concrete parking lot with a sustainable neighborhood environment characterized by diverse, high-quality architecture, and a mix of uses including retail shopping, lodging, dining, fitness, entertainment, new housing, and accessory uses on the Development Property (the “*Development Project*”).

Following the April 25, 2023 presentation, the President and Board of Trustees authorized Village staff to work with the Developer to codify into a Pre-Development Agreement (“*Pre-Development Agreement*”) the public steps and procedures that the Village will take to review and consider the Development Project.

The Village and the Developer have determined that it is in their mutual best interests to cooperate and collaborate on the exploration of the feasibility of the Development Project, and desire to enter into a generally non-binding Pre-Development Agreement to introduce the conceptual master plan and to identify the several actions and procedures necessary to fully design, plan for, finance and implement, the Development Project, all in a manner that protects and enhances the Village.

The President and Board of Trustees have considered the Pre-Development Agreement and find and determine that it is in the best interest of the Village and the public to approve the Pre-Development 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 PRE-DEVELOPMENT AGREEMENT.

The Pre-Development Agreement between the Village and the Developer shall be, and is hereby, approved in substantially the form attached hereto as *Exhibit A*.

Section 3. EXECUTION OF PRE-DEVELOPMENT AGREEMENT.

The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Pre-Development Agreement upon receipt of at least five copies fully executed by the Developer and any other person or entities whose consent is required. If the Pre-Development Agreement is not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. EFFECTIVE DATE.

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

Adopted: 5/23/2023

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Israel, Trustee
<b>SECONDER:</b>	Joy Ebhomielen, Trustee
<b>AYES:</b>	Ciesla, Israel, Collison, Ross, Hebl, Pepoon, Ebhomielen

ATTEST:

/s/ Kathryn L Ciesla  
Village President

/s/ Debra J. Ford  
Village Clerk



## **PRE-DEVELOPMENT AGREEMENT FOR THE NORTHBROOK COURT PROPERTY**

**THIS PRE-DEVELOPMENT AGREEMENT** ("**Agreement**"), is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation (the "**Village**") and **NORTHBROOK COURT NEWCO CO, LLC** (the "**Developer**"). The Village and the Developer are individually a "**Party**" and together the "**Parties**."

**IN CONSIDERATION OF**, and in reliance upon, the recitals and the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and the Developer mutually agree as follows:

### **SECTION 1. RECITALS.**

**A.** The Developer and one or more affiliates owns or controls the 97.2 acre parcel depicted on the proposed conceptual "**Block Plan**" attached to this Agreement as **Exhibit A** (the "**Development Property**"). The Development Property consists of all of the area that currently constitutes the 105.4 acre Northbrook Court Shopping Mall property (the "**Mall Property**") except (i) the Neiman Marcus building and parking lot parcel consisting of 7.70 acres, (ii) the Citibank outparcel consisting of 1.14 acres, and (iii) the Bank of America outparcel consisting of 0.95 acres.

**B.** The Mall Property was first developed as an enclosed shopping mall in 1976.

**C.** In 2019, the Village and certain entities owned or controlled by, and/or affiliated with, the Developer entered into a "Redevelopment & Economic Incentive Agreement," which agreement was amended on four occasions thereafter and contemplated the redevelopment of a portion of the Mall Property consisting primarily of the former Macy's Department Store and parking area (as amended, the "**2019 REIA**").

**D.** The Developer has now proposed and presented to the Village a conceptual master plan for the redevelopment of the majority of the Mall Property with a project that contemplates the ultimate replacement or adaptive reuse of the existing enclosed shopping mall and large concrete parking lot with a sustainable neighborhood environment characterized by diverse, high-quality architecture, and a mix of uses including retail shopping, lodging, dining, fitness, entertainment, new housing, and accessory uses on the Development Property (the "**Development Project**").

**E.** The Village is a home rule unit of government in accordance with Article VII, Section 6, of the 1970 Illinois Constitution. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to promote additional tax revenue realization by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving such purposes, and to otherwise further the best interests of the Village.

**F.** The Village anticipates that the Development Project has the potential to generate additional new tax revenue in excess of any anticipated one-time or ongoing public costs that it may incur in connection with the Development Project, generating a net fiscal and economic

benefit to the community and the region.

**G.** The Development Project, as proposed by the Developer, is a complex undertaking that requires partnerships among several public and private stakeholders to establish a master development plan that will be implemented over time, and requires an extensive public process allowing for review, consideration, and input by all interested parties including, particularly, the residents of the Village.

**H.** In that spirit, the Village and the Developer have determined that it is in their mutual best interests to cooperate and collaborate on the exploration of the feasibility of the Development Project, and desire to enter into this generally non-binding Agreement to introduce the conceptual master plan and to identify the several actions and procedures necessary to fully design, plan for, finance and implement, the Development Project, all in a manner that protects and enhances the Village.

## **SECTION 2. STATEMENT OF COOPERATION.**

The Village and the Developer each declare their interest in exploring and further discussing and reviewing the Development Project. The Village and the Developer each pledge to cooperate in good faith with each other and with all other stakeholders to take all reasonable steps toward the review and consideration of the Development Project, as set forth in this Agreement. Specifically:

- the Developer will work with the Village and with other units of government and area organizations with an interest in the Development Project, including High School District 225, Elementary School District 28, the Northbrook Park District, the Northbrook Public Library, the Metropolitan Water Reclamation District, the Illinois Department of Transportation, Metra, the Regional Transportation Authority, and Cook County;
- the Developer will comply with all Village requirements concerning public meetings and public hearings and will cooperate with the Village in making regular and timely non-proprietary information available to the public concerning the status of the Development Project; and
- the Village will undertake its review of the requested zoning relief and economic incentives in the most expeditious manner possible under applicable law, adhering to the proposed timelines and schedule set forth in this Agreement.

## **SECTION 3. PURPOSE AND IMPACT OF AGREEMENT.**

**A. Statement of Purpose.** This Agreement represents a statement of mutual cooperation of the Parties for the consideration of the Development Project. This Agreement sets forth the Parties' mutual understanding, and current plans for the pursuit and completion, of all tasks and actions that will be necessary for the Development Project to come to fruition. Accordingly, the purpose of this Agreement is to serve as a "roadmap" for the further preparation of plans necessary for the Development Project and the establishment of all necessary governmental approvals for the Development Project. The Parties recognize and agree that this Agreement is the first of many agreements and contracts that will be necessary to properly and

fully implement the Development Project.

**B. Nature of Agreement.** Except for the Developer's reimbursement obligation in Section 13.C and the Village's obligation to commence the procedures described in Section 11.B which are binding: (1) this Agreement is not to be deemed or interpreted as an obligation on either Party to take any actions, or to refrain from any actions, with respect to the Development Project; (2) neither Party is or will be under any obligation to act in any way contemplated by, or to exercise any of the rights granted to it in, this Agreement; and (3) further, neither Party will be liable to the other Party for the failure to take any action contemplated by this Agreement. ***Specifically, and without limitation of the foregoing, nothing in this Agreement shall be deemed or interpreted as binding, obligating, or requiring the Village to approve the Development Project or any of the zoning or economic relief requested by the Developer in connection with the Development Project.***

**C. Termination.** Either Party may terminate this Agreement at any time, for any reason, upon the provision of advance written notice to the other Party. The Developer's reimbursement obligation in Section 13.C will survive the termination of this Agreement.

#### **SECTION 4. IDENTIFICATION OF COMMUNITY BENEFITS AND IMPACTS.**

The Parties mutually recognize that, given its size and scope, the Development Project will generate many positive impacts for the Village and the surrounding community, and simultaneously present challenges for the Village and the community. The Parties are committed to harnessing the benefits of the Development Project while also working cooperatively with each other and with the residents, property owners, and businesses of the Village and its surrounding region to mitigate any challenges posed by the Development Project. To those ends, the Parties agree to cooperate to identify community needs and issues, to negotiate community benefits to address those community needs and issues, and to incorporate those agreed upon benefits into a future agreement or agreements between the Parties, all to best enhance and protect the Village and its residents while also preserving the viability and success of the Development Project.

#### **SECTION 5. The 2019 REIA.**

The 2019 REIA will remain in effect until a new, binding redevelopment agreement governing the entire Development Property ("***Binding Redevelopment Agreement***") is fully executed, at which time the 2019 REIA will be repealed. If the Binding Redevelopment Agreement is not executed by September 26, 2023, unless extended pursuant to Section 2.A of the Fourth Amendment to the 2019 REIA, the Developer will be required to perform the demolition and restoration obligations set forth in the 2019 REIA or else forfeit the existing letter of credit posted per the 2019 REIA. Nothing in this Agreement modifies or amends the obligations in the 2019 REIA.

#### **SECTION 6. DEVELOPMENT PROPERTY COMPONENTS.**

**A. Subareas and Infrastructure.** The Developer proposes that the Development Property will consist of the following components, all as depicted and labeled on the Block Plan:

1. 11 Private Development Subareas, consisting of approximately 49.78 acres, labeled NE-1, NE-2, NE-3, SE-1, SE-2, NW-1, NW-2, NW-3, NW-5, SW-1, and SW-2;

2. One Civic Subarea, consisting of approximately one acre to be dedicated to the Village for civic use, labeled NW-4;
3. Parks and Open Space Subareas, consisting of approximately 26.2 acres, including the approximately 23.18-acre existing Detention Area, an approximately 2.54-acre Linear Park, and an approximately 0.52-acre neighborhood park, which amenities would be in proximity to an existing open space, approximately 3.98 acres of the Chicago River North Branch;
4. One Event Space Subarea, consisting of approximately 0.8 acres; and
5. Streets and rights-of-way, consisting of approximately 13.6 acres.

**B. Development Property Land Uses.** The Developer proposes that the Development Project will substantially conform with the following proposed land uses:

1. Phase I Retail.
  - a. A new, high-quality and high-end retail and commercial destination area on the Development Property will offer a sophisticated outdoor, pedestrian-oriented environment within Subarea NE-1 and a portion of Subarea NE-2 ("Phase I Retail") Phase I Retail will have a total floor area of approximately 115,000 square feet, and will consist of a mix of high-quality and attractive uses, including approximately (i) 75,000 square feet of retail and (ii) 40,000 square feet of complementary food and beverage, fitness, entertainment and related accessory uses.
  - b. Developer shall endeavor to have at least 30% of the retail component of Phase I Retail be "**Luxury Retail**," unless modified at the request of the Developer and in the sole discretion of the Village Manager. Luxury Retail includes high-end or top-tier fashion brands distinguished by their quality, accessibility, in-store experience, price point and other unique features. Examples in the market of similar Luxury Retail destinations include by way of example Oakbrook Center, Plaza Frontenac (St. Louis), La Cantera (San Antonio) and Tysons Galleria (McLean, Virginia). The Parties acknowledge that the mix of retail tenants will be driven by the marketplace, and trends in luxury and high-end retailers. The Village will rely upon the expertise of the Developer in cultivating the optimal mix of high-quality and high-end retail tenants complemented by food and beverage and other complementary tenants.
  - c. Quality of construction for the Luxury Retail may include alfresco dining patios, first-class retail building facades that may include variations in materials, modulation or other accents, pedestrian-oriented outdoor lanes, and a variety of landscaping that can offer substantive winter interest to provide for a year-round shopping and dining destination.
  - d. Phase I Retail's emphasis on retail and placemaking is intentional and intended to drive the economic redevelopment of the entire Development Property. Phase I Retail's development is necessary to revitalize the Village along the Lake-Cook corridor and is the first step in revitalizing the Mall

Property, and, upon Phase I Retail's opening, it is the intent for it to be the catalyst for a growing economic foundation in the Village that will benefit the Village's partner taxing bodies.

2. Mixed Residential, Hotel, and Office Uses.

- a. The residential uses may include townhouse dwellings, two family dwellings, multiple family dwellings and single-family dwellings, including 55-plus age-restricted housing, with an overall density of up to 2,000 units. Interspersed with Phase I Retail and mix of residential uses on the Development Property may be commercial, retail, office, lodging, fitness, entertainment, and other complementary uses.
- b. A new residential neighborhood on the Development Property will reflect the rich history and heritage of Chicago's North Shore and be a true walkable neighborhood.
- c. The neighborhood will be defined by a variety of home types, with consideration given to features like pedestrian mews and other outdoor space and a range of indoor and outdoor amenities. The neighborhood also may include office, hotel, and certain service uses.

3. Open Space. An internal sidewalk network and linear park framework will be developed as part of the pedestrian-oriented neighborhood, providing important environmental benefits. Increasing the walkability of the site will provide a new recreational benefit to neighboring residential and commercial/office properties in this important Northbrook corridor.

## **SECTION 7. LAND USE REGULATIONS.**

**A. Development Project Overall Use and Bulk Regulations.** The Developer proposes that the C-4 District regulations of the Village Zoning Code be amended to codify the following use and bulk regulations that will govern development on the Development Property (the "***Land Use Regulations***"):

1. Exterior Setback Requirement:
  - a. From Lake-Cook Road: Buildings will be set back a minimum of 30 feet; parking will be set back a minimum of 10 feet
  - b. From residential areas adjacent to the Development Property: Buildings will be set back a minimum of 30 feet; parking will be set back a minimum of 10 feet
2. Interior Setback Requirements: To be determined as part of site plan review and approval for individual Subareas and projects within Subareas.
3. Height: The maximum overall building height is up to 135 feet, provided that each Subarea will have its own specific height restriction which in some cases is less than 135 feet. Height will be measured from the average finished grade around a building to the eave or top of roof joist.

## 4. Minimum Parking:

- a. Townhouse and Two Family Dwellings: 1.5 spaces/unit;
- b. Multiple Family Dwellings: 1.25 spaces/unit;
- c. 55+ Age-Restricted Housing: 0.5 spaces/unit;
- d. Commercial (including retail, civic, office): 2.5 spaces/1,000sf of floor area; and
- e. Hotel: .5 spaces per key.

The Village's approval of the proposed minimum parking requirements set forth in this Section will ultimately depend on design, location, housing types, walkability, and parking mitigation factors such as best practices for shared parking in a mixed use neighborhood, as well as enhanced electric vehicle charging capacity, designated ride share pick up/drop off location(s), and delivery parking location(s). In no event will parking mitigation efforts shift parking off the development site for which the parking is required.

## 5. Architecture and Landscaping.

The Development Project will be characterized by the quality of architecture, façade details and design elements required to attract retail customers and support a successful mixed use development. The outdoor space and pedestrian oriented environment will be equally characterized by the quality of landscaping and visual amenities to also attract retail customers and support a successful mixed use development.

**B. Specific Subarea Land Uses and Regulations.**

1. Subarea NE-1 and NE-2: Subareas NE-1 and NE-2 will contain Phase I Retail and residential uses, and will include a portion of a publicly-accessible outdoor gathering and event space. Use, bulk, and density regulations may include and be subject to the following:
  - a. Allowed uses: Miscellaneous Commercial, Retail Trade, Civic, Office, Townhouse Dwellings, Two Family Dwellings, Multiple Family Dwellings, Hotel, and accessory and related service uses;
  - b. Maximum Floor Area Ratio: 3.5; and
  - c. Maximum Residential Density: 25 dwelling units per net acre of land.
2. Subarea NE-3: Subarea NE-3 will contain residential uses that will complement Phase I Retail and the current location of Nieman Marcus. Use, bulk, and density regulations will include the following:



- a. Allowed uses: Townhouse Dwellings, Two Family Dwellings, Multiple Family Dwellings;
  - b. Maximum Floor Area Ratio: 3.5; and
  - c. Maximum Residential Density: 25 dwelling units per net acre of land.
- 3. Subareas SE-1 and SE-2: Subareas SE-1 and SE-2 will contain a mix of residential and miscellaneous commercial and civic uses that will complement Phase I Retail and the current location of Nieman Marcus, and related service uses. These Subareas will include a portion of a publicly-accessible outdoor gathering and event space. Commercial uses will be excluded from a portion of the Subareas defined as the “buffer area.” Use, bulk, and density regulations will include the following:
  - a. Allowed uses: Miscellaneous Commercial, Retail Trade, Civic, Office, Townhouse Dwellings, Two Family Dwellings, Multiple Family Dwellings, Hotel, and accessory and related service uses;
  - b. Maximum Floor Area Ratio: 4.0; and
  - c. Maximum Residential Density: 85 dwelling units per net acre of land.
- 4. Subareas SW-1 and SW-2: Subareas SW-1 and SW-2 will contain a mix of residential uses and related miscellaneous commercial, civic, and service uses. Commercial uses will be excluded from the “buffer area” portion of these Subareas. Use, bulk, and density regulations will include the following:
  - a. Allowed uses: Miscellaneous Commercial, Civic, Townhouse Dwellings, Two Family Dwellings, Multiple Family Dwellings, and accessory and related service uses;
  - b. Maximum Floor Area Ratio: 3.0; and
  - c. Maximum Residential Density: 40 dwelling units per net acre of land.
- 5. Subareas NW-1 and NW-5: Subareas NW-1 and NW-5 will contain a mix of miscellaneous commercial, civic, and residential uses, and service uses. Commercial uses will be excluded from the “buffer area” portion of these Subareas. Use, bulk, and density regulations will include the following:
  - a. Allowed uses: Miscellaneous Commercial, Retail Trade, Civic, Office, Townhouse Dwellings, Two Family Dwellings, Multiple Family Dwellings, Hotel, and accessory and related service uses;
  - b. Maximum Floor Area Ratio: 4.0; and

- c. Maximum Residential Density: 75 dwelling units per net acre of land.
- 6. Subareas NW-2 and NW-3: Subareas NW-2 and NW-3 will contain a mix of commercial, civic, and service uses. Use, bulk, and density regulations will include the following:
  - a. Allowed uses: Miscellaneous Commercial, Retail Trade, Civic, Office, Hotel, and accessory and related service uses; and
  - b. Maximum Floor Area Ratio: 4.0.
- 7. Subarea NW-4: Subarea NW-4 will contain civic uses. Use and bulk regulations will include the following:
  - a. Allowed uses: Civic; and
  - b. Maximum Floor Area Ratio: 1.0.
- 8. Parks and Open Space Areas:
  - a. The areas designated as “**Parks & Open Space: Linear and Neighborhood Parks**” on the Block Plan will be developed in phases by the Developer in connection with, and at the time of, the construction of the Development Project within the applicable Subarea. Prior to the commencement of construction of the initial structure(s) within a Subarea, the Developer and the Village will determine (i) an overall Parks & Open Space phasing plan that depicts the exact location of the Park & Open Space areas; (ii) a phasing and allocation plan that depicts which portion(s) of the Parks & Open Space are to be developed in conjunction with particular Subareas; and (iii) whether the applicable Park & Open Space area will be dedicated to the Northbrook Park District or will be privately maintained as public open space. The owners of applicable Subareas will be permitted to temporarily restrict access to Park & Open Space areas in order to accommodate private events.
  - b. The Developer will incorporate a network of sidewalks and walking paths that will provide pedestrian access to, from, among, and within Subareas.
- 9. Private Event Space Area:
 

The approximately 0.8 acre area that is located within portions of Subareas NE-2, SE-1, and SE-2 will be constructed by the Developer as part of the Development Project for these respective Subareas, for outdoor event space for public and private events, all of which will be organized and programed by either the Developer, the owner of the retail component, or a property owners’ association covering all or a portion of the Development Property.



#### 10. Streets and Right-Of-Ways:

- a. The Developer and the Village will continue to discuss whether and in which locations all or a significant portion of the surface roads to be constructed within the Development Property will be dedicated to the Village and on what terms.
- b. The Developer will cooperate with the Village and other applicable public and private entities to facilitate the connection of the Development Property to adjacent, sidewalks, nearby bicycle and walking trails, including working with the Village to create a connection from the Development Property east to the Skokie Valley Trail and across the Tollway Spur to trails located adjacent to and within the Chicago Botanical Garden. For purposes of this provision, cooperation includes working with appropriate agencies and dedicating right-of-way, but does not include actually constructing or paying for such improvements.

**C. Phasing of Development.** The Parties contemplate that the Binding Redevelopment Agreement will contain the following provisions:

1. The Development Project will be constructed in multiple phases based on market demand and will be undertaken so as to allow for coordination and relocation of existing retail tenants to new buildings on the Development Property prior to the demolition of the existing structures on the Development Property.
2. Phase I Retail luxury mixed-use development will occur prior to, or concurrent with, the construction of any other building in any other Subarea.
3. No building permit for vertical construction will be issued (though the Developer will be allowed to apply for permits) for any Subarea unless and until a building permit has first been issued for the construction of Phase I Retail.

#### **SECTION 8. VILLAGE APPROVALS.**

**A. Acknowledgement.** The Parties acknowledge and agree that, pursuant to the Village Code and the Zoning Code and applicable law, the Development Project may not be constructed, and the Development Property may not be operated or used as contemplated in this Agreement, except upon approval by the Village of the zoning, land use, and subdivision approvals necessary for the Development Project, in accordance with the requirements and procedures of the Village Code and the Zoning Code.

**B. Land Use Approvals.** The Development Property is located within the C-4 Regional Shopping District of the Village Zoning Code. Presently, the Development Property is the only parcel in the Village mapped within this District. It is contemplated that the Developer will seek, and the Village will consider, an amendment to Section 5-109.B of the Village Zoning Code to allow for the construction and operation of the Development Project as a mixed-use planned development, governed by the Land Use Regulations and the provisions set forth in this

Agreement (the “**Land Use Approvals**”). The granting or denial of the Land Use Approvals will be at the sole and absolute discretion of the Village Board.

**C. Application Procedure.** The Village and the Developer agree to cooperate in good faith toward identification of specific content of the Land Use Approvals that are mutually satisfactory. The Developer will file the required application, and the Village will conduct the required public processes for consideration of the Land Use Approval, generally in accordance with the time schedule set forth in Section 12 of this Agreement

**D. Public Improvements.** The Binding Redevelopment Agreement will specify, delineate and distinguish among the public improvements that will be engineered and constructed or caused to be engineered and constructed in one or more phases by the Developer and/or its successors and assigns in subsequent phases.

**E. Site Plan and Design Review.** The Binding Redevelopment Agreement will contain provisions enabling a process for Village staff review of the site plan for each Subarea as well as the vertical improvements to be constructed.

**F. Compliance with Village Standard Requirements.** The Binding Redevelopment Agreement will contain provisions ensuring the Developer's full compliance with all applicable Village development standards and requirements including, without limitation, the Village's Affordable Housing Ordinance/Inclusionary Housing Program; the Village's Climate Action Plan; the Village's Subdivision Code requirements for school, park, and library land dedications (or payments of fees in lieu of dedication);

**G. Safety and Security Plan.** The Binding Redevelopment Agreement will contain provisions requiring the Developer to plan for safety and security to serve both ongoing commercial and retail operations on the Development Property (including security related to burglary and theft typically provided in a mixed-use project of the quality of Phase I Retail) and the construction and maintenance of the Development Project and the improvements to be constructed on the Development Property.

**H. Additional Land Donations and Improvements.** The following concepts will be addressed prior to the execution of the Binding Redevelopment Agreement:

1. Developer has proposed to dedicate to the Village approximately one acre of land in Subarea NW-4 for future use by the Village as a Fire Station. The exact size and location of the dedicated area will be further discussed by the Parties, and the process for transfer of ownership will be set forth in the Binding Redevelopment Agreement.
2. The Village and the Developer will discuss and agree on the most appropriate arrangement for ownership and maintenance of the approximately 23.18 acre existing Detention Area. The Detention Area will remain available to serve the detention and retention requirements of the Development Property (through reservation of an easement or otherwise, if no longer owned by the Developer), provided that the Village and the Developer may mutually agree to dedicate portions of the Detention Area

to other uses complementary to the Development Project.

3. The Developer will coordinate with the Village on the water distribution system design for both fire and potable water and will dedicate to the Village such portions of the systems as are necessary to establish system redundancies which are deemed beneficial to the public water distribution system (e.g. a looped system around the entire development and the new private system that would be interconnected). This provision does not prevent internal private looping.

#### **SECTION 9. PROPOSED FOOD AND BEVERAGE TAX.**

The Binding Redevelopment Agreement will contain a provision stating that the Developer acknowledges that the Village has the right to adopt a Village-wide food and beverage tax, and that if it is adopted, the Developer will not have any portion of it rebated or abated as part of the public financing for the Development Project.

#### **SECTION 10. COST OF DEVELOPMENT PROJECT.**

**A. Cost of Development Project.** The Developer estimates that the total cost of construction of the Development Project will be \$750,000,000.

**B. Financial Gap.** The Developer has identified a financial “gap” of \$90 million of net assistance needed to enable the commencement of construction of the Development Project due to the age and condition of the existing Mall Property, the need for new public/private infrastructure, as well as the necessary cost of quality materials to achieve the Luxury Retail and surrounding new neighborhood community and the costs of creating the additional public benefits associated with the Development Project. The gap is especially large in the initial phase of construction given that virtually all of the infrastructure and other costs associated with bringing the retail online and constructing the backbone infrastructure will be incurred during those phases. The Village is reviewing and analyzing the requested assistance. The final amount of any Village financial assistance will be documented in the Binding Redevelopment Agreement. The financial gap identified by the Developer does not include the cost of construction of municipal facilities including, without limitation, a fire station, which the Village may evaluate and include in its determination of TIF eligible expenses. Such expenses would be in addition to the \$90 million of net assistance identified.

#### **SECTION 11. REQUESTED PUBLIC FINANCING.**

**A. Requested Public Financing.** The Developer has requested a public financing structure featuring senior lien obligations issued as tax-exempt revenue bonds (non-recourse to the Village and secured exclusively by pledged revenues) and junior lien obligations issued as developer notes with stated interest rates. The three public financing mechanisms are:

1. Sales Tax Rebate;
2. Business District Act Financing; and
3. Tax Increment Financing (collectively the “***Financial Incentives***”).

The Developer has made clear in its request, and if approved the Binding Redevelopment Agreement will provide, that any and all public financing undertaken by the Village will be limited non-recourse obligations of the Village, and will be so called “revenue obligations” (as opposed to general obligations), with no risk to, or pledge of the full faith and credit of, the Village.

**B. Village Consideration of the Financial Incentives.** The Village agrees to initiate the required processes and procedures for consideration and ultimate approval of the Financial Incentives. The significant procedural steps that are required to be followed by the Village to consider the implementation of the three public financing mechanisms are in the schedule in Section 12 of this Agreement. Upon completion of these steps, the Village Board will have no obligation to actually implement or grant any of the Financial Incentives unless the Village Board determines that it is in the best interest of the Village to do so. The granting or denial of any ordinance implementing or authorizing any of the three public financing mechanisms will be at the sole and absolute discretion of the Village Board.

**C. Property Covered by the Financial Incentives.** The properties that are anticipated to be covered by the Financial Incentives are the Development Property and the 7.70 acre Neiman Marcus building and parking lot parcel (collectively, the “***Incentive Property***”).

**D. Rebate of Sales Tax.** The Developer requests that the Village rebate a portion of the sales tax generated from the Incentive Property. The Village will undertake any necessary actions to evaluate the availability and eligibility of projected sales taxes generated by the uses on the Incentive Property pursuant to the Retailers’ Occupation Tax Act, Service Use Tax Act, Service Occupation Tax Act, Use Tax Act, Home Rule Municipal Retailers’ Occupation Tax Act, and the Village’s Home Rule Sales Tax Ordinance as a means of providing for future reimbursement to the Developer, through bonds, notes or other debt instruments. The method and procedure for determining the amount to be rebated to the Developer, as well as the method and process for the rebate, will be consistent with the Village’s existing practice for providing sales tax rebates. Specifically, but without limitation, the Village and the Developer will establish a base year amount for sales tax revenue for the Incentive Property, with the 2021 calendar year being under consideration as the base year by the Parties as of the date of execution of this Agreement, and the Village will rebate only 50% of that portion of future sales tax revenue generated from the Incentive Property that exceeds the base year amount.

**E. Business District Financing.** The Developer requests that the Village create a business development district covering the Incentive Property to support financial assistance for the Development Project and businesses within the Incentive Property. The Village will undertake necessary actions under the Business District Development and Redevelopment Act, 65 ILCS 5/11-74.3-1 *et seq.*, to authorize (i) the preparation of a development or redevelopment plan for the creation of a “Business District” including the Incentive Property to allow utilization of tax revenues derived from the imposition of a Business District Retailers’ Occupation Tax in an amount not to exceed 1% and a Business District Hotel Operators’ Occupation Tax in an amount not to exceed 1% for the payment of Business District project costs and (ii) the future reimbursement to the Developer of eligible Business District project costs through bonds, notes or other debt instruments. The Developer has requested and the Village has agreed to hire, at

the Developer's sole expense, a financial consultant to determine the Development Property's eligibility under the Business District Development and Redevelopment Act. Nothing in this Section makes any guarantee or assurance that the Incentive Property will qualify as part of a Business District.

**F. Tax Increment Financing.** The Developer requests that the Village create a tax increment financing district covering the Incentive Property to support financial assistance for the Development Project and properties within the Incentive Property. The Village will undertake necessary actions under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("**TIF Act**"), to (i) qualify the entire Incentive Property as part of a new Redevelopment Project Area, (ii) authorize the preparation and approval of a Redevelopment Plan, (iii) terminate the existing Northbrook Court TIF District that was created pursuant to the 2019 REIA, and (iv) authorize tax increment financing to provide for the future reimbursement to the Developer of eligible redevelopment project costs under the TIF Act through bonds, notes or other debt instruments. The Developer has requested and the Village has agreed to hire, at the Developer's sole expense, a financial consultant to determine the Incentive Property's eligibility under the TIF Act. Nothing in this Section makes any guarantee or assurance that the Incentive Property or Development Project will qualify for tax increment financing.

## **SECTION 12. REVIEW AND APPROVAL SCHEDULE.**

The timeline for consideration of the Land Use Approvals\*, and Financial Incentives contemplated in this Agreement will substantially conform with the following schedule:

May 23, 2023	Village Board Authorizes preparation of a Plans and Eligibility Studies for TIF and Business Development District
May 2023	Consultant conducts eligibility study and prepares Eligibility Studies and Plans
June 2, 2023	Draft TIF Plan and Eligibility Study made available for public inspection
June 13, 2023	Village Board conducts Preliminary Review of Zoning Application; Village Board determines Zoning Public Hearing Schedule  Village Board initiates process for noticing and convening Joint Review Board and TIF Public Hearing  Village establishes Interested Parties Registry
June 19, 2023	Developer submits complete application for Land Use Approvals  Village mails notices of Joint Review Board meeting and TIF Public Hearing to Taxing Bodies and DCEO
July 10, 2023	Joint Review Board public meeting

July 24, 2023	Village publishes Public Hearing public notice for Land Use Approvals
August 22, 2023	Village Board conducts Public Hearing on Land Use Approvals Village Board conducts Public Hearing on TIF
September 12, 2023	Village Board considers and adopts Ordinances: <ul style="list-style-type: none"> <li>• Dissolving the existing TIF</li> <li>• Approving the three requisite TIF Ordinances for the new TIF (no less than 14 days after close of the TIF Public Hearing)</li> <li>• Adopting the Land Use Approval Ordinances</li> <li>• Adopting the Business District Ordinance</li> <li>• Approving the Binding Redevelopment Agreement</li> </ul>

\*The dates for the Land Use Approvals are subject to modification based on timeliness of submission of Zoning Application and staff review

### **SECTION 13. GENERAL PROVISIONS.**

**A. Notices.** All notices required or permitted to be given under this Agreement must be given by the Parties by (i) personal delivery, (ii) deposit in the United States mail, enclosed in a sealed envelope with first class postage thereon, or (iii) deposit with a nationally recognized overnight delivery service, addressed as stated in this Section 13.A. The address of any Party may be changed by written notice to the other Parties. Any mailed notice will be deemed to have been given and received within three days after the same has been mailed and any notice given by overnight courier will be deemed to have been given and received within 24 hours after deposit. Notices and communications to the Parties must be addressed to, and delivered at, the following addresses:

If to Village:	Village of Northbrook 1225 Cedar Lane Northbrook, IL 60062 Attention: Village Manager
With a copy to:	Elrod Friedman LLP 325 North LaSalle Street Chicago, IL 60654 Attention: Steven Elrod, Village Attorney
If to Developer:	Brookfield Properties 350 N. Orleans Street, Suite 300 Chicago, IL 60654-1607 Attention: Ben Freeman



With a copy to: Brookfield Properties  
225 Liberty Street, 3<sup>rd</sup> Floor  
New York, NY 10281  
Attention: Development Counsel

And to: DLA Piper LLP (US)  
444 W. Lake Street, Suite 900  
Chicago, IL 60606  
Attention: Paul Shadle and Richard Klawiter

**B. Relationship of the Parties.** Nothing in, nor done pursuant to, this Agreement will be construed to create the relationship of principal and agent, employer and employee, partners, or joint ventures between the Village and the Developer.

**C. Reimbursements to Village.** Promptly upon presentation of a written demand or demands therefor, the Developer will pay the Village for all reasonable third-party fees, costs, and expenses incurred or accrued by the Village in connection with negotiating, preparing, and drafting this Agreement. Further, the Binding Redevelopment Agreement will require the Developer to pay to the Village, promptly upon presentation of a written demand or demands therefor, all reasonable third-party fees, costs, and expenses incurred or accrued by the Village in connection with the review, preparation and consideration of the Development Project. The Village shall provide to the Developer regular updates of such third-party fees, costs and expenses and shall review and confer with the Developer before incurring any such fees, costs and expenses from an individual vendor in excess of \$25,000 (with the exception of the Village attorney and the Village financial consultant, whose fees, costs and expenses shall not require any such prior approval).

**D. Consents.** Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any Party, or of any duly authorized officer, employee, agent, or representative of any Party, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing. Neither Party may unreasonably withhold or delay any such consent or assent.

**E. Governing Law.** This Agreement is governed by, construed, and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any action will be the Circuit Court of Cook County, Illinois.

**F. Exhibit.** Exhibit A attached to this Agreement is by this reference, incorporated into, and made a part of, this Agreement. In the event of a conflict between the text of this Agreement and an exhibit to this Agreement, the text of this Agreement will control.

**G. No Third-Party Beneficiaries.** No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation may be made, or be valid, against the Developer or the Village.

**H. Counterparts.** This Agreement may be executed in counterparts, each of which will constitute an original document and together will constitute the same instrument.

[SIGNATURE PAGE FOLLOWS]



**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

ATTEST:

**VILLAGE OF NORTHBROOK**, an Illinois  
home rule municipal corporation

By:\_\_\_\_\_

Village Clerk

By:\_\_\_\_\_

Village President

**DEVELOPER:**

**NORTHBROOK COURT NEWCO CO, LLC**,  
a Delaware limited liability company

By:\_\_\_\_\_

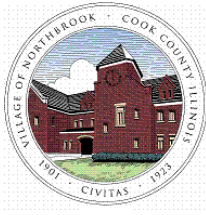
Name (Printed):\_\_\_\_\_

Its: Authorized Signatory

Attachment: 1 - Applicant prelim plan submittal (6749 : Preliminary Review - Northbrook Court Redevelopment Plan)

**EXHIBIT A**  
**BLOCK PLAN**

Attachment: 1 - Applicant prelim plan submittal (6749 : Preliminary Review - Northbrook Court Redevelopment Plan)



# MEMORANDUM VILLAGE OF NORTHBROOK

## PUBLIC WORKS

**TO:** CARA PAVLICEK, VILLAGE MANAGER  
**FROM:** JACK BIELAK, VILLAGE ENGINEER  
**DATE:** June 13, 2023  
**SUBJECT:** A PRESENTATION ON THE SKOKIE VALLEY TRAIL PROJECT

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Staff will provide a brief presentation to update the Village Board on the process of design and other key milestones for the project.

Staff will be prepared to provide the presentation and answer any questions that may arise during the meeting.



## MEMORANDUM

**To:** Kelly Hamill, Director of Public Works  
**From:** Jack Bielak, Village Engineer  
**Date:** May 30, 2023  
**Subject:** Skokie Valley Trail Main Issues and Obstacles

The Purpose of the Memorandum is to provide the status of this project and the main components that are preventing the construction of the path.

### 1. Union Pacific Right of Way

- a. Cook County has been pushing the railroad for resolution with regards to a lease agreement for the bridge to be built over Lake Cook Road. At this time the County has met resistance and non-responsiveness.
- b. The County and Northbrook have agreed to look at and alternate spur out to Skokie Boulevard for the time being until the railroad either officially accepts or rejects the proposal.

#### *Path Forward:*

I recommend that we work with the County to develop the spur option and allow the County to continue to pursue the bridge with the Union Pacific. Doing this allows us to move forward with construction.

### 2. ComEd Right of Way

- a. As part of phase I the alignment for the trail was reviewed and approved by ComEd. As part of detailed design, earlier this year ComEd submitted comments on the final design stating that they would not allow grade changes or culverts in their right of way due to future development concerns.
- b. Northbrook asked for this written policy but was not provided it and ComEd stated the information was proprietary and could not be released. They also stated that we could discuss it with their legal counsel. Northbrook set up a meeting between its legal counsel and ComEd's legal to discuss the policy. At this meeting with both Counsels present Northbrook stressed the regional importance of the path and that these new comments prevent the path from being reasonably built. ComEd agreed to send over more information regarding their design requirements.
- c. Northbrook has forwarded Cook County information regarding the Village's efforts. The Village forwarded ComEd's design requirements. The Village is pushing back on these comments because of their impact to the path. The County has agreed to join in to ask for ComEd to be more understanding of the project.

#### *Path Forward:*

I recommend we continue to push ComEd on these new review comments. I will continue to pursue ComEd regarding these comments and seek their understanding. The County and others will need to get involved if ComEd does not change its views.

### 3. CMAQ grant funding

- a. Cook County completed a Phase I for the pedestrian bridge over Lake Cook Road while the Village of Northbrook completed one from the bridge to the southern limit at Voltz Road. A letter of Intent was signed between the Northbrook and Cook County in 2017 outlining the partnership between the two agencies and the combination of the two segments of Skokie Valley Trail. Both agencies recognized the value of combining the two projects to make it more appealing for federal grant funding. \$2,780,936.00 was awarded for the project in late 2017 and Phase II was started the following year.

*Path Forward:*

Grant funding was awarded for the entire project and extensions have been granted a few times due to the right of way acquisition. I recommend that the Village and the County reach out to CMAP regarding options for staging the project because of the Union Pacific. They may change their opinion regarding the grant because of the change in project scope.

#### **4. Construction Plans and Specifications Readiness**

- a. Plans and Specifications are at the final stage and would only need to be updated for latest specs when they go out for bid.
- b. If we move forward with the spur, survey has already been picked up by the county and plan sheets for that section need to be developed.

*Path Forward:*

Move forward with designing the spur out to Skokie Boulevard if the ComEd lease agreement is secured. The County has not asked for us to participate financially in the design to this point but this may arise.

#### **5. Current Agreements with Cook County**

- a. Phase II of this agreement has expired as of December 31, 2022. The agreement may be extended with a letter signed by Cook County and an authorized Village representative.
- b. There is a draft construction agreement with Village comments to Cook County.

*Path Forward:*

It is to the Village's benefit to have a partner like Cook County pursuing the same resolution. I recommend that the Village extend the Phase II agreement with no changes and seek to move forward with the Phase III agreement once a final design is determined.

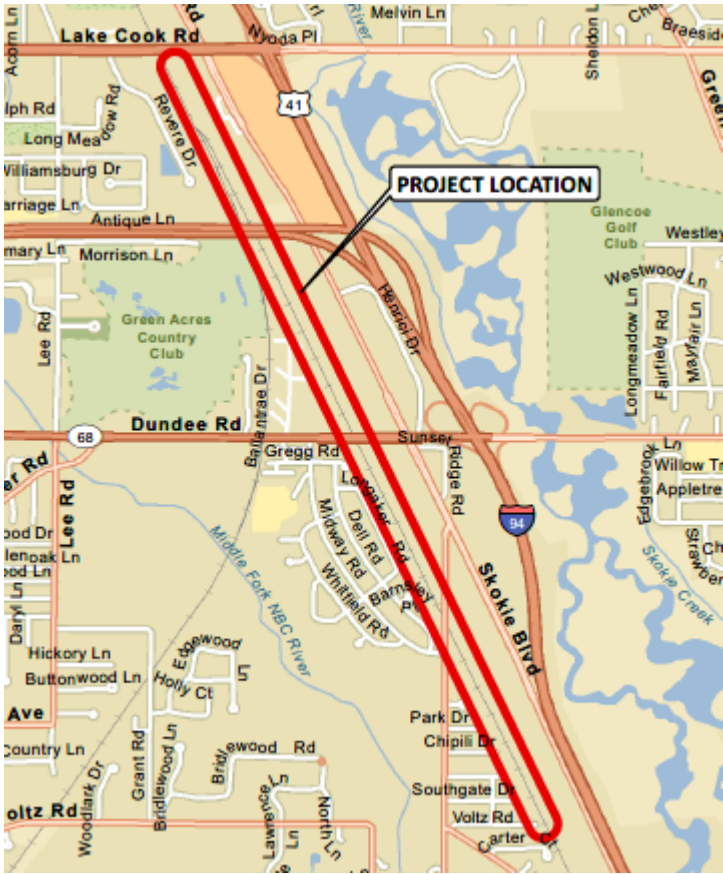
June 13, 2023

# Skokie Valley Trail Project Status

**Jack Bielak**  
Village Engineer

# Skokie Valley Trail Project Overview

The Skokie Valley Trail (SVT) project is a multi use path that is proposed within Union Pacific and ComEd Right of Way. The Scope of the project includes the construction of a new bridge connecting the SVT directly to the north of Lake Cook Road and extending SVT 2.3 miles through the Village to Voltz Road.



# Skokie Valley Trail

## Key Project Components

- **CMAQ Grant Funding**
- **Construction Plans**
- **Right of Way Acquisition**



# Skokie Valley Trail

## CMAQ Grant Funding

- \$2,780,936.00 was awarded for the project in late 2017 and Phase II was started the following year.
- Phase II was initiated in late 2018 and it was agreed that Cook County would be the lead agency for design of the overall project. The Village of Northbrook stayed involved throughout the design coordination process attending various meetings and contributing to the final design.



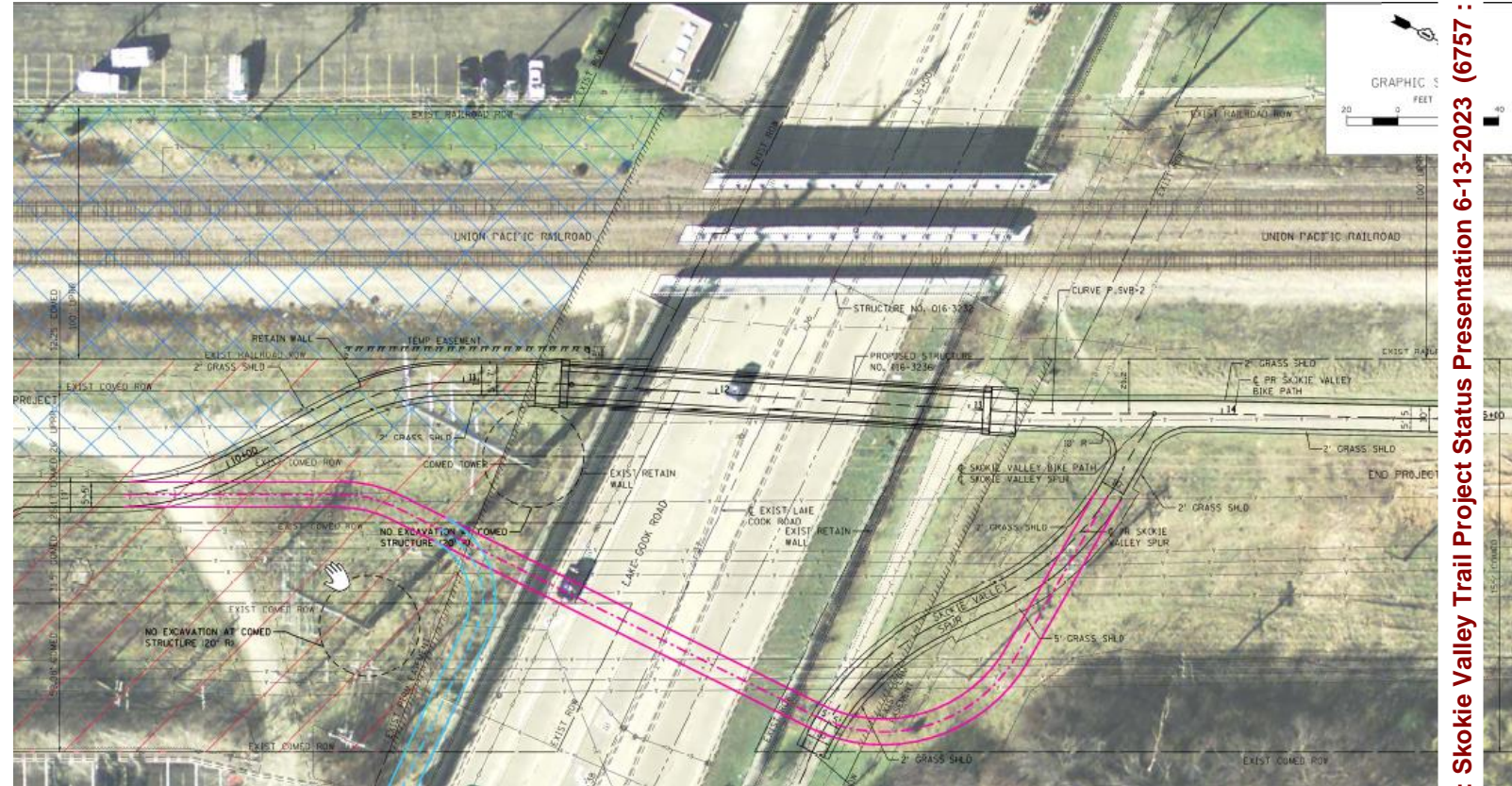
# Skokie Valley Trail

## Right of Way Acquisition

- **Union Pacific**
  - Cook County has been pushing the railroad for resolution with regards to a lease agreement for the bridge to be built over Lake Cook Road. At this time the County has met resistance and non-responsiveness.
- **ComEd**
  - Earlier this year ComEd submitted comments on the final design stating that they would not allow grade changes or culverts in their right of way due to future development concerns.



- **Plans and Specifications are at the final stage and would only need to be updated for latest specs when they go out for bid.**
- **If we move forward with the spur, survey has already been picked up by the County and plan sheets for that section would need to be developed.**





# Skokie Valley Trail Next Steps



# Skokie Valley Trail

## Next Steps

- **Receive concurrence from ComEd regarding Right of Way use**
- **Receive concurrence from CMAP regarding spur concept.**
- **Finalize plans and put project out to bid.**

# Skokie Valley Trail

## Concurrence from ComEd

- Receive concurrence from ComEd regarding Right of Way use.
- Elicit the help from other agencies with support of the project to receive more understanding from ComEd.



# Skokie Valley Trail

## Concurrence from CMAP

- To keep the \$2,780,936.00 awarded we would need concurrence from the Chicago Metropolitan Agency for Planning (CMAP) that the change in scope is acceptable.



# Skokie Valley Trail

## Finalize Plans and Let Project

- Once Easements are secured and plans are updated the project will be put out for bid.





# Questions?