Village of Northbrook

Board of Trustees

REGULAR MEETING AGENDA

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

7:30 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. SWEARING IN - POLICE

4. MINUTES APPROVAL

A. Review and Approval of the June 27, 2023 Regular Board of Trustees Meeting Minutes

5. PUBLIC COMMENT TIME

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

6. MANAGER'S REPORT

7. WARRANT LIST

A. Review and Approval of Payments to be Made

ATTACHMENTS:

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

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

ATTACHMENTS:

- Frontage Deposit List Dated June 29, 2023

8. PRESIDENT'S REPORT

A. COMMUNITY MOMENT

B. Commission Appointments and Reappointments

ARTS COMMISSION

Allen Alvarez (Reappointment)

Rob Sills (Reappointment)

Sarah Weinstein (Appointment)

COMMUNITY COMMISSION

Logan Dane (Appointment)

PEDESTRIAN & BICYCLE COMMISSION

Michael Pfeifer (Appointment)

SENIOR SERVICES COMMISSION

Fred Rosenberg (Reappointment)

Patricia Vile (Appointment)

STORMWATER MANAGEMENT COMMISSION

Greg Hetue (Reappointment)

9. CONSENT AGENDA

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

A. **RESOLUTION NO.23-**
A Resolution Authorizing an Agreement for Consulting Engineering Services Related to Rehabilitation of the 30-inch Lake Michigan Intake with Stantec Consulting Services, Inc. of Springfield, Illinois

B. **RESOLUTION NO.23-**
A Resolution Approving a Letter of Intent Between the Illinois Department of Transportation and the Village of Northbrook for Potential Future Improvements Along Waukegan Road at Maple Avenue
ATTACHMENTS:

- Exhibit A - LOI for Waukegan and Maple Improvements

C. **RESOLUTION NO.23-**
A Resolution Approving the Purchase of a Storage System from StorageIT Solutions, Ltd.

ATTACHMENTS:
- Exhibit A - StorageIT SOW - Pure Storage Purchase & Installation

D. **RESOLUTION NO.23-**
A Resolution Approving a Professional Services Agreement with HUB International

ATTACHMENTS:
- Human Resources Assessment RFP 2023.05.30
- RFP Response_HUB

E. **ORDINANCE NO.23-**
An Ordinance Rezoning the Property at 2600 Dundee Road and 759 Greenwood Road and Amending the District Zoning Map

ATTACHMENTS:
- 2600 Dundee - Ordinance Exhibits A-B
- 2600 Dundee - PC Resolution, Minutes, Staff Reports
- 2600 Dundee - Formal Application
- 2600 Dundee - Narrative & Letters
- 2600 Dundee - Covenant & Stormwater Report
- 2600 Dundee - Plat of Sub & Engineering
- 2600 Dundee - Worksheets & Landscape Plan

F. **RESOLUTION NO.23-**
A Resolution Approving a Subdivision and Development Agreement for a Five-Lot Single Family Residential Subdivision (2600 Dundee Road & 759 Greenwood Road) (Docket No. PCD-22-12)

ATTACHMENTS:
- Exhibit A - 2600 Dundee - Subdivision & Development Agreement

G. **RESOLUTION NO.23-**
A Resolution Approving a Combined Tentative and Final Plat of Subdivision (2600 Dundee Road & 759 Greenwood Road) (Plan Commission Docket No. PCD-22-12)

ATTACHMENTS:
- Final Plat of Subdivision

H. **ORDINANCE NO.23-**
An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (2500 Pfingsten Road)

ATTACHMENTS:
- Exhibit A - Plat of Annexation
- Maps & Site Photo
- Plat of Survey
- Affidavits of Notice
- 2500 Pfingsten - Applicant Submittal

I. **ORDINANCE NO.23-**
An Ordinance Creating a PACE Area and Establishing the Illinois Finance Authority Property Assessed Clean Energy Program for Record Owners of Property that, from Time to Time, May Voluntarily Request the Levy of Special Assessments to Secure the Financing or Refinancing of their Pace Projects; Authorizing Program Administrators to Act Thereunder; Designating the Illinois Finance Authority as the Sole Issuer of Bonds and Notes; and Approving Related Matters

ATTACHMENTS:
- _PACE Program Ordinance-Exhibit A_IFA PACE Program Report

J. **ORDINANCE NO.23-**
An Ordinance Proposing the Designation of a Business District in the Village of Northbrook, Cook County, Illinois and the Scheduling of a Public Hearing in Connection with the Proposed Northbrook Court Business District

ATTACHMENTS:
- FINAL DRAFT - NC BD Report 20230616
- Exhibit A-C - NB Court Business District Ordinance Proposing Public Hearing

K. **ORDINANCE NO.23-**
An Ordinance Amending Chapter 23 of the Municipal Code Regarding Carryout Single-Use Bag Tax

COMMITTEE REPORTS

10. ADMINISTRATION AND FINANCE

11. PLANNING AND ECONOMIC DEVELOPMENT

A. PRELIMINARY REVIEW - ZONING & DEVELOPMENT APPLICATIONS

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

1. Preliminary Review of a Request by Lazy Dog at 992 Willow Road

   ATTACHMENTS:
   - 1 - 992 Willow - Application Summary, Aerials, Site Photos
   - A - 992 Willow - Applicant Submittal

2. Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700 Dundee Road

   ATTACHMENTS:
   - 1 - 3700 Dundee - Application Summary
   - 2 - 3700 Dundee - Sustainability Addendum
   - A - Materials Submitted by Applicant

12. COMMUNITY AND SUSTAINABILITY

13. PUBLIC WORKS AND FACILITIES

14. PUBLIC SAFETY

15. COMMUNICATIONS AND OUTREACH

16. REMARKS FOR THE GOOD OF THE ORDER

17. CLOSED SESSION

18. 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, July 11, 2023

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303320	A. EPSTEIN AND SONS INTERNATIONAL,	PROFESSIONAL SERVICES - PW	5,430.53
303290	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PD	280.48
303326	ACI LEARNING HOLDINGS LLC	ANNUAL SUBSCRIPTION - IT	1,236.00
303402	ADAGIO INTERNATIONAL	UTILITY REFUND - FIN	59.83
5805(A)	ADVANCED TREE CARE	SERVICES - PW (*)	24,120.00
303321	ALEXANDER'S METER READING SOLUTIONS	SERVICES - PW	465.00
303406	ALLEN NUSINOW	UTILITY REFUND - FIN	56.98
303343	ALLSTAR ASPHALT INC.	BUSINESS LICENSE REFUND - DPS	70.00
5831(A)	ALPHA BUILDING MAINTENANCE SERVICE	PROFESSIONAL SERVICES - PW	9,013.03
5806(A)	ALPHA PRIME COMMUNICATIONS	MAINTENANCE - FD	695.00
5826(A)	ALPHAGRAPHICS US333	PRINTING - PD	1,886.76
5829(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PD	1,161.56
5807(A)	ARAMARK UNIFORM & CAREER APPAREL	UNIFORMS - DPS	60.94
5808(A)	ARLINGTON POWER EQUIPMENT	PARTS - PW	8.13
303397	ARTHUR CYR	VEHICLE STICKER REFUND - FIN	15.00
303262	ASSOCIATED TECHNICAL SERVICES, LTD	SERVICES - PW	800.00
303330	AV PERFORMANCE THERAPY	PROFESSIONAL SEVICES - PD	5,000.00
303261	AVI SYSTEMS, INC	MAINTENANCE - GG	5,520.00
303263	AVOCATION SOFTWARE/ EAC SUBMISSIONS	AMBULANCE BILLING - FD	250.00
303331	BARRICADE LITES, INC	MATERIALS - PW (*)	44,675.00
5810(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW (*)	28,991.10
303358	BENJAMIN AND MARIA PECARO	ESCROW RELEASE - PW	26,250.00
303341	BENVENISTE LAW, LLC	ANIMAL LICENSE REFUND - FIN	20.00
303384	BEVERLY BAKER	VEHICLE STICKER REFUND - FIN	15.00
303346	BRETT KIM	REIMBURSEMENT - PD	38.19
303361	BRIAN GORDON	REIMBURSEMENT - PW	1,050.00
303352	BRIAN HELLER	REIMBURSEMENT - PW	50.00
303315	BRONZE MEMORIAL COMPANY	SUPPLIES - PW	616.83
303264	BROTHERS ASPHALT PAVING, INC.	PROFESSIONAL SERVICES - PW (*)	103,420.80
303371	BRUCE BELL	VEHICLE STICKER REFUND - FIN	45.00
303314	BUILDERS ASPHALT, LLC	MATERIALS - PW	540.60
303265	BURRIS EQUIPMENT COMPANY	PARTS - PW	263.37
5812(A)	C.E.S.	SUPPLIES - PW	1,339.00
303394	CAROL SPENCER	VEHICLE STICKER REFUND - FIN	22.50
303266	CARUS CORPORATION	PROFESSIONAL SERVICES - PW	13,135.00
303417	CATCH INC	CONTRIBUTION - GG (*)	2,625.00
303392	CHARILYN LEVIN	VEHICLE STICKER REFUND - FIN	37.50
303365	CHARLES PETTEE	VEHICLE STICKER REFUND - FIN	15.00
303362	CHRIS KRIAJ	REIMBURSEMENT - PW	3,150.00
303308	CINTAS CORPORATION #2	SUPPLIES - PD	410.30
303309	CINTAS CORPORATION #2	UNIFORMS - PW	174.94
303267	CITY LIMITS HARLEY-DAVIDSON	SERVICES - PW	3,540.96
303268	CLARK BAIRD SMITH LLP	LEGAL FEES - GG	165.00
303400	CLEO LEFTAKES	UTILITY REFUND - FIN	25.98
5811(A)	COMCAST	TELECOMMUNICATIONS - IT	2,626.10
303269	COMCAST CABLE	CABLE - PW	21.42
303270	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	6,120.18
303324	CONQUEST PEST SOLUTIONS	SERVICES - PW	140.00
303271	COSTCO MEMBERSHIP	MEMBERSHIP - FIN	240.00
303332	DACRA TECH LLC	ANNUAL SUBSCRIPTION - IT	5,000.00
303405	DAN DAVIS	UTILITY REFUND - FIN	40.85
303345	DONALD WEINREIS	REIMBURSEMENT - PD	79.13

Attachment: Payments to be Made Per Listing Dated June 16, 2023 - June 30, 2023 (Alpha & Descending Lists) (6780 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303347	DORACELY CHAVEZ	REIMBURSEMENT - PD	456.88
303272	DTN, LLC	SERVICES - PW	2,361.00
303274	EL-COR INDUSTRIES, INC.	PARTS - PW	1,081.87
303348	ERIC GUSTASON	REIMBURSEMENT - PD	114.20
303319	F.H. PASCHEN, S.N. NIELSEN & ASSOC.	PROFESSIONAL SERVICES - PW (*)	236,521.98
303410	FAMILY SERVICE CENTER	CONTRIBUTION - GG (*)	20,000.00
303276	FEDEX	SERVICES - PW	113.61
303401	FERNANDO GODOY	UTILITY REFUND - FIN	7.00
303333	FIRE LAW GROUP LLC	TRAINING - FD	150.00
5827(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	2,560.00
5828(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - PD	926.29
5813(A)	FLUORECYCLE, INC.	RECYCLING - PW	590.29
303277	FURLA STUDIO II INC	PROFESSIONAL SERVICES - GG	416.63
303411	GBN GRAD NIGHT	CONTRIBUTION - GG (*)	1,500.00
303386	GEOFFREY ISAAC	VEHICLE STICKER REFUND - FIN	15.00
303382	GITA GREENWALD	VEHICLE STICKER REFUND - FIN	15.00
303329	GOLF MILL CHEVROLET	PARTS - PW	212.10
303278	GOLF MILL FORD	PARTS - PW	1,856.33
5814(A)	GRAINGER	SUPPLIES - PW	791.50
303418	HUNGER RESOURCE NETWORK	CONTRIBUTION - GG (*)	4,000.00
303395	HYUNIL N. JUHN	VEHICLE STICKER REFUND - FIN	30.00
303316	ILLINOIS DEPARTMENT OF INNOVATION	TELECOMMUNICATIONS - IT	1,833.91
303279	IMAGE SPECIALTIES OF GLENVIEW	SUPPLIES - FD	64.00
303313	INSIGHT PUBLIC SECTOR, INC	ANNUAL SUBSCRIPTION - IT	45.39
5815(A)	INTERGOVERNMENTAL RISK MANAGEMENT	DEDUCTIBLE - GG	22,282.54
303280	INTERSTATE ALL BATTERY CENTER	SUPPLIES - PW	410.80
5821(A)	J.F. WAGNER PRINTING COMPANY	PRINTING - FIN	3,400.07
303281	J.G. UNIFORMS, INC.	UNIFORMS - PD	1,913.45
303353	JACK BIELAK	REIMBURSEMENT - PW	76.81
303354	JACQUELINE DURMENT	REIMBURSEMENT - FD	170.96
303389	JAMES DENSEL	VEHICLE STICKER REFUND - FIN	7.50
303376	JAMES GRAHAM	VEHICLE STICKER REFUND - FIN	30.00
303349	JAMISON HANSELMAN	REIMBURSEMENT - PD	177.97
303368	JAY HELLER	VEHICLE STICKER REFUND - FIN	30.00
303355	JOEL EATON	REIMBURSEMENT - FD	90.00
303399	JOHER & RINA AKOLAWALA	UTILITY REFUND - FIN	89.54
303350	JONATHAN SALMI	REIMBURSEMENT - PD	168.39
303412	JOSSELYN CENTER	CONTRIBUTION - GG (*)	125,000.00
303379	JULIE L OKAMOTO	VEHICLE STICKER REFUND - FIN	15.00
303372	KAMAL TAJ	VEHICLE STICKER REFUND - FIN	15.00
303359	KAREN AND ADAM FIRSEL	ESCROW RELEASE - PW	1,200.00
303370	KATHLEEN WATANABE	VEHICLE STICKER REFUND - FIN	7.50
303390	KIMBERLY HAPP	VEHICLE STICKER REFUND - FIN	15.00
303282	KLOEPFER CONSTRUCTION, INC.	SERVICES - PW	794.70
303383	LESLIE LYNN	VEHICLE STICKER REFUND - FIN	15.00
303374	LIDIA CURYLO	VEHICLE STICKER REFUND - FIN	15.00
303387	LINDA HUGHES	VEHICLE STICKER REFUND - FIN	15.00
303381	LINDA J UZNYS	VEHICLE STICKER REFUND - FIN	15.00
5816(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - IT	491.36
303364	LUYBOV KLEIMAN	VEHICLE STICKER REFUND - FIN	15.00
5830(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	1,075.68
303366	MARC MAGLIARI	VEHICLE STICKER REFUND - FIN	15.00

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303403	MARK NULMAN-MAYA VEPRINSKY	UTILITY REFUND - FIN	2.75
303375	MARTHA MC CURDY	VEHICLE STICKER REFUND - FIN	15.00
303356	MARTIN WEIR	REIMBURSEMENT - FD	39.95
5817(A)	MC MASTER-CARR SUPPLY COMPANY	SUPPLIES - PW	239.55
5818(A)	MEADE INC.	SERVICES - PW	2,334.50
303283	MENONI & MOCOGNI, INC.	MATERIALS - PW (*)	19,743.60
303327	MESCADA LLC	SERVICES - PW	1,375.00
303388	MICHAEL WEISS	VEHICLE STICKER REFUND - FIN	7.50
303338	MICHELLE SCHEINKOPF	ANIMAL LICENSE REFUND - FIN	10.00
303328	MICHIO MURAKISHI	BOND REFUND - DPS	16,375.00
5819(A)	MID AMERICAN WATER OF WAUCONDA INC.	SUPPLIES - PW	1,625.34
5825(A)	MIDWEST COMPUTER PRODUCTS, INC.	EQUIPMENT - IT	903.65
303340	MIKE NUFER	ANIMAL LICENSE REFUND - FIN	10.00
303404	MOHAMMAD SIDDIQUE	UTILITY REFUND - FIN	75.00
303284	MONROE TRUCK EQUIPMENT, INC	SERVICES - PW	4,594.00
303377	MOUSTAFA SABRI	VEHICLE STICKER REFUND - FIN	45.00
303285	MULTIPLE CONCRETE ACCESSORIES CORP.	SUPPLIES - PW	498.80
303367	NANCY PINKOWSKI	VEHICLE STICKER REFUND - FIN	15.00
303317	NAPA AUTO PARTS	PARTS - PW	950.30
303287	NFPA	SUBSCRIPTIONS - FD	1,552.50
303292	NICOR	UTILITIES - PW	52.26
303286	NIPSTA	TRAINING - PW	500.00
303322	NOBLE TEC LLC	ANNUAL MAINTENANCE - IT	11,013.84
303288	NORTAF	MEMBERSHIP - PD	5,600.00
303289	NORTH AMERICAN CORP. OF ILLINOIS	SUPPLIES - PW	645.10
303291	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING - PD	375.00
303419	NORTH SHORE SENIOR CENTER	CONTRIBUTION - GG (*)	5,000.00
303415	NORTH SUBURBAN LEGAL AID CLINIC	CONTRIBUTION - GG (*)	7,500.00
303413	NORTHBROOK HISTORICAL SOCIETY	CONTRIBUTION - GG (*)	25,000.00
303293	NORTHSHORE OMEGA	PROFESSIONAL SERVICES - PD	1,283.00
303295	NORTHWEST FREIGHTLINER	PARTS - PW	269.42
303294	NORTHWEST MUNICIPAL CONFERENCE	CONFERENCES - GG	100.00
303296	P&G KEENE ELECTRICAL REBUILDERS LLC	PARTS - PW	450.10
303339	PATRICIA CLEARY	ANIMAL LICENSE REFUND - FIN	10.00
303380	PATRICIA KRUEGER	VEHICLE STICKER REFUND - FIN	15.00
303378	PETER SEGAL	VEHICLE STICKER REFUND - FIN	30.00
5820(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	1,480.27
303336	PRO STAMPS	SUPPLIES - FIN	36.55
303318	PROFESSIONAL CEMETERY SERVICES	SERVICES - PW	821.00
303297	PROMO'S 911, INC.	SUPPLIES - FD	545.95
303298	PROTANIC, INC.	SERVICES - PW	1,165.00
5822(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	43,049.11
303391	RENEE ROTH	VEHICLE STICKER REFUND - FIN	30.00
303351	RICHARD RASH	REIMBURSEMENT - PD	29.40
303342	RMS	AMBULANCE REIMB - FD	745.80
303360	ROB AND SANDY ORLANDO	ESCROW RELEASE - PW	600.00
303369	ROBERT SAVIN	VEHICLE STICKER REFUND - FIN	7.50
303409	ROSANN DICKINSON	UTILITY REFUND - FIN	56.98
5809(A)	ROSE MARY JURINEK	PROFESSIONAL SERVICES - PD	1,305.00
303363	SANDRA J BIRGE	VEHICLE STICKER REFUND - FIN	15.00
303299	SANTUCCI PLUMBING, INC.	MAINTENANCE - PW	710.00
303300	SENTINEL TECHNOLOGIES, INC.	EQUIPMENT - IT (*)	51,684.88

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303334	SHAFCOM	SUPPLIES - PD	1,864.39
303335	SHAFCOM	SUPPLIES - PD	1,679.96
303312	SHALLOW CREEK KENNELS, INC.	K-9 PURCHASE - PD	6,000.00
303396	SHARON MORTON	VEHICLE STICKER REFUND - FIN	7.50
303301	SOIL & MATERIAL CONSULTANTS, INC.	SERVICES - PW	892.38
303407	STACEY TOIBIN	UTILITY REFUND - FIN	33.72
303393	STEVE GOLDSTEIN	VEHICLE STICKER REFUND - FIN	15.00
303302	SUBURBAN ACCENTS INC.	SERVICES - PW	950.00
303385	SUN TAEK	VEHICLE STICKER REFUND - FIN	15.00
303303	SUNSET FOOD MART, INC.	CANTEEN - PW	151.48
303337	SUSAN A. LEE	ANIMAL LICENSE REFUND - FIN	5.00
303373	SUSAN COSTELLO	VEHICLE STICKER REFUND - FIN	15.00
303323	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	1,482.25
303304	TAPCO	SUPPLIES - PW	247.68
303408	TENG CAO	UTILITY REFUND - FIN	100.00
303344	TERRENCE JORIA	REIMBURSEMENT - PD	217.59
5832(A)	THE ORGANIC GARDENER LTD	PROFESSIONAL SERVICES - DPS	11,496.00
303398	TINA ANAWIS	VEHICLE STICKER REFUND - FIN	15.00
303357	TOM LONGAKER	REIMBURSEMENT - FD	54.48
303416	TOTAL LINK2 COMMUNITY	CONTRIBUTION - GG (*)	15,000.00
303305	TRAFFIC CONTROL & PROTECTION INC	PROFESSIONAL SERVICES - PW	5,093.00
303307	U.S. FIRE & SAFETY EQUIPMENT	PARTS - PW	1,232.00
303306	UNION DRAINAGE DISTRICT NO. ONE	MAINTENANCE - PW	23.70
303325	VELAN SOLUTIONS, LLC	SUBSCRIPTION - PD	2,088.00
303310	VILLAGE OF ROMEOVILLE	TRAINING - FD	275.00
303273	W S DARLEY & COMPANY	SUPPLIES - FD	3,711.92
303311	WATERWAY GAS AND WASH COMPANY	SERVICES - PW	28.00
5823(A)	WEIDNER FARMS MATERIAL INC.	MATERIALS - PW	2,838.62
303275	WESCO RECEIVABLES CORP.	SUPPORT - PW	2,289.00
5824(A)	WILMETTE TRUCK AND BUS SERVICE, INC	SERVICES - PW	259.50
303414	YOUTH SERVICES	CONTRIBUTION - GG (*)	149,750.00
		CLASS 'A' TOTAL	**1,152,599.01**

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VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
380(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	9,537.57
303247	NORTHBROOK POSTMASTER	POSTAGE - GG	6,000.00
6/30/23	PAYROLL	6/30/2023 PAYROLL	1,006,165.20
5804(A)	UNITED STATES POSTAL SERVICE	POSTAGE - FIN	2,000.00
		CLASS 'B' TOTAL	**1,023,702.77**
		REPORT TOTAL	***2,176,301.78***

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 June 16, 2023 - June 30, 2023 (Alpha & Descending Lists) (6780 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303319	F.H. PASCHEN, S.N. NIELSEN & ASSOC.	PROFESSIONAL SERVICES - PW (*)	236,521.98
303414	YOUTH SERVICES	CONTRIBUTION - GG (*)	149,750.00
303412	JOSSELYN CENTER	CONTRIBUTION - GG (*)	125,000.00
303264	BROTHERS ASPHALT PAVING, INC.	PROFESSIONAL SERVICES - PW (*)	103,420.80
303300	SENTINEL TECHNOLOGIES, INC.	EQUIPMENT - IT (*)	51,684.88
303331	BARRICADE LITES, INC	MATERIALS - PW (*)	44,675.00
5822(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	43,049.11
5810(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW (*)	28,991.10
303358	BENJAMIN AND MARIA PECARO	ESCROW RELEASE - PW	26,250.00
303413	NORTHBROOK HISTORICAL SOCIETY	CONTRIBUTION - GG (*)	25,000.00
5805(A)	ADVANCED TREE CARE	SERVICES - PW (*)	24,120.00
5815(A)	INTERGOVERNMENTAL RISK MANAGEMENT	DEDUCTIBLE - GG	22,282.54
303410	FAMILY SERVICE CENTER	CONTRIBUTION - GG (*)	20,000.00
303283	MENONI & MOCOGNI, INC.	MATERIALS - PW (*)	19,743.60
303328	MICHIO MURAKISHI	BOND REFUND - DPS	16,375.00
303416	TOTAL LINK2 COMMUNITY	CONTRIBUTION - GG (*)	15,000.00
303266	CARUS CORPORATION	PROFESSIONAL SERVICES - PW	13,135.00
5832(A)	THE ORGANIC GARDENER LTD	PROFESSIONAL SERVICES - DPS	11,496.00
303322	NOBLE TEC LLC	ANNUAL MAINTENANCE - IT	11,013.84
5831(A)	ALPHA BUILDING MAINTENANCE SERVICE	PROFESSIONAL SERVICES - PW	9,013.03
303415	NORTH SUBURBAN LEGAL AID CLINIC	CONTRIBUTION - GG (*)	7,500.00
303270	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	6,120.18
303312	SHALLOW CREEK KENNELS, INC.	K-9 PURCHASE - PD	6,000.00
303288	NORTAF	MEMBERSHIP - PD	5,600.00
303261	AVI SYSTEMS, INC	MAINTENANCE - GG	5,520.00
303320	A. EPSTEIN AND SONS INTERNATIONAL,	PROFESSIONAL SERVICES - PW	5,430.53
303305	TRAFFIC CONTROL & PROTECTION INC	PROFESSIONAL SERVICES - PW	5,093.00
303330	AV PERFORMANCE THERAPY	PROFESSIONAL SEVICES - PD	5,000.00
303332	DACRA TECH LLC	ANNUAL SUBSCRIPTION - IT	5,000.00
303419	NORTH SHORE SENIOR CENTER	CONTRIBUTION - GG (*)	5,000.00
303284	MONROE TRUCK EQUIPMENT, INC	SERVICES - PW	4,594.00
303418	HUNGER RESOURCE NETWORK	CONTRIBUTION - GG (*)	4,000.00
303273	W S DARLEY & COMPANY	SUPPLIES - FD	3,711.92
303267	CITY LIMITS HARLEY-DAVIDSON	SERVICES - PW	3,540.96
5821(A)	J.F. WAGNER PRINTING COMPANY	PRINTING - FIN	3,400.07
303362	CHRIS KRIAJ	REIMBURSEMENT - PW	3,150.00
5823(A)	WEIDNER FARMS MATERIAL INC.	MATERIALS - PW	2,838.62
5811(A)	COMCAST	TELECOMMUNICATIONS - IT	2,626.10
303417	CATCH INC	CONTRIBUTION - GG (*)	2,625.00
5827(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	2,560.00
303272	DTN, LLC	SERVICES - PW	2,361.00
5818(A)	MEADE INC.	SERVICES - PW	2,334.50
303275	WESCO RECEIVABLES CORP.	SUPPORT - PW	2,289.00
303325	VELAN SOLUTIONS, LLC	SUBSCRIPTION - PD	2,088.00
303281	J.G. UNIFORMS, INC.	UNIFORMS - PD	1,913.45
5826(A)	ALPHAGRAPHICS US333	PRINTING - PD	1,886.76
303334	SHAFCOM	SUPPLIES - PD	1,864.39
303278	GOLF MILL FORD	PARTS - PW	1,856.33
303316	ILLINOIS DEPARTMENT OF INNOVATION	TELECOMMUNICATIONS - IT	1,833.91
303335	SHAFCOM	SUPPLIES - PD	1,679.96
5819(A)	MID AMERICAN WATER OF WAUCONDA INC.	SUPPLIES - PW	1,625.34
303287	NFPA	SUBSCRIPTIONS - FD	1,552.50

Attachment: Payments to be Made Per Listing Dated June 16, 2023 - June 30, 2023 (Alpha & Descending Lists) (6780 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303411	GBN GRAD NIGHT	CONTRIBUTION - GG (*)	1,500.00
303323	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	1,482.25
5820(A)	POMP'S TIRE SERVICE, INC.	SERVICES - PW	1,480.27
303327	MESCADA LLC	SERVICES - PW	1,375.00
5812(A)	C.E.S.	SUPPLIES - PW	1,339.00
5809(A)	ROSE MARY JURINEK	PROFESSIONAL SERVICES - PD	1,305.00
303293	NORTHSHORE OMEGA	PROFESSIONAL SERVICES - PD	1,283.00
303326	ACI LEARNING HOLDINGS LLC	ANNUAL SUBSCRIPTION - IT	1,236.00
303307	U.S. FIRE & SAFETY EQUIPMENT	PARTS - PW	1,232.00
303359	KAREN AND ADAM FIRSEL	ESCROW RELEASE - PW	1,200.00
303298	PROTANIC, INC.	SERVICES - PW	1,165.00
5829(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PD	1,161.56
303274	EL-COR INDUSTRIES, INC.	PARTS - PW	1,081.87
5830(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	1,075.68
303361	BRIAN GORDON	REIMBURSEMENT - PW	1,050.00
303317	NAPA AUTO PARTS	PARTS - PW	950.30
303302	SUBURBAN ACCENTS INC.	SERVICES - PW	950.00
5828(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - PD	926.29
5825(A)	MIDWEST COMPUTER PRODUCTS, INC.	EQUIPMENT - IT	903.65
303301	SOIL & MATERIAL CONSULTANTS, INC.	SERVICES - PW	892.38
303318	PROFESSIONAL CEMETERY SERVICES	SERVICES - PW	821.00
303262	ASSOCIATED TECHNICAL SERVICES, LTD	SERVICES - PW	800.00
303282	KLOEPFER CONSTRUCTION, INC.	SERVICES - PW	794.70
5814(A)	GRAINGER	SUPPLIES - PW	791.50
303342	RMS	AMBULANCE REIMB - FD	745.80
303299	SANTUCCI PLUMBING, INC.	MAINTENANCE - PW	710.00
5806(A)	ALPHA PRIME COMMUNICATIONS	MAINTENANCE - FD	695.00
303289	NORTH AMERICAN CORP. OF ILLINOIS	SUPPLIES - PW	645.10
303315	BRONZE MEMORIAL COMPANY	SUPPLIES - PW	616.83
303360	ROB AND SANDY ORLANDO	ESCROW RELEASE - PW	600.00
5813(A)	FLUORECYCLE, INC.	RECYCLING - PW	590.29
303297	PROMO'S 911, INC.	SUPPLIES - FD	545.95
303314	BUILDERS ASPHALT, LLC	MATERIALS - PW	540.60
303286	NIPSTA	TRAINING - PW	500.00
303285	MULTIPLE CONCRETE ACCESSORIES CORP.	SUPPLIES - PW	498.80
5816(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - IT	491.36
303321	ALEXANDER'S METER READING SOLUTIONS	SERVICES - PW	465.00
303347	DORACELY CHAVEZ	REIMBURSEMENT - PD	456.88
303296	P&G KEENE ELECTRICAL REBUILDERS LLC	PARTS - PW	450.10
303277	FURLA STUDIO II INC	PROFESSIONAL SERVICES - GG	416.63
303280	INTERSTATE ALL BATTERY CENTER	SUPPLIES - PW	410.80
303308	CINTAS CORPORATION #2	SUPPLIES - PD	410.30
303291	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING - PD	375.00
303290	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PD	280.48
303310	VILLAGE OF ROMEOVILLE	TRAINING - FD	275.00
303295	NORTHWEST FREIGHTLINER	PARTS - PW	269.42
303265	BURRIS EQUIPMENT COMPANY	PARTS - PW	263.37
5824(A)	WILMETTE TRUCK AND BUS SERVICE, INC	SERVICES - PW	259.50
303263	AVOCATION SOFTWARE/ EAC SUBMISSIONS	AMBULANCE BILLING - FD	250.00
303304	TAPCO	SUPPLIES - PW	247.68
303271	COSTCO MEMBERSHIP	MEMBERSHIP - FIN	240.00
5817(A)	MC MASTER-CARR SUPPLY COMPANY	SUPPLIES - PW	239.55

Attachment: Payments to be Made Per Listing Dated June 16, 2023 - June 30, 2023 (Alpha & Descending Lists) (6780 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303344	TERRENCE JORIA	REIMBURSEMENT - PD	217.59
303329	GOLF MILL CHEVROLET	PARTS - PW	212.10
303349	JAMISON HANSELMAN	REIMBURSEMENT - PD	177.97
303309	CINTAS CORPORATION #2	UNIFORMS - PW	174.94
303354	JACQUELINE DURMENT	REIMBURSEMENT - FD	170.96
303350	JONATHAN SALMI	REIMBURSEMENT - PD	168.39
303268	CLARK BAIRD SMITH LLP	LEGAL FEES - GG	165.00
303303	SUNSET FOOD MART, INC.	CANTEEN - PW	151.48
303333	FIRE LAW GROUP LLC	TRAINING - FD	150.00
303324	CONQUEST PEST SOLUTIONS	SERVICES - PW	140.00
303348	ERIC GUSTASON	REIMBURSEMENT - PD	114.20
303276	FEDEX	SERVICES - PW	113.61
303294	NORTHWEST MUNICIPAL CONFERENCE	CONFERENCES - GG	100.00
303408	TENG CAO	UTILITY REFUND - FIN	100.00
303355	JOEL EATON	REIMBURSEMENT - FD	90.00
303399	JOHER & RINA AKOLAWALA	UTILITY REFUND - FIN	89.54
303345	DONALD WEINREIS	REIMBURSEMENT - PD	79.13
303353	JACK BIELAK	REIMBURSEMENT - PW	76.81
303404	MOHAMMAD SIDDIQUE	UTILITY REFUND - FIN	75.00
303343	ALLSTAR ASPHALT INC.	BUSINESS LICENSE REFUND - DPS	70.00
303279	IMAGE SPECIALTIES OF GLENVIEW	SUPPLIES - FD	64.00
5807(A)	ARAMARK UNIFORM & CAREER APPAREL	UNIFORMS - DPS	60.94
303402	ADAGIO INTERNATIONAL	UTILITY REFUND - FIN	59.83
303406	ALLEN NUSINOW	UTILITY REFUND - FIN	56.98
303409	ROSANN DICKINSON	UTILITY REFUND - FIN	56.98
303357	TOM LONGAKER	REIMBURSEMENT - FD	54.48
303292	NICOR	UTILITIES - PW	52.26
303352	BRIAN HELLER	REIMBURSEMENT - PW	50.00
303313	INSIGHT PUBLIC SECTOR, INC	ANNUAL SUBSCRIPTION - IT	45.39
303371	BRUCE BELL	VEHICLE STICKER REFUND - FIN	45.00
303377	MOUSTAFA SABRI	VEHICLE STICKER REFUND - FIN	45.00
303405	DAN DAVIS	UTILITY REFUND - FIN	40.85
303356	MARTIN WEIR	REIMBURSEMENT - FD	39.95
303346	BRETT KIM	REIMBURSEMENT - PD	38.19
303392	CHARILYN LEVIN	VEHICLE STICKER REFUND - FIN	37.50
303336	PRO STAMPS	SUPPLIES - FIN	36.55
303407	STACEY TOIBIN	UTILITY REFUND - FIN	33.72
303395	HYUNIL N. JUHN	VEHICLE STICKER REFUND - FIN	30.00
303376	JAMES GRAHAM	VEHICLE STICKER REFUND - FIN	30.00
303368	JAY HELLER	VEHICLE STICKER REFUND - FIN	30.00
303378	PETER SEGAL	VEHICLE STICKER REFUND - FIN	30.00
303391	RENEE ROTH	VEHICLE STICKER REFUND - FIN	30.00
303351	RICHARD RASH	REIMBURSEMENT - PD	29.40
303311	WATERWAY GAS AND WASH COMPANY	SERVICES - PW	28.00
303400	CLEO LEFTAKES	UTILITY REFUND - FIN	25.98
303306	UNION DRAINAGE DISTRICT NO. ONE	MAINTENANCE - PW	23.70
303394	CAROL SPENCER	VEHICLE STICKER REFUND - FIN	22.50
303269	COMCAST CABLE	CABLE - PW	21.42
303341	BENVENISTE LAW, LLC	ANIMAL LICENSE REFUND - FIN	20.00
303397	ARTHUR CYR	VEHICLE STICKER REFUND - FIN	15.00
303384	BEVERLY BAKER	VEHICLE STICKER REFUND - FIN	15.00
303365	CHARLES PETTEE	VEHICLE STICKER REFUND - FIN	15.00

Attachment: Payments to be Made Per Listing Dated June 16, 2023 - June 30, 2023 (Alpha & Descending Lists) (6780 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303386	GEOFFREY ISAAC	VEHICLE STICKER REFUND - FIN	15.00
303382	GITA GREENWALD	VEHICLE STICKER REFUND - FIN	15.00
303379	JULIE L OKAMOTO	VEHICLE STICKER REFUND - FIN	15.00
303372	KAMAL TAJ	VEHICLE STICKER REFUND - FIN	15.00
303390	KIMBERLY HAPP	VEHICLE STICKER REFUND - FIN	15.00
303383	LESLIE LYNN	VEHICLE STICKER REFUND - FIN	15.00
303374	LIDIA CURYLO	VEHICLE STICKER REFUND - FIN	15.00
303387	LINDA HUGHES	VEHICLE STICKER REFUND - FIN	15.00
303381	LINDA J UZNYS	VEHICLE STICKER REFUND - FIN	15.00
303364	LUYBOV KLEIMAN	VEHICLE STICKER REFUND - FIN	15.00
303366	MARC MAGLIARI	VEHICLE STICKER REFUND - FIN	15.00
303375	MARTHA MC CURDY	VEHICLE STICKER REFUND - FIN	15.00
303367	NANCY PINKOWSKI	VEHICLE STICKER REFUND - FIN	15.00
303380	PATRICIA KRUEGER	VEHICLE STICKER REFUND - FIN	15.00
303363	SANDRA J BIRGE	VEHICLE STICKER REFUND - FIN	15.00
303393	STEVE GOLDSTEIN	VEHICLE STICKER REFUND - FIN	15.00
303385	SUN TAEK	VEHICLE STICKER REFUND - FIN	15.00
303373	SUSAN COSTELLO	VEHICLE STICKER REFUND - FIN	15.00
303398	TINA ANAWIS	VEHICLE STICKER REFUND - FIN	15.00
303338	MICHELLE SCHEINKOPF	ANIMAL LICENSE REFUND - FIN	10.00
303340	MIKE NUFER	ANIMAL LICENSE REFUND - FIN	10.00
303339	PATRICIA CLEARY	ANIMAL LICENSE REFUND - FIN	10.00
5808(A)	ARLINGTON POWER EQUIPMENT	PARTS - PW	8.13
303389	JAMES DENSEL	VEHICLE STICKER REFUND - FIN	7.50
303370	KATHLEEN WATANABE	VEHICLE STICKER REFUND - FIN	7.50
303388	MICHAEL WEISS	VEHICLE STICKER REFUND - FIN	7.50
303369	ROBERT SAVIN	VEHICLE STICKER REFUND - FIN	7.50
303396	SHARON MORTON	VEHICLE STICKER REFUND - FIN	7.50
303401	FERNANDO GODOY	UTILITY REFUND - FIN	7.00
303337	SUSAN A. LEE	ANIMAL LICENSE REFUND - FIN	5.00
303403	MARK NULMAN-MAYA VEPRINSKY	UTILITY REFUND - FIN	2.75
		CLASS 'A' TOTAL	**1,152,599.01**

Attachment: Payments to be Made Per Listing Dated June 16, 2023 - June 30, 2023 (Alpha & Descending Lists) (6780 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 16, 2023 - JUNE 30, 2023
FOR 07/11/2023 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
6/30/23	PAYROLL	6/30/2023 PAYROLL	1,006,165.20
380(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	9,537.57
303247	NORTHBROOK POSTMASTER	POSTAGE - GG	6,000.00
5804(A)	UNITED STATES POSTAL SERVICE	POSTAGE - FIN	2,000.00
		CLASS 'B' TOTAL	**1,023,702.77**
		REPORT TOTAL	***2,176,301.78***

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 June 16, 2023 - June 30, 2023 (Alpha & Descending Lists) (6780 : Warrant List)

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

JUNE 29, 2023 FRONTAGE DEPOSIT REFUNDS

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
303248	CLEAR PIPE, INC	FRONTAGE DEPOSIT REFUND ®	500.00
303249	JC ANDERSON INC	FRONTAGE DEPOSIT REFUND ®	1,800.00
303250	HOLIDAY SEWER & WATER	FRONTAGE DEPOSIT REFUND ®	500.00
303251	VB-S1 ASSETS, LLC	FRONTAGE DEPOSIT REFUND ®	4,000.00
303252	KLOEPFER CONSTRUCTION	FRONTAGE DEPOSIT REFUND ®	500.00
303253	MCHENRY PLUMBING & EXCAVATING	FRONTAGE DEPOSIT REFUND ®	500.00
303254	GREEN TECH PLUMBING CO	FRONTAGE DEPOSIT REFUND ®	500.00
303255	MJ'S LANDSCAPING INC	FRONTAGE DEPOSIT REFUND ®	70.00
303256	AQUA DOCTORS PLUMBING LLC	FRONTAGE DEPOSIT REFUND ®	500.00
303257	QUALITY PLUMBING SERVICES	FRONTAGE DEPOSIT REFUND ®	500.00
303258	FLY PLUMBING	FRONTAGE DEPOSIT REFUND ®	500.00
303259	1200 SHERMER LLC	FRONTAGE DEPOSIT REFUND ®	8,009.71
303260	MUELLERMIST IRRIGATION CO	FRONTAGE DEPOSIT REFUND ®	500.00
		CLASS 'A' TOTAL	**18,379.71**

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 June 29, 2023 (6781 : Frontage Deposit)

MEMORANDUM
VILLAGE OF NORTHBROOK
BOARD OF TRUSTEES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: DEBBIE FORD, VILLAGE CLERK

DATE: July 11, 2023

SUBJECT: COMMISSION APPOINTMENTS AND REAPPOINTMENTS

With the Board's approval and consent, the following appointments and re-appointments will be made at the July 11, 2023 Regular Board Meeting:

Arts Commission

Allen Alvarez (Reappointment) Expires April, 2026

Rob Sills (Reappointment) Expires April, 2026

Sarah Weinstein (Appointment) Expires April, 2024

Community Commission - Student Member

Logan Dane (Appointment) Expires June, 2024

Pedestrian & Bicycle Commission

Michael Pfeifer (Appointment) Expires April, 2027

Senior Services Commission

Fred Rosenberg (Reappointment) Expires April, 2026

Patricia Vile (Appointment) Expires April, 2026

Stormwater Management Commission

Greg Hetue (Reappointment) Expires April, 2026

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, DIRECTOR OF PUBLIC WORKS

DATE: July 11, 2023

SUBJECT: A RESOLUTION AUTHORIZING AN AGREEMENT FOR ENGINEERING SERVICES RELATED TO REHABILITATION OF INTAKE

The Village of Northbrook's water treatment process begins with receiving raw water from Lake Michigan through two intake pipes. The raw water flows through two intake lines to the Lake Front Pumping Station. The water is then pumped from the Lake Front Pumping Station to the Water Treatment Plant for treatment before entering the Village water system. The 30-inch intake pipe extends 2,500-feet from shore about 23 feet under the surface of Lake Michigan. The intake pipes were designed and installed to be buried under the floor of Lake Michigan and not exposed to the open water.

Each intake pipe is periodically inspected to ensure that they are in good condition and to identify any necessary repairs. In 2019, an inspection of the exterior of the 30-inch pipe revealed approximately 875 feet of exposed pipe within the first 1,000 feet from shore. In November 2022, staff re-inspected the intake pipe. The inspection revealed the exposure grew to 1,200 feet and revealed a 45-foot section of the exposed pipe had become undermined. A 2-inch gap was present and the pipe was no longer supported by the lake bed. Due to the undermining of the intake pipe and potential of the pipe breaking, in December 2022 the Village contracted with Chicago Underwater to install wood cribbing and sand bags to support the undermined pipe as a temporary solution.

Following the temporary repair, staff developed a Request for Proposals ("RFP") for Engineering Services to design the necessary improvements to make permanent repairs. The RFP was broken into three tasks (Evaluation, Repair Options, and Design/Bidding/Project Management) to guide the project in a manner that would cost effectively evaluate the risks and costs of preserving the intake's functionality.

Staff contacted seven engineering firms prior to issuance of the RFP. Four firms expressed an interest in the project and were sent the RFP on March 9, 2023. Ultimately two firms, HDR Engineering, Inc. and Stantec Consulting Services, Inc. submitted proposals. Staff reviewed both proposals and conducted interviews with both firms on April 18, 2023. A summary of their proposals is set forth below:

Table 1. Summary of Proposals

Vendor	Unit	Unit Price
Stantec Consulting Services, Inc.	Task I	$32,413
	Task II	$44,860
	Task III	$188,750 - $242,177
HDR	Task I	$42,000
	Task II	$32,500
	Task III	$250,500

Following the RFP review and interview process, Staff determined Stantec Consulting Services Inc. ("Contractor") submitted the most responsive and comprehensive proposal. The Contractor outlined a clear direction to obtain required governmental agency approvals, including probable response time for accruing permits that may be needed for the project. The Contractor also demonstrated relationships with marine contractors and local permitting agencies. Additionally, the Contractor was able to supply a cost for the underwater inspection and construction expertise cost totaling $20,000 where HDR did not supply that quote. It should also be noted that Contractor has a long relationship with the Village and staff is confident that the Contractor will perform well.

Sufficient funding is available in the Fiscal Year 2023/2024 Budget for this work in the Water Fund Account No. 21-4170-729-00 (Plant Construction) for Tasks I and II along with the underwater inspection and construction expertise for a total amount of $97,273. Following Tasks I and II, the underwater inspection, and construction expertise services, staff will have more clarity and direction regarding Task III, which will come to the Board as a separate resolution for consideration.

Fund	Account	Amount Budgeted	Amount Available	Amount Requested	Amount Remaining	Within Budget
Plant Construction	21-4170-729-00	$1,056,915	$1,056,915	$97,273	$959,642	Yes

Staff recommends approval of a Resolution authorizing an agreement with Stantec for the completion of Tasks I and II along with an underwater inspection and construction expertise services for a total amount of $97,273. Staff will be present at the Village Board of Trustees meeting to address any questions that may arise.

Resolution (ID # 6689)

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 Consulting Engineering Services Related to Rehabilitation of the 30-inch Lake Michigan Intake with Stantec Consulting Services, Inc. of Springfield, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

Lake Michigan water is supplied to the Village's Lake Front Pump Station by two intake lines. The 30-inch intake, installed in 1963, extends about 2,500 feet from shore and the 48-inch intake, installed in 1993, extends about 6,400 feet from shore. From the Lake Shore Pump Station water is pumped through 2.9 miles of 24 and 30-inch main to the Water Treatment Plant for processing and delivery to Northbrook's distribution system.

The intakes must be periodically inspected to ensure that they are in good condition and are not obstructed by sediment and algae which can damage the Lake Front Pump Station's pumps or diminish pumping capacity. In 2019, inspection of the exterior of the 30-inch line revealed that approximately 875 feet of pipe had become exposed. A re-inspection in November 2022 found that the amount of exposed pipe had grown to 1,200 feet and, in the middle of this stretch, about 45-linear feet of pipe was undermined and no longer resting on the lake bed. Due to the potential damage to the undermined pipe and a strain on the water production process, the Village employed a diver to make emergency repairs to temporarily support the exposed pipe.

Following the temporary repair, staff developed a Request for Proposals (**"*RFP*"**) for Engineering Services for short and/or long-term rehabilitation ("***Services***"). Staff contacted seven engineering firms prior to issuance of the RFP. Four expressed an interest in the project and were sent the RFP on March 9, 2023. Ultimately two firms, HDR Engineering, Inc. and Stantec Consulting Services, Inc., submitted proposals. Following the RFP review and interview process, Public Works staff has determined that Stantec Consulting Services, Inc. of Springfield, Illinois ("***Contractor***") submitted the most responsive and comprehensive proposal. Based on these factors, staff recommends entering into an agreement between the Village and the Contractor for the completion of the Services in the amount of $97,273 ("***Agreement***").

The Fiscal Year 2023/2024 Budget provides funds in Account No. 21-4170-729-00 (Plant Construction) for the Task I and Task II of the Rehabilitation Project along with the underwater inspection and construction expertise services for a total cost of $97,273.

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

Section 2. Approval of Agreement.

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

Section 3. Authorization to Execute Agreement.

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

Scheduled: 7/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

MEMORANDUM
VILLAGE OF NORTHBROOK
PUBLIC WORKS

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: KELLY HAMILL, DIRECTOR OF PUBLIC WORKS

DATE: July 11, 2023

SUBJECT: A RESOLUTION APPROVING A LETTER OF INTENT BETWEEN IDOT & VILLAGE OF NORTHBROOK

Waukegan Road (IL 43) is under the jurisdictional control of the Illinois Department of Transportation ("IDOT"). If there are traffic concerns along an IDOT roadway, the Village proactively works with IDOT on potential solutions for these concerns. One area of concern has been making a left turn onto Maple Avenue from the northbound lane as the there is no dedicated left turn lane for this movement. In the past, the Village has requested that IDOT look into incorporating a dedicated left turn lane to the Waukegan roadway. IDOT has been working on this request.

IDOT is in the process of finalizing preliminary engineering and environmental studies (Phase I) for the improvement of IL 43 (Waukegan Road) at Maple Avenue in the Village of Northbrook ("Project"). This improvement is not currently included in IDOT's FY 2023-2028 Proposed Highway Improvement Program; However, this Project will be included in IDOT's priorities for future funding consideration.

IDOT has requested that the Village execute a Letter of Intent ("LOI") as the Project moves from Phase I to Phase II engineering. The general scope of work for this improvement consists of intersection improvements including roadway widening to provide an exclusive left turn lane, drainage improvements, a 10-ft shared use path, and Americans with Disabilities Act (ADA) curb ramp improvements. Additional improvements include traffic signal modernization at IL 43 and Walters Avenue, and accessible pedestrian signals (APS) with push button installation at the IL 43 and Voltz Road Intersection.

The LOI is intended to obtain the Village's concurrence with the components of the Project and the Village's cost participation in those components. Specifically, the components that IDOT is seeking the Village's concurrence on are:

A. The overall scope of the Project;

B. Traffic signal scope, cost, energy, and maintenance costs;

C. Emergency Vehicle Preemption (EVP) devices scope, costs, and long-term maintenance;

D. Roadway lighting removal scope and costs;

E. New roadway lighting removal scope and costs;

F. Shared-use path scope and long-term maintenance.

The costs for the design and improvements shall be shared between the Village and IDOT. The Village's estimated share of the costs is $163,415. Funds for this work will be included in the CIP and budgeted for in accordance with IDOT's timeline for the Project.

Staff recommends Village Board approval of a Resolution authorizing the execution of the attached Letter of Intent with IDOT for the planned improvement of Waukegan Road at Maple Avenue. Staff will be at the meeting to answer any questions that may arise.

Resolution (ID # 6754)

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 Letter of Intent Between the Illinois Department of Transportation and the Village of Northbrook for Potential Future Improvements Along Waukegan Road at Maple Avenue

is hereby adopted, as follows:

Section 1. Recitals.

The Illinois Department of Transportation ("***IDOT***") is in the process of finalizing preliminary engineering and environmental studies (Phase I) for the improvement of IL 43 (Waukegan Road) at Maple Avenue in the Village of Northbrook (*"**Project***"). This improvement is not currently included in IDOT's FY 2023-2028 Proposed Highway Improvement Program; however, this Project will be included in IDOT's priorities for future funding consideration.

IDOT has requested that the Village enter into a Letter of Intent ("***LOI***") that will serve as a basis for future agreements between the Village of Northbrook and IDOT as the Project enters Phase II engineering. The LOI affirms the Village's concurrence with the proposed improvement plan and cost participation responsibilities for the components of the Project. Specifically, the LOI asks the Village to concur with the following items:

A. The overall scope of the Project;

B. Traffic signal scope, cost, energy, and maintenance costs;

C. Emergency Vehicle Preemption (EVP) devices scope, costs, and long-term maintenance;

D. Roadway lighting removal scope and costs;

E. New roadway lighting removal scope and costs; and

F. Shared-use path scope and long-term maintenance.

The President and the Board of Trustees have determined that it is in the best interests of the Village and the public to concur with the Project scopes outlined in the LOI and enter into the attached LOI with IDOT.

Section 2. Approval of Letter of Intent.

The LOI with IDOT is approved in a form acceptable to the Village Manager and the Village Attorney.

Section 3. Authorization to Execute Letter of Intent.

The Village Manager shall be, and is hereby, authorized and directed to execute, on behalf of the Village, the LOI.

Scheduled: 7/11/2023

ATTEST:

Village President

Village Clerk

Illinois Department of Transportation
Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

January 4, 2023

The Honorable Kathryn Ciesla
Village President
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Village President Ciesla:

The Illinois Department of Transportation (Department) is in the process of finalizing preliminary engineering and environmental studies (Phase I) for the improvement of IL 43 (Waukegan Road) at Maple Avenue in the Village of Northbrook, Cook County. This improvement is not currently included in the Department's FY 2023-2028 Proposed Highway Improvement Program. However, this project will be included in the Department's priorities for future funding consideration among similar improvement needs throughout the region. This will serve as a Letter of Intent between the Village of Northbrook (Village) and the Department confirming your concurrence with the proposed improvement plan and the cost participation responsibilities for the subject project.

The general scope of work for this improvement consists of intersection improvements including roadway widening to provide an exclusive left turn lane, drainage improvements, a 10-ft shared use path, and Americans with Disabilities Act (ADA) curb ramps improvements. Additional improvements include traffic signal modernization at IL 43 and Walters Avenue, and accessible pedestrian signals (APS) with push button installation at the IL 43 and Voltz Road intersection. The proposed roadway geometry is enclosed for your information.

Based on previous coordination with the Village, specific items identified by the Department requiring cost participation and/or maintenance by the Village include traffic signal replacement, emergency vehicle pre-emption (EVP) devices, bicyclist and pedestrian accommodations, and roadway lighting. Additional discussion regarding utility relocation is included for your information.

Traffic Signal Replacement

Traffic signal replacement is proposed at the intersection of IL 43 and Walters Avenue and new accessible pedestrian signals are proposed at IL 43 and Voltz Road. The total cost of the traffic signal work at these intersections is $331,000. The new signal will be equipped with accessible pedestrian signal (APS) push buttons. As outlined in the attached Exhibit A, funds provided by the Federal Highway Administration (FHWA) may be used for 80% of the traffic signal costs with the Department and Village sharing in the remainder of the cost, based on the percentage of approach leg jurisdiction. If federal funds are not used, the FHWA share will be assumed by the Department. The Village has jurisdiction of the east and west legs at the intersections with IL 43.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

There are existing EVP devices on the traffic signals at the intersection of IL 43 and Walters Avenue. The estimated cost to reinstate the EVP devices after the traffic signal replacement is $10,350 per signalized intersection, including a 15% engineering fee. The financial responsibility for the EVP devices for this improvement and any future improvements requiring modifications to the traffic signals, including maintenance and energy costs, shall be borne by the Village.

The cost share breakdown of traffic signal costs is outlined in the following table. The Village's share of the costs will be approximately $48,415.

Location	Improvement	FHWA Cost	Division of Remaining Costs		Engineering Fee, 15%	Total Village Cost
			IDOT	Village		
IL Route 43 at Walters Avenue	Traffic Signal Replacement $311,000	$248,800 (80%)	$31,100 (10%)	$31,100 (10%)	$4,665	$35,765
	Emergency Vehicle Pre-Emption (EVP) Device	$0 (0%)	$0 (0%)	$9,000 (100%)	$1,350	$10,350
IL Route 43 at Voltz Road	APS Push Buttons installation $20,000	$16,000 (80%)	$2,000 (10%)	$2,000 (10%)	$300	$2,300
Total Village Costs- Traffic Signals and EVP						$48,415

Energy and Maintenance Costs for Traffic Signals
Energy and maintenance costs will continue as outlined in the existing Master Agreement executed between the Village and the Department.

Bicyclist and Pedestrian Accommodations
As described in the attached Exhibit A, the Department is responsible for 100% of the cost for removal and replacement of existing sidewalk/paths affected by the roadway improvements. There is approximately 1,550 feet of existing sidewalk on the west side of IL 43 that is proposed to be replaced with a 10-foot-wide shared use path.

According to Department policy, a separate shared-use path is recommended to accommodate bicyclists and pedestrians along, or short distances outside of, the project limits if the local agency is willing to accept maintenance responsibility. The existing sidewalk from Station 42+00 to Station 58+00, a distance of approximately 1,550 feet is not currently anticipated to be directly impacted by the proposed improvement. However, it can be replaced with a 10-foot shared-use path as requested by the Village of Northbrook through the project coordination.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

The Department is responsible for 100% of the cost of new bicyclist and/or pedestrian facilities that meet warrants within the project termini or for short distances outside the project termini as may be required so long as the Village agrees to assume long-term responsibility for the administration, control, reconstruction, and maintenance of the sidewalk or shared-use path along State Highways.

If the Village chooses not to participate in the bicyclist or pedestrian accommodations, the Department requests that a local resolution indicating their non-participation be sent to the Department (see enclosed example). Without local agency participation, the Department will consider the next highest and best accommodation feasible. At this time, this consists of a proposed paved 4-foot shoulder on the west side of IL 43 to accommodate experienced bicyclists. The shoulder will not be signed as a bikeway. In the future, a path could be installed to replace the existing sidewalk via permit at 100% local cost.

Roadway Lighting

The existing roadway lighting at IL 43 and Maple Avenue and on the east side of IL 43 north of Maple Avenue, which is owned and maintained by ComEd, does not meet Illuminating Engineering Society (IES) standards and should be removed or upgraded to current standards. It is the Department's understanding that the Village has a lighting agreement with ComEd. The Village will need to request that ComEd pursue the removal of the existing substandard lighting.

As outlined in the attached Exhibit A, all costs and long-term maintenance associated with roadway lighting within the corporate limits of a municipality are a local responsibility. Based on past coordination, the Village did not express interest in full roadway lighting. If the Village chooses to upgrade the intersection lighting at IL 43 and Walters Avenue, the estimated cost for new lighting is $115,000, including a 15% engineering fee. In addition, the Village must agree to accept long-term responsibility for the administration, control, and maintenance of the roadway lighting.

Local agencies are required to secure federal funds through the Council of Mayors to upgrade or install locally owned roadway lighting on future state-let contracts. The local agency would need to ensure the federal and local matching funds are programmed through both the Council of Mayors and the District One Bureau of Local Roads and Streets, in order to coincide with the state letting schedule for this improvement. If the local agency is unable to secure federal funds for roadway lighting, they may pursue the installation of roadway lighting under a separate, locally let contract, or via permit through the District One Bureau of Traffic- Permits Section. For information about permits along state highways, contact Charles Saint-Vil, Cook County Permit Coordinator, at (847) 705-4144.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

Utility Relocation

Public utilities, installed in the highway right-of-way via permit and requiring relocation, will be relocated at no expense to the Department. The Village will be responsible for relocation of its facilities in conflict with the IL 43 at Maple Avenue improvements. Facilities subject to the previously stated condition may include, but may not be limited to, watermain, fire hydrants as well as storm, sanitary, and/or combined sewers. An investigation of the utility information that was provided to the Department in Phase I indicate potential fire hydrant conflicts on the east side of IL 43 north of Maple Avenue. Additional potential conflicts include watermain and storm sewer on the south leg of IL 43 and Walters Avenue. However, a more detailed study of conflicts will be initiated during Phase II, contract plan preparation.

Summary of Estimated Costs

The estimated total cost responsibility for the Village, based on the available information collected during the Phase I process is approximately $163,415 as outlined in the following table. However, this does not include the cost of utilities, which should be pursued independently by the Village.

Improvement	Village Cost	Engineering Fee (15%)	Total Village Cost
Traffic Signals Replacement at IL 43 and Walters Avenue	$31,100	$4,665	$35,765
EVP Devices at IL 43 and Walters Avenue	$9,000	$1,350	$10,350
Roadway Lighting at IL 43 and Walters Avenue	$100,000	$15,000	$115,000
APS Push Buttons Installation at IL 43 and Voltz Road	$2,000	$300	$2,300
Total Village Costs			$163,415

At the end of this Letter of Intent, there is an area where you can state your concurrence to the cost participation items outlined above. This Letter of Intent will be used as a basis during Phase II, contract plan preparation, to develop a project agreement between the Village and the Department. Please return an original signed copy of this letter within 90 days to effectively maintain the project schedule.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

If you have any questions or need additional information, please contact me or Carlos Feliciano, In-House Project Studies Unit Head, at (847) 705-4106 or email at carlos.feliciano@illinois.gov.

Very truly yours,

José Rios, P.E.
Region One Engineer

Attachments

cc: Cara Pavlicek
Kelly Hamill
Jack Bielak

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

Project and Environmental Studies
IL 43 at Maple Avenue
Village of Northbrook, Cook County

Concur with project scope:
__ Yes
__ No

Concur with traffic signal scope, cost, energy and maintenance costs:
__ Yes
__ No

Concur with EVP devices scope, costs, and long-term maintenance:
__ Yes
__ No

Concur with roadway lighting removal scope and costs:
__ Yes
__ No

Concur with shared-use path scope and long-term maintenance:
__ Yes
__ No

Concur with new roadway lighting scope, costs, and long-term maintenance:
__ Yes
__ No

Name: _____

Signature: _____

Title: _____

Date: _____

Comments:

_____

_____

_____

_____

_____

_____

_____

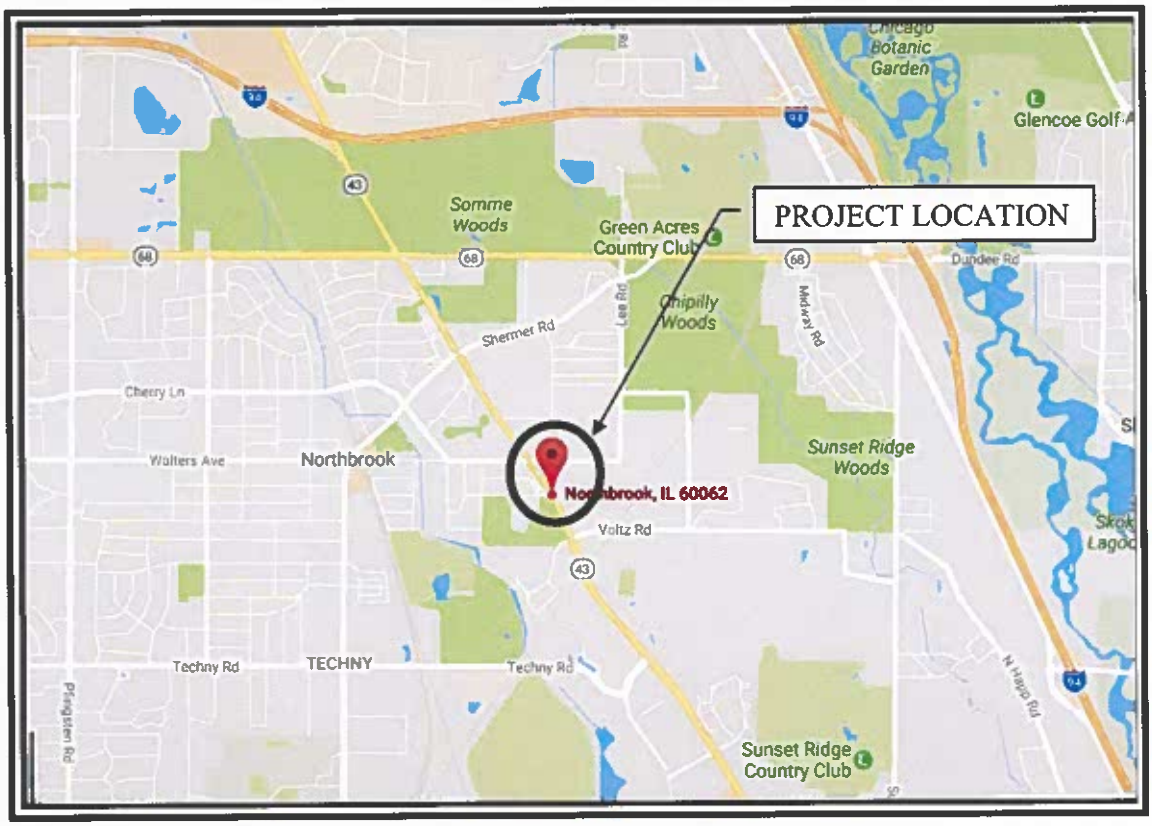
_____

_____

_____

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

LOCATION MAP



Route: IL Route 43 (Waukegan Rd.)
Limits: at Maple Ave.
County: Cook

P-91-185-17

N

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

Exhibit A

TRAFFIC SIGNAL PARTICIPATION

The cost participation associated with traffic signal installation, modernization, or relocation will be in accordance with 92 Ill. Adm. Code 544 "Financing of Traffic Control Signal Installations, Modernization, Maintenance, and Operation on Streets and Highway under State Jurisdiction."

Traffic signals may be installed only where conditions meet warrants established in the current Illinois Manual on Uniform Traffic Control Devices. If a new signal installation is warranted, it may be included within the roadway improvement.

Current IDOT policy requires that IDOT and Local Agency (ies) share the responsibility for installation, modernization, and relocation of traffic signals. The installation, modernization, and relocation of pedestrian signals associated with traffic signal improvements will also require the Department and Local Agency (ies) to share financial responsibility. The eligible share of the cost to each agency will be in proportion to the number of intersection approaches that the agency maintains. Generally, traffic signal costs are 80% Federal and 20% non-Federal based on established cost participation policy (90% Federal and 10% non-Federal for safety projects). IDOT will participate in the non-Federal portion for the State-owned legs of an intersection. At locations where all legs of an intersection are State-owned, IDOT will participate in 100% of the cost of the traffic signal installation, modernization, or relocation. Closely spaced new or modernized traffic signals within the improvement limits generally require signal coordination or hardware interconnection for the purpose of providing vehicle progression. IDOT will be financially responsible for 100% of coordination or interconnection costs.

IDOT will be financially responsible for 100% of the installation and modernization of traffic signals at ramp terminals of ramps connecting to or from a State highway.

The entire cost of installing push button ("Fire pre-emption") and emergency vehicle pre-emption equipment is the responsibility of the requesting local fire district or municipality.

The entire cost of installing, modernizing, relocating, maintaining and energizing private benefit signals is the responsibility of the private benefit agency being served by the traffic signals. However, IDOT will enter into a formal agreement for a private benefit signal installation only with the local jurisdictional or governmental agency.

It should be noted that an agency involved might voluntarily assume responsibility for another agency's share of the cost in order to expedite the installation or modernization.

When warrants are met for school crossing signals at public road intersections, the eligible share to each agency for the installation and modernization cost shall be split on a 50/50 basis or in proportion to the number of intersection approaches that each agency maintains.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

TRAFFIC SIGNAL MAINTENANCE

At intersections lying wholly outside the Corporate Limits of any municipality, IDOT will be responsible for the maintenance of the signals.

At intersections lying wholly or partially within the Corporate Limits of one or more municipalities, IDOT will assume the following costs for the maintenance of traffic signals on State highways within municipalities:

(A) The total costs for all signals at the intersections of two or more State highways.
(B) The total costs for all signals at the intersections along State highways that have an average daily traffic in excess of 35,000 vehicles per day as shown on the latest published edition of the traffic volume (AADT) map. The Regional Engineer will determine the limits of this section within the municipality.
(C) The total costs for all signals located at the terminals of ramps connecting to or from a State highway.
(D) At all other intersections IDOT and the municipalities will share in the cost of signal maintenance. The cost to the municipalities will be in proportion to the number of approaches that they maintain.

ENERGY CHARGES

The division of financial responsibility for the energy charges will be as follows:

(A) At intersections lying wholly outside the Corporate Limits of any municipality, IDOT will pay the energy charges for the operation of the signals.
(B) At intersections lying wholly within the Corporate Limits of a municipality, IDOT and the municipality will share the energy charges according to the proportionate number of intersection approaches maintained by each agency.
(C) At intersections lying partially within the Corporate Limits of one or more municipalities, the municipalities will be responsible for the energy charges.

Traffic Signal Master Agreements, consummated by IDOT, give municipality defined maintenance and energy responsibilities required for the operation of traffic signals. New traffic signal improvements shall contain maintenance and energy provisions in the improvement agreement adding the new traffic signals to said Master Agreement. Existing traffic signals to be modernized or relocated, shall contain maintenance and energy provisions in the improvement agreement indicating traffic signal maintenance and energy responsibilities for given traffic signal(s) shall continue to be as outlined in the Master Agreement. Certain circumstances, such as jurisdictional transfers of roadway segments affecting signalized intersections with the improvement limits, could result in a revision to maintenance and energy responsibilities contained in the Master Agreement for a given traffic signal(s). An amendment to the Master Agreement would be required.

IDOT does not share in maintenance costs for school crossing signals unless specified otherwise in the Master Agreement or if the school crossing signals are installed at public road intersections for which the maintenance costs shall be shared in proportion to the number of intersection approaches that each agency maintains.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

PARKING LANES

If a new parking lane is added, IDOT will participate in 50% of the cost if the ADT is greater than 5,000 vehicles per day and if the pavement composition and lane width meets the IDOT criteria. The municipality would assume the total cost (100%) of the parking lane if the pavement composition or lane width does not meet IDOT criteria or if the ADT is less than 5,000 vehicles per day.

If an exclusive existing parking lane requires resurfacing, IDOT will participate in 50% of the milling and resurfacing costs for parking with lane widths equal to or less than the adjacent travel lanes. The municipality will assume the total cost (100%) of the milling and resurfacing costs for that portion of the parking that is greater than the width of the adjacent travel lane. The municipality will also assume 100% of any base repair cost for the entire width of the existing parking as well as any patching and curb and gutter repairs. If the municipality declines to participate, a very minimal amount of resurfacing would be done IDOT expense. (Minimal amount of resurfacing is defined as a taper across the parking lane ranging from approximately 1½ inch thick adjacent to the through lane to 1 inch or less adjacent to gutter line).

IDOT will assume the total cost (100%) associated with the milling and resurfacing of parking lanes when parking is eliminated during one or more peak hours.

The municipality is responsible for the total cost (100%) of reconstructing existing parking and any adjacent curb and gutter.

The State will not consider an improvement of a State-maintained highway unless the proposed parking or existing parking adjacent to the traffic lanes is parallel parking except as provided under Chapter 95 1/2 Art. 11-1304(c) (Illinois Revised Statutes).

Parking prohibition ordinances will be required through areas where there are no parking lanes.

ROADWAY MAINTENANCE

The State will assume the maintenance cost associated with the through traffic lanes, turning lanes, and the curb and gutter adjacent to these traffic lanes. The municipality will assume the maintenance cost associated with all other facilities including but not limited to items such as storm sewers, parkways, exclusive parking lanes, curb and gutter adjacent to the parking lanes, sidewalks, landscape features, appurtenances, etc.

UTILITY RELOCATION

Municipal utilities, installed by permit and requiring relocation, will be relocated at no expense to the Department.

Municipal utilities installed prior to the Department's assuming maintenance of the roadway will be relocated, if required, at IDOT expense.

The cost of any improvement to, or betterment of municipal utilities, would be the entire financial responsibility (100%) of the local agency.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

ROADWAY LIGHTING

Existing highway lighting that is owned and maintained by the municipality, will be relocated and upgraded to current standards. New lighting, proposed by the municipality, may be incorporated into the total improvement plans.

The cost of the above work would be the entire financial responsibility of the local agency.

PEDESTRIAN AND BICYCLE FACILITIES

Sections 17 Bicycle and Pedestrian Accommodations and 48-2.04 Sidewalks of the IDOT Bureau of Design and Environment Manual establish the criteria to determine pedestrian and bicycle needs. Maintenance responsibilities as well as State and local agency participation toward the cost of these facilities included as part of a roadway construction contract on a State route shall be in accordance with Sections 5-03 and 5-05 of the Bureau of Design and Environment Manual as follows.

Maintenance Responsibilities – The Municipality will maintain any new or replacement sidewalks the Department provides in conjunction with the highway improvement project, excluding those constructed on structures. The Municipality will also maintain any bicycle paths associated with the State highway project other than that portion of the bicycle path carried on state structures. The State will assume the maintenance responsibilities for On-Road Bicycle Lanes or Wide Outside Lane and Widened Shoulders constructed as bicycle accommodations.

Cost Participation

1. New and Deteriorated Sidewalks – Use the criteria in Chapters 17 and 48 to determine the warrants for sidewalks. If these criteria are met and the Local Agency agrees to maintain the sidewalks, proportion the improvement costs associated with new or deteriorated sidewalks as follows:

    a. New Sidewalks – the State will pay 100% for new sidewalks within the project termini or for short distances outsidethe project termini as may be required to connect sidewalks to significant pedestrian generators (e.g., schools, transit facilities). The Phase I Study Report will document the need for sidewalk construction.

    b. Deteriorated Sidewalks – The Local Agency will pay 100% of the cost to remove existing deteriorated sidewalks. The State will pay 100% replacement for deteriorated sidewalk replacement when associated with a highway project. Local Agency will pay 100% of the cost of decorative sidewalks.

    c. Sidewalk Removal and Replacement – The State is 100% financially responsible for removing and replacing existing sidewalks if such a need is caused by the construction of an IDOT highway improvement.

2. Bicycle Accommodations – Use the criteria in Chapter 17 to determine the warrants for bicycle accommodations. If these criteria are met and the Local Agency agrees to maintain the bicycle accommodation as appropriate, proportion the improvement costs associated with the bicycle accommodations as follows:

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

a. On-Road Bicycle Lanes – The State will pay 100% for the construction of new on-road bicycle lanes as indicated by the facility selection criteria contained in Chapter 17.

b. Wide Outside Lanes and Widened Shoulders – The State will pay 100% of all costs for wide outside lanes or widened shoulders indicated for bicycle accommodation.

c. New Paths – The State will pay 100% of all costs for construction of new paths within the project termini or for short distances outside the project termini as may be required to connect paths to significant bicycle traffic generators (e.g., schools, transit facilities). The Phase I Study Report will document the need for path construction.

d. Path Removal and Replacement – The State is 100% financially responsible for removing and replacing existing paths if such a need is caused by the construction of an IDOT highway improvement.

e. Adjustment of Existing Paths – If an existing path requires adjustment due to an IDOT improvement, the State will pay 100% of the adjustment cost. The Department will construct the replacement in accordance with IDOT path criteria. The Local Agency is 100% financially responsible for path adjustments that are caused or initiated by a work request from the Local Agency. If the existing path is not affected by the Department project but deteriorated as determined by the Department and is added at the request of the local agency, the local agency will pay 100% for its removal and the State will pay 100% for its replacement.

f. Paths Above and Beyond Selection Criteria – If facility selection criteria for side paths are not met and the Local Agency still requests side path installation, the Local Agency is 100% financially responsible for all costs for installation of the path above those costs for the improvement identified in the selection criteria, including any necessary right-of-way and construction.

g. Paths on Structures - The State will pay 100% of all costs for bicycle and pedestrian accommodations on structures and approaches. The Local Agency will pay 100% of the cost difference of a separate bicycle and pedestrian structure if bicyclists and pedestrians could have been safely accommodated on the roadway structure, or request grade separation when at-grade crossings are considered safe.

3. Utility Adjustments and Other Items – The State will pay 100% of all costs for reimbursable utility adjustments as defined in Chapter 6, Section 6-1.03 of the BDE Manual, as well as pedestrian barriers, retaining walls, and other collateral items that are required solely for pedestrian and bicycle accommodations notnecessitated by the IDOT project. The Local Agency is responsible for 100% of the costs for right-of-way, utility adjustments, barriers, retaining walls, and other collateral items that are not required solely for the pedestrian and bicycle accommodations.

4. Right-of-Way – The State will pay 100% of all costs for right-of-way if acquired solely for sidewalk/path construction necessitated by the IDOT project. Also, the Local Agency will pay 100% of the construction costs for sidewalks/paths associated with the construction of on-system parking not necessitated by the IDOT project. The State will pay 100% for right-of-way if additional right-of-way is required to construct an IDOT proposed highway cross section.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

5. Local Agency Does Not Accept Maintenance Responsibilities – If the Local Agency does not agree to maintain the sidewalk/path, the State will not construct it, even if it is warranted. However, the State will take reasonable actions to not preclude future additions of sidewalk at such locations.

6. Local Agency Does Not Choose To Participate – If the local agency chooses not to participate in the bicycle or pedestrian accommodation that they are responsible for, the Department will request that that local agency pass a local resolution indicating their non-participation stating a bicycle and/or pedestrian facility does not fit within its local development plan. This non-participation will be documented in the Phase I Project Report.

ADDITIONAL WORK

IDOT would be receptive to considering additional highway related work items suggested and paid for by the local agency for incorporation within the improvement, providing that the additional work items would not delay the implementation of the project. Such items could include lighting, over-size storm sewer, utilities, emergency vehicle pre-emption equipment etc.

The local agency may be expected to provide plans, specifications, and estimates for such additional work that is requested to be incorporated into the contract plans for the State-owned portion of the project. Said plans and specifications shall be of such quality to facilitate inclusion in the contract package and shall be available in a timeframe consistent with anticipated contract processing schedules and deadlines.

Attachment: Exhibit A - LOI for Waukegan and Maple Improvements (6754 : A Resolution Approving a Letter of Intent Between IDOT & Village of

MEMORANDUM
VILLAGE OF NORTHBROOK
INFORMATION TECHNOLOGY

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: LORI D. BAKER, CHIEF INFORMATION OFFICER

DATE: July 11, 2023

SUBJECT: A RESOLUTION APPROVING THE PURCHASE OF A STORAGE SYSTEM FROM STORAGEIT SOLUTIONS, LTD.

As the volume of electronic data created and stored by the Village continues to increase, the storage system, which is responsible for housing and protecting that data, becomes more and more critical. In early 2020, the Village purchased a storage system from Tintri, Inc. with expectations that the system would be supported for at least five years. Village Information Technology (IT) staff learned in late 2022 that Tintri made the decision to retire support for this specific system in December 2023. This decision was made due to the acquisition of Tintri by DataDirect Networks (DDN), and DDN's revised focus on their product line. While the Tintri storage solution has been reliable and vendor-provided technical support has been excellent, and while it will continue to run after the December 2023 end of support date, if there should be any failure of any part of this critical system, the vendor will no longer support or provide replacement parts. If this system should fail, data that Village staff relies on would not be available which would result in a significant outage of most applications, databases, and data. Given this, Village IT Staff recommends the replacement of this system prior to its end of support date.

In the last several months, Village IT Staff evaluated storage systems that meet the Village's requirements, including Hewlett Packard Enterprise's Alletra systems (formerly HPE Nimble), Pure Storage's systems, and DataDirect Networks storage system. After careful evaluation of the different products and conversations with other local municipalities, Village IT Staff determined that the Pure Storage solution would best meet the needs of the Village. Additionally, Pure Storage offers an "Evergreen//Forever" subscription service which guarantees support for the system for 42 months.

IT staff requested three quotes for the desired Pure Storage configuration. A summary of these quotes, along with Pure Storage's discounted MSRP pricing, follow:

	Pure Storage	**Mindsight**	**Sentinel**	**StorageIT**
Hardware	$518,680	$127,000	$147,282	$126,700
42Mo Support	$155,484	$142,800	$166,404	$136,920
Installation	$9,200	$0	$0	$0
Services Credit			-$17,769.60	-$19,560
Shipping		$1,270	$650	$450
TOTALS	**$683,364.00**	**$271,070.00**	**$296,566.40**	**$244,510.00**

StorageIT Solutions, Ltd., a woman-owned business based in Cary, IL, provided the lowest cost, most responsible quote for the system, 42 months of support and maintenance, and installation services at a cost not to exceed $244,510. This purchase was included in the FY 2023/2024 budget in Account No. 11-

1400-706-00.

Staff requests approval to purchase the Pure Storage system, including 42 months of support and maintenance, and installation services, from StorageIT Solutions, Ltd., in an amount not to exceed $244,510. Staff will be available at the July 11, 2023 Regular Board Meeting to address any questions that may arise.

Resolution (ID # 6639)

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 a Storage System from StorageIT Solutions, Ltd.

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Annual Budget for FY 2023/2024 planned for the procurement of a computer storage system for use by all Village Departments. This storage system is used to house all of the Village's data and electronic records. The Village's current storage system will no longer be supported by the current vendor in December 2023.

Staff prepared and reviewed specifications for the storage system and recommends the procurement of a Pure Storage storage system based on its features and Pure Storage's outstanding support and maintenance. Pricing was requested from three sources, and StorageIT Solutions, Ltd., of Cary, Illinois ("***Vendor***") provided the lowest cost most responsible bid for the purchase of the storage equipment, 42 months of annual maintenance and support, and installation services ("***System***") in an amount not to exceed $244,510.

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

Section 2. Authorization to Purchase.

The Village Manager shall be, and is hereby, authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the System from the Vendor in the not-to-exceed amount of $244,510.

Scheduled: 7/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

Storage IT Solutions
319 Cary Point Dr
Cary, IL 60013
(847) 462-0506

Statement of Work ("SOW") No. MC-SITS-VON-110457
Between
Storage IT Solutions ("SITS")
and
Village of Northbrook ("Customer")

SERVICES

Storage IT Solutions ("SITS") has been contracted by Village of Northbrook ("Customer") to provide professional services for the equipment in attached Exhibit A.

Exhibit No.	Storage IT Quote #	Total Price
A	[redacted]	$244,510.00

DELIVERABLES AND OUTCOMES

A. Rack arrays from Exhibit A for both designated locations ([redacted] and [redacted]).
B. Ensure arrays power on properly.
C. Apply the initial configuration of IP addressing, naming, and pool configuration.
D. Update both systems to the latest, agreed upon version of firmware.
E. Ensure best practices and policies are applied to VMware hosts that will be associated with the storage arrays.
F. Present storage to all new hosts in the VMware clusters.
G. Assist with VMware and networking configuration for proper operation of the arrays.
H. Ensure that storage is showing up correctly in VMware and according to best practices.
I. Test failover to ensure arrays will remain online in a failure scenario.
J. Deploy vCenter plugin.
K. Establish replication between both arrays.
L. Provide knowledge transfer on all equipment.
M. Assist with data migration by teaching best practices (Village of Northbrook to perform actual migration tasks).
    a. Storage IT will perform this for 3 virtual machines. The rest will be Village of Northbrook's responsibility to migrate.

CUSTOMER RESPONSIBILITIES

Customer Responsibilities are specified below.

A. Designate a Project Manager ("Project Manager") to whom all Storage IT Solutions communications shall be addressed. The Project Manager will provide (a) information and resources in a timely manner as needed by SITS to complete the Service described in this SOW; and (b) will be readily available and onsite as and when required by SITS for the duration of the Service. The Project Manager will be responsible for receiving any Deliverables and has full authority to provide any needed approvals for Customer under the Change Control provision below.
B. Provide appropriate onsite facilities including working area and access to systems and other resources as required in order to deliver the Services in this SOW.
C. Communicate with the SITS Project Manager and make appropriate staff available to participate in the project activities as required, including a technical lead for the duration of the project.
D. Ensure that suitably qualified Customer subject matter expert(s) are available to SITS in specialized areas required for the delivery of these services such as storage, server and networks, when working both onsite and offsite.
E. Procure and make available any server, SAN, storage and LAN infrastructure, together with any software and valid licenses, required by SITS to deliver these services, including user access and passwords as necessary.

Attachment: Exhibit A - StorageIT SOW - Pure Storage Purchase & Installation (6639 : A Resolution Approving the Purchase of a Storage

Storage-IT Solutions
Your Data Management Provider

F. Provide timely review of all materials and documentation supplied by SITS and respond promptly to SITS requests for information applicable to the Services being rendered.
G. Possess valid licenses for all software that is covered by the Service(s) listed herein and ensure all licenses will cover SITS use of the software.
H. Ensure that the Service Location is prepared for the Service and that all required power, air conditioning, cabling, and environmental and telecommunication requirements have been addressed.
I. Ensure that any prerequisites agreed between SITS and Customer are completed satisfactorily prior to SITS commencing delivery of any Service.
J. Customer agrees to pay amount listed in attached Exhibit A under Net 45 terms.

ASSUMPTIONS

SITS will rely on the following Assumptions, together with those stated elsewhere in each individual Exhibit, in performing these Services. Should any of these Assumptions prove to be incorrect or incomplete or should Customer fail to comply with any of the Assumptions set forth in this document, SITS reserves the right to modify the price, scope or schedule.

A. SITS reserves the right to replace any Engineer at any time for any reason. If the engineer who normally responds to Customer requests is unavailable, SITS will notify Customer and provide an acceptable replacement, if required.
B. The Engineer will be scheduled to work normal business hours, excluding SITS holidays, unless an alternate schedule has been agreed upon by both parties. Normal working hours are 8 hours worked per day between 8:00AM and 6:00PM Sunday to Saturday, excluding Bank or National Holidays. Any requests for work to be performed outside these hours will be handled via change control. Such work may require an uplift/premium.
C. SITS assumes all third-party vendor specific revisions and versions are appropriately supported configurations within the environment and it is Customer's responsibility to resolve all revisions and versions prior to commencement of the Services. If Customer's supportability does not meet the minimum criteria (as defined by the applicable third-party vendor), SITS reserves the right to withhold or delay the Services until Customer resolves all supportability issues and the parties agree to extend the period of performance accordingly.
D. Any tasks or Services not specifically stated in any of the attached Exhibit(s) are considered out of scope for this SOW.
E. SITS will perform the Service(s) at the Service location(s) referenced herein.
F. Any Service schedule estimates represent SITS best technical judgment based on information available. The actual duration of the Service(s) may vary.
G. Service(s) Expiration: Service(s) purchased under this SOW that have not been completed within six (6) months after the arrival of Hardware & Software listed in attached Exhibit(s) or another timeframe specified within the applicable exhibit, will be deemed null and void. Any remaining payments are non-refundable, and credits will not be granted. If an exhibit contains a Service Expiration date which occurs other than six (6) months after arrival of Hardware & Software listed in attached Exhibits, the exhibit shall govern with respect to this section.

CHANGE CONTROL PROCESS

Changes to this SOW may be initiated by providing a request to the other party. The Parties will review any change requests and advise each other if the request can be accepted, and if so, the price, scope and schedule impacts. For a requested change to be made effective, it will be documented by an Amendment to this Statement of Work and agreed to, in writing, by both Parties.

Attachment: Exhibit A - StorageIT SOW - Pure Storage Purchase & Installation (6639 : A Resolution Approving the Purchase of a Storage

Storage-IT Solutions
Your Data Management Provider

Attachment: Exhibit A - StorageIT SOW - Pure Storage Purchase & Installation (6639 : A Resolution Approving the Purchase of a Storage

PRIMARY CONTACTS

Customer Primary Contact:			
Name	**Address**	**Email**	**Phone**
Lori Baker	1225 Cedar Lane Northbrook, Illinois 60062	Lori.Baker@northbrook.il.us	(847) 664-4080

Seller Primary Contact:			
Name	**Address**	**Email**	**Phone**
Matt Corcoran	319 Cary Point Drive Cary, Illinois 60013	matt.corcoran@storageit.com	(847) 703-4845

Seller Primary Technical Contact:			
Name	**Address**	**Email**	**Phone**
Mike Smallwood	319 Cary Point Drive Cary, Illinois 60013	Mike.smallwood@storageit.com	(224) 369-0835

SERVICE LOCATIONS

Location Primary Contact:			
Name	**Address**	**Email**	**Phone**
Lori Baker	[redacted]	Lori.Baker@northbrook.il.us	(847) 664-4080

This SOW constitutes the entire agreement of the parties and supersedes all prior or contemporaneous oral or written communications, proposals and representation with respect to their subject matter and prevails over any conflicting or additional terms of any quote, invoice, acknowledgement, pre-printed P.O. terms, or similar communication between the parties. No modification to this SOW will be binding unless in writing and signed by an authorized representative of each party.

Storage-IT Solutions
Your Data Management Provider

IN WITNESS WHEREOF, the parties hereto have caused this Statement of Work to be duly executed by their respective authorized representatives and is effective as of the date first set forth below.

Storage IT Solutions ("Seller")	**Village of Northbrook** ("Customer")
By:_____	By:_____
Name:_____	Name:_____
Title:_____	Title:_____
Date:_____	Date:_____

SOW No. MC-SITS-VON-110457
Dated: June 22, 2023

Attachment: Exhibit A - StorageIT SOW - Pure Storage Purchase & Installation (6639 : A Resolution Approving the Purchase of a Storage

Storage-IT Solutions
Your Data Management Provider

Exhibit A for SOW MC-SITS-VON-110457

Storage IT Solutions

319 Cary Point Dr
Cary, IL 60013

Date:	**6/22/23**		
Quote Created By:	Matt Corcoran	matt.corcoran@storageit.com	
Account:	Village of Northbrook	**Office:**	847-462-0506
End User:	Lori Baker	**Mobile:**	847-703-4845
Phone Number:	847-664-4080	**Fax:**	847-649-1790
Email:	Lori.Baker@northbrook.il.us		

Notes:

Quote #PURE-23-VON-06221530

Pure Storage
Village Hall - X20r4-44TB
Police Department - X20r4-44TB
42 Months Evergreen Forever (Gold) Support - Only pay for 36 Months
Includes Storage IT Install and Basic Migration Services

Qty	Product Code	Product Description	Cost	Ext Cost
		[redacted] *Array*		
1	[redacted]	[redacted]	$ 63,350.00	$ 63,350.00
2	[redacted]	[redacted]	$ -	$ -
42	[redacted]	[redacted]	$ 1,630.00	$ 68,460.00
6	Services Credit	Credit for [redacted]	$ (1,630.00)	$ (9,780.00)
		[redacted] *Array*		
1	[redacted]	[redacted]	$ 63,350.00	$ 63,350.00
2	[redacted]	[redacted]	$ -	$ -
42	[redacted]	[redacted]	$ 1,630.00	$ 68,460.00
6	Services Credit	Credit for [redacted]	$ (1,630.00)	$ (9,780.00)
		Professional Services		
1	SITS-INSTALL	Storage IT Solutions Installation, Configuration, Knowledge Transfer, and Migration	$ 9,000.00	$ 9,000.00
1	SITS-INST-CREDIT	Credit for "Storage IT Solutions Installation, Configuration, Knowledge Transfer, and Basic Migration"	$ (9,000.00)	$ (9,000.00)
1	SHIP-100	Shipping Charge	$ 450.00	$ 450.00
			Subtotal	$ 244,510.00
	Total Cost		**Total**	**$ 244,510.00**

CONFIDENTIAL Price Quote - This quote is valid until **September 14, 2023**. Not responsible for errors or manufacturer's price changes.

Attachment: Exhibit A - StorageIT SOW - Pure Storage Purchase & Installation (6639 : A Resolution Approving the Purchase of a Storage

MEMORANDUM
VILLAGE OF NORTHBROOK
VILLAGE MANAGER'S OFFICE

TO: BOARD OF TRUSTEES

FROM: CARA PAVLICEK, VILLAGE MANAGER

DATE: July 11, 2023

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT WITH HUB INTERNATIONAL FOR A HUMAN RESOURCES ASSESSMENT

As part of the adopted FY23-24 General Fund Budget, within the Village Manager's Office, Administrative Division, a goal for this fiscal year is to undertake reorganization of Human Resources function in order to implement consistent, effective and efficient support for all departments in order to build a high performance organization through updated employment policies and practices as well as increased transparency and information sharing within the workforce.

The Village received five responses to a Request for Proposals (RFP) and qualifications issued earlier this year from experienced consulting firms to conduct an in-depth operational and organizational assessment of the delivery of human resources services by the Village. The responses ranged in price from $39,500 to $94,800.

While the responses varied in terms of approach and scope, it is recommended that HUB International, Chicago, Illinois be selected as the preferred consultant in an amount not to exceed $35,000. Several key factors support this recommendation including scope and structure of assessment, the direct experience of the consulting team working in human resources, length of time to complete project and perceived ability to meet the project goal as stated in the RFP.

Resolution (ID # 6779)

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 Professional Services Agreement with HUB International

is hereby adopted, as follows:

Section 1. Recitals.

As part of the adopted FY23-24 General Fund Budget, within the Village Manager's Office, Administrative Division, a goal was set by the Village to undertake reorganization of the Human Resources function in order to implement consistent, effective and efficient support for all departments to build a high performance organization through updated employment policies and practices as well as increased transparency and information sharing within the workforce.

The Village received five responses to a Request for Proposals (***"RFP"***) and qualifications issued earlier this year from experienced consulting firms to conduct an in-depth operational and organizational assessment of the delivery of human resources services by the Village (***"Services"***).

It is recommended that HUB International of Chicago, Illinois (***"Consultant"***) be selected as the preferred consultant in an amount not to exceed $39,500. Several key factors support this recommendation including scope and structure of assessment, the direct experience of the consulting team working in human resources, length of time to complete the project and perceived ability to meet the project goal as stated in the RFP.

An agreement between the Village and the Consultant to complete the Services in an amount not to exceed $39,500 is attached as ***Exhibit A*** (***"Agreement"***).

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

Section 2. Approval of Agreement.

The Agreement with the Consultant is approved in a form acceptable to the Village Manager and the Village Attorney.

Section 3. Authorization to Execute Agreement.

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

Scheduled: 7/11/2023

ATTEST:

Village President

Village Clerk

Northbrook, Illinois
1225 Cedar Lane, Northbrook
Illinois 60062 Request for Proposals

The Village of Northbrook, Illinois will accept proposals and qualifications for:

Human Resources Organizational Assessment
Village of Northbrook

Proposals will be received at the Northbrook Village Hall, Village Manager's Office, 1225 Cedar Lane, Northbrook Illinois 60062 **until 4:30 PM on Thursday, June 15, 2023.**

All general and detailed questions regarding this Request for Proposals are to be forwarded by email to Cara Pavlicek, Village Manager, cara.pavlicek@northbrook.il.us not less than seven (7) business days prior to the scheduled closing date.

The VILLAGE OF NORTHBROOK will receive qualifications Monday thru Friday, 8:30 A.M. to 4:30 P.M. at Northbrook Village Hall, Village Manager's Office, 1225 Cedar Lane, Northbrook Illinois 60062.

SPECIFICATIONS MUST BE MET AT THE TIME THE QUALIFICATION IS DUE. The Village Board reserves the right to accept or reject any and all qualifications, to waive technicalities and to accept or reject any item of any proposal.

The person or firm submitting the proposal shall at all times observe and conform to all laws, ordinances, and regulations of the Federal, State, and Village which may in any manner affect the proposal.

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

Introduction

The Village of Northbrook is soliciting proposals and qualifications from experienced consulting firms (hereinafter referred to as "Respondent" or "Consultant") who possess the qualifications and expertise to conduct an in-depth operational and organizational assessment of the delivery of human resources services by the Village of Northbrook to its municipal workforce and retirees, focusing on the organizational structure, levels of staffing, workflow best practices, communications and operational procedures. The Village Manager is seeking recommendations from its consultant that incorporate operational efficiencies, organizational structures and staffing levels, and performance measures to ensure the Village operates at the highest level of efficiency and effectiveness for its current and future workforce.

The Village of Northbrook is located approximately 26 miles north of downtown Chicago at the northern edge of Cook County, on the border with Lake County. Northbrook is bounded by Glencoe on the east, Highland Park and Deerfield to the north, Wheeling to the west and Glenview and Northfield to the south. With a land area of approximately 13 square miles, the Village population was 35,222 according to the 2020 Census, an increase of 6.2% over the 2010 figure. The Village is a home rule municipality under the Constitution and laws of the State of Illinois, and operates a Council/Manager form of government, in which a council, consisting of a president and six trustees, hires a professional manager to oversee the day-to-day operation of government services and programs. In Northbrook the council is known as the Village Board.

Project Goal

The Village is seeking recommendations from the selected consultant that will review the current organization in order to evaluate and answer the following questions:

- How can the Village improve the effectiveness and efficiency of human resources services across the organization while prioritizing interdepartmental collaboration and technical innovation?
- How can the Village attract and retain a talented and diverse workforce?
- What is necessary for the Village to build a high-performing Human Resources infrastructure to support the needs of the workforce?
- What employment policies and practices are needed to increase transparency and information sharing within the workforce?
- How can the Village better align its mission, vision, and values to human resources organizational behaviors that support the core services and customer services?

The Village's intent is to retain a consulting firm with the qualifications and staff resources necessary to perform the described assessment and provide recommendations for the delivery of Human Resources and Related Services.

Scope of Work

Overall, the Village is seeking a review of human resources services provided to employees and retirees to achieve the project goals as stated.

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

1) Assess organizational capabilities, culture and climate by reviewing:
   a) All aspects of the use of existing technology in human resources in support of efficient and effective workflows.
   b) The efficacy of internal customer services delivered to village management and operating departments in the human resources space.
   c) All aspects of the recruitment programs for all non-sworn regular full-time and part-time employees with an understanding of the evolving nature of the employment environment.
   d) Employee on- and off- boarding process to ensure both an accurate and efficient data related process as well as a professional and positive employee experience.
   e) All aspects of the efficacy of communications with village management, employees and retirees regarding applicable Village benefits, maintenance of records of enrollment, and problem resolution.
   f) The workflow related to the development and maintenance of job classifications, pay plan and position descriptions for all Village positions which is transparent to other departments and is based on information obtained through job analysis surveys and/or interviews.
   g) Processes for changes in employment status, wages and/or benefits.
   h) Non-technical training needs for all employees.
   i) Performance review/feedback process for all non-sworn regular full-time and part-time employees and sworn, exempt employees.
   j) Employee recognition/appreciation programs.
   k) Attitudes and investment in risk management and safety policies and programs throughout the Village including but not limited to reporting, investigation and preventing on-the-job injury accidents and injuries.
   l) Standard practices related to investigation, adjudication and documentation of internal and external complaints involving employees, and maintenance of personnel files.
   m) Cultural competency of the human resources practices in the organization and whether the Village is meeting the needs of groups or individuals from different perspectives, cultures, and backgrounds. These differences may include education, job preference, work style, race, gender, country of origin, disability, age, sexual orientation, gender identity, etc.

2) Deliver a report which identifies:
   a) The existing human resources services/practices/procedures that should be maintained; and
   b) The existing human resources services/practices/procedures that the Village should consider changing/modifying and a recommended order and timeframe for implementation; and
   c) The human resources services/practices/procedures new to the municipal human resources space that we should consider implementing and a recommended timeframe for implementation; and

d) Advise and provide professional and technical guidance to staff and support the existing human resources services in the course of the review/research performed in order to conduct the organizational assessment.

QUALIFICATION REQUIREMENTS AND FORMAT

The following material is to be included in all responses and received by the date and time noted above in order for any firm to be considered:

1) Title Page showing that the qualifications submitted are for **Human Resources Organizational Needs Assessment**.
2) The firm's name, contact person information and date of response.
3) Table of Contents
4) Information described in the following "Technical Proposal" Section:
   a) Section I: Company Profile
      i) This section should state the size of the firm, the type of firm, the firm's background, and the location and/or office from which the work on this project shall be performed.
   b) Section II: Experience
      i) The response should include details of experience with **Human Resources Organizational Needs Assessment** for municipalities. In addition, interested firms must have at least five years' experience performing such plans. A list of similar projects undertaken and completed within a 250-mile radius of the Village of Northbrook providing for each such project:
      ii) Identification of the client for whom the project was undertaken.
      iii) The name, physical address, telephone number, and e-mail address for the person who served as the primary client contact person for the project.
      iv) Description of the project, the services performed, and the project's duration.
      v) Description of whether the client implemented any or all of the project.
      vi) Description of other services offered as part of the overall project not otherwise specified.
   c) Section III: References
      i) Include a list of references and contact information in the response. This list should include past and present municipal clients as outlined in Experience above, including names and telephone numbers of contact people.
   d) Section IV: Specific Approach and Sample Report(s)
      i) Provide details regarding your approach to completing a **Human Resources Organizational Needs Assessment**. Include sample report(s) of similar assessments. Include a management plan with qualifications of the staff you propose for this project along with resumes of the key personnel who would be assigned to this project as well as any consultants, subject matter specialists, etc.
   e) Section V: Additional Information
      i) Include in this section any additional information you wish to provide to the Village relevant to the analysis. The Prime Consultant must specify in its proposal whether it would utilize the services of any Sub-Consultant and, if so, provide the name of each Sub-Consultant; the task or work which each Sub-Consultant would be expected to perform; the experience and credentials of each Sub- consultant; and each Sub-

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

Consultant's legal identity, physical address, telephone number, website, and e-mail address; and the licensures and/or certifications, if any, of each Sub-Consultant's employee who would be expected to provide work on the project. Sub-Consultant(s) will be expected to meet the same standards and quality of work as those required from the Prime Consultant. The prime Consultant will be held responsible for all aspects of the work carried out by the Sub-Consultant(s). The prime Consultant shall be responsible for coordinating all activities related to the Sub-Consultant(s). The Village shall approve all Sub-Consultants. However, any approval of Sub-Consultants by the Village shall not diminish the responsibility of the Prime Consultant. The Village will have no contractual relationship with any Sub-Consultant.

5) Cost of Services. The proposal shall include a fixed price for performing the tasks outlined in the Scope of Services section above. Hourly rates for principals and other team members for additional services must also be outlined in the proposal. The fixed price will be an all inclusive fee including travel, incidentals and all other costs associated with the project.
6) Please be advised that the person(s) signing a formal response must be authorized by your organization to contractually bind the firm with regard to prices and related contractual obligations for the delivery terms.
7) Company Name, Authorized Signature Title.
8) Printed Name.
9) Phone, Email, Website Address.

Instructions to Consultants:

Preparation of Proposal

All proposal and qualifications must be signed by an authorized official. Proposals that contain omissions, erasures, alterations, or additions not called for, conditional or alternates unless called for, or that contain irregularities of any kind may be rejected.

Clarifications:

The Village reserves the right to make clarifications, corrections, or changes in this RFP at any time prior to the time qualifications are due. Questions and requests for information must be submitted via email before 3 p.m. local time on June 8, 2023, to Cara Pavlicek, Village Manager, cara.pavlicek@northbrook.il.us . The Village will issue addendums and/or responses to RFI's on the Village's website at http://www.northbrook.il.us/bids.aspx . It is the consultant's responsibility to check the website for addendum/response to RFI's prior to submitting proposal. All proposals submitted must acknowledge receipt of all addenda issued by the Village.

Delivery of Qualifications:

Please submit the following items in a single sealed envelope:

- One USB Flash Drive containing the submittal as a single PDF file
- Three hard copies of the submittal

Please label the sealed envelope as follows:

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

Statement of Proposal for **Human Resources Organizational Needs Assessment**
VILLAGE OF NORTHBROOK

Consultant's full legal name
Sealed proposals will be received until **4:30 PM local time on Thursday, June 15, 2023**.
Proposals shall be delivered to the Village's Manager's Office which is located at:

Village of Northbrook –Village Hall
1225 Cedar Lane
Northbrook, IL 60062
Attention: Cara Pavlicek, Village Manager

The Village of Northbrook appreciates your firm's consideration of this request. Proposals received after the time specified above will not be opened.

Freedom of Information Act:
All information submitted to the Village in response to this Request for Proposals shall be deemed a public record and will be subject to disclosure under the Illinois Freedom of Information Act (5 ILCS 140 et seq.) subsequent to the award of the contract. Consultants are advised that Section 7(1)(g) of that Act exempts the following from disclosure:

> Trade secrets and commercial or financial information obtained from a person or business where the trade secrets or commercial or financial information are furnished under a claim that they are proprietary, privileged or confidential, and that disclosure of the trade secrets or commercial or financial information would cause competitive harm to the person or business, and only insofar as the claim directly applies to the records requested.

Consultants desiring to have portions of their proposals considered exempt are advised to mark these portions accordingly.

Withdrawal of Proposals:
No proposal shall be withdrawn for a period of 60 days after the opening of any proposal.

Rejection of Proposals:
Proposals that are not prepared in accordance with these Instructions to Consultants may be rejected. If not rejected, the Village may request correction of any deficiency and accept the deficiently prepared proposal upon compliance with these Instructions to Consultants.

Acceptance of Proposals:
Proposals submitted are offers only and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the Consultants.

The Village reserves the right to accept the proposal that is, in its judgment, the best and most favorable to the interests of Village and to the public based on the evaluation factors in this RFP;

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

to reject the low price proposal; to accept any item of any proposal; to reject any and all proposals; and to waive irregularities and informalities in any proposal submitted or in the request for proposal process; provided, however, the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Consultants should not rely upon, or anticipate, such waivers in submitting their proposal.

Evaluation of Proposals:

The submitted proposals will be reviewed/selected based upon factors in this RFP including but not limited to the following:

1. Experience on similar projects with references; and
2. Completeness of project approach (detailed scope of services/tasks, etc.); and
3. Firm size, location, history, resources, etc.; and
4. Qualifications (resumes) of personnel assigned to work on the project (project team), organizational; and
5. Experience in the Northbrook area; and
6. Local presence and proximity to Northbrook of key staff

Interview and Selection Process:

The Village shall select the successful respondent to provide the requested services. Respondents submitting qualifications reflecting experience and providing services as required for this project may be invited to an interview with the Village. Should the Village elect to purchase the consultant services detailed in this request it will then enter into a contract/agreement with the most responsible respondent whose proposal is determined to be in the best interest of the Village. Responses to this RFP will be reviewed against the criteria contained herein, and award of the contract/agreement shall be made in accordance with standard Village purchasing procedures.

Consultant Services Contract:

The Village uses a standard Contract (with appropriate project description inserts/details) for consultant services, which the successful firm must execute. A copy of the form of Contract is included in the Appendix. **Any modifications that the Consultant plans to request to be made to the standard Contract must be noted in the Consultant's Proposal.** The Village will take these requests under consideration in the review process. Changes requested after the submission of the proposal will not be considered.

Appendix:

- Appendix A: Form of Standard Consultant Services Contract

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VILLAGE OF NORTHBROOK
PROFESSIONAL SERVICES AGREEMENT
FOR *[INSERT PROJECT NAME]*

THIS AGREEMENT (***"Agreement"***) is dated as of the ____ day of _____, 20___ (***"Effective Date"***) and is by and between the **VILLAGE OF NORTHBROOK**, an Illinois ***[home rule]*** municipal corporation (***"Village"***), and _____, an [***insert state and type of business entity, e.g. "Colorado limited liability company"***] (***"Consultant"***) (collectively, the ***"Parties"***).

IN CONSIDERATION OF the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the Village's statutory ***[and home rule]*** powers, the Parties agree as follows:

SECTION 1. SCOPE AND PROVISION OF SERVICES.

A. Engagement of the Consultant. The Village hereby engages the Consultant to provide all necessary professional consulting services and to perform the work in connection with the project described as follows: ***[INSERT 25-50 WORD OVERVIEW DESCRIPTION OF THE PROFESSIONAL SERVICES BEING PROVIDED]*** (collectively, the ***"Services"***).

B. Services. The Consultant has submitted to the Village a description of the Services to be provided by the Consultant, a copy of which is attached as ***Exhibit A*** to this Agreement (***"Scope of Services"***). The Consultant must provide the Services pursuant to the terms and conditions of this Agreement and as described more fully in the Scope of Services.

C. Commencement; Time of Performance. The Consultant will commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties ***[OR "on the date specified in the Scope of Services"]*** (***"Commencement Date"***). The Consultant will diligently and continuously prosecute the Services until the completion of the Services or the termination of this Agreement ***[OR ", but in no event later than ___ days after the date of the execution of this Agreement"] [OR ", but in no event later than (insert fixed date)"]*** (***"Time of Performance"***).

D. Reporting. The Consultant will regularly report to the Village regarding the progress of the Services during the term of this Agreement.

E. Relationship of the Parties. The Consultant will act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement will be construed to: (i) create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and the Consultant; or (ii) create any relationship between the Village and any subcontractor of the Consultant.

F. Information Releases. The Consultant will not issue any news releases or other public statements regarding the Services without prior approval from the Village.

G. Mutual Cooperation. The Village will cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with any non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to

cooperate with the Village in the performance of the Services to complete the Work and with any other the Consultants engaged by the Village.

H. Compliance with Laws and Grants.

1. The Consultant will give all notices, pay all fees, and take all other actions that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required or necessary in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq*., and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq*. The Consultant will also comply with all conditions of any federal, state, or local grant received by Village or the Consultant with respect to this Agreement or the Services.

2. The Consultant will be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with the Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part of the Services.

3. Every provision of law required by law to be inserted into this Agreement will be deemed to be inserted herein.

SECTION 2. COMPENSATION AND METHOD OF PAYMENT.

A. Compensation. The total amount billed by the Consultant for the Services under this Agreement will not exceed ***[INSERT TOTAL NOT TO EXCEED PRICE]*** (***"Compensation"***), as outlined in the Scope of Services***,*** including reimbursable expenses ***[OR "plus reimbursable expenses"]*** as identified in the Scope of Services, without the prior express written authorization of the Village.

B. Invoices and Payment. The Consultant will be paid as provided in the Scope of Services. The Consultant will submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The Village will pay to the Consultant the amount billed in accordance with the Illinois Prompt Payment Act, 50 ILCS 505/1 *et seq.*

C. Records. The Consultant will maintain records showing actual time devoted and costs incurred, and will permit the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under this Agreement. The records required to be made available to the Village under this Section 2.C will be made available at reasonable times during the term of this Agreement, and for five years after the termination of this Agreement.

D. Claim in Addition to Compensation. If the Consultant claims a right to additional compensation as a result of action taken by the Village, the Consultant must provide written notice to the Village of the claim within seven days after occurrence of the action, and no claim for additional compensation will be valid unless made in accordance with this Section 2.D.

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Any changes in the Compensation will be valid only upon written amendment pursuant to Section 10.A of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant will proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption.

E. Taxes, Benefits, Royalties. The Compensation includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services, including, without limitation, all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. The Consultant waives and releases any claim or right to claim additional compensation by reason of the payment of any tax, contribution, premium, costs, royalties, or fees.

F. Completion and Acceptance of Services. The Services, and any phase of the Services, will be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be.

G. Additional Services. The Village will not be liable for any costs incurred by the Consultant in connection with any services provided by the Consultant that are outside the scope of this Agreement (***"Additional Services"***), regardless of whether the Additional Services are requested or directed by the Village, except upon the prior written consent of the Village Manager after approval in accordance with applicable procedures.

H. No Additional Obligation. The Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant, or with any vendor solicited or recommended by the Consultant.

SECTION 3. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The employees, officials, and personnel of the Consultant described in the Scope of Services (***"Key Project Personnel"***), if any, will be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel may not be changed without the Village's prior written approval. The Consultant will notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant will have no claim for damages and may not bill the Village for additional time and materials charges as the result of any portion of the Services that must be duplicated or redone due to termination or for any delay or extension of the Time of Performance as a result of any termination, reassigning, or resignation.

B. Availability of Personnel. The Consultant will provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement or in the Scope of Services.

C. Approval and Use of Subcontractors. The Consultant will perform the Services with its own personnel and under the management, supervision, and control of its own organization, unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant will be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract will not relieve the

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Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Agreement. All Services performed under any subcontract will be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" will be deemed also to refer to all subcontractors of the Consultant, and every subcontract will include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village, then, immediately upon notice from the Village, the Consultant will remove and replace the personnel or subcontractor. The Consultant will have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any removal or replacement.

SECTION 4. TERM OF AGREEMENT.

A. Term. The term of this Agreement, unless terminated pursuant to the terms of this Agreement, will expire on the date the Village determines that all of the Services under this Agreement, including warranty services, are completed. A determination of completion will not constitute a waiver of any rights or claims that the Village has, before or after completion, with respect to any breach of this Agreement by the Consultant or any right of indemnification of the Village by the Consultant.

B. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement, at any time and for any reason, upon seven days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant will be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in the Scope of Services.

SECTION 5. CONFIDENTIAL INFORMATION; OWNERSHIP OF WORK PRODUCT AND DOCUMENTS.

A. Confidential Information. In the performance of this Agreement, the Consultant may have access to or receive certain information in the possession of the Village that is not generally known to members of the public (***"Confidential Information"***). Confidential Information includes, without limitation, proprietary information, copyrighted material, personal or private data of every kin, financial information, health records and information, maps, and all other information of a personal nature. The Consultant must not use or disclose any Confidential Information without the prior written consent of the Village. If the Consultant has any doubt about the confidentiality of any information, then the Consultant must seek a determination from the Village regarding the confidentiality of the information. The Consultant and all of its personnel and subcontractors must make and apply all safeguards necessary to prevent the improper use or disclosure of any Confidential Information. At the expiration or termination of this Agreement, the Consultant must promptly cease using, and must return or destroy (and certify in writing destruction of), all Confidential Information, including all copies, whether physical or in any other form, in its possession. The Consultant may not transfer to, store in, or otherwise allow work product containing Confidential Information to be located in any location, whether physical or digital, not under the control of the Consultant. If the Consultant is required, by any government authority or court of competent jurisdiction, to disclose any Confidential information, the Consultant must immediately give notice to the Village with the understanding

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that the Village will have the opportunity to contest the process by any means available to it prior to submission of any documents to a court or other third party. The Consultant must cause all of its personnel and subcontractors to undertake and abide by the same obligations regarding Confidential Information as the Consultant.

B. Ownership. The Consultant agrees that all work product, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement will be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant will cause the work product to be promptly delivered to the Village. Any outstanding payment obligations may not be used as a basis to withhold work product. The Consultant agrees that, to the extent permitted by law, any and all work product will exclusively be deemed "works for hire" within the meaning and purview of the United States Copyright Act, 17 U.S.C. § 101 et seq subject to the terms of this Agreement. To the extent any work product does not qualify as a "work for hire," the Consultant irrevocably grants, assigns, and transfers to the Village all right, title, and interest in and to the work product in all media throughout the world in perpetuity and all intellectual property rights therein, free and clear of any liens, claims, or other encumbrances, to the fullest extent permitted by law. All intellectual property, Confidential Information, and work product will at all times be and remain the property of the Village. The Consultant will execute all documents and perform all acts that the Village may request in order to assist the Village in perfecting or protecting its rights in and to the work product and all intellectual property rights relating to the work product. All of the foregoing items will be delivered to the Village upon demand at any time and in any event, will be promptly delivered to the Village upon expiration or termination of this Agreement within three days after a demand. In addition, the Consultant will return the Village's data in the format requested by the Village. If any of the above items are lost or damaged while in the Consultant's possession, those items will be restored or replaced at the Consultant's expense.

C. Freedom of Information Act and Local Records Act. The Consultant acknowledges that this Agreement, all documents submitted to the Village related to this Agreement, and records in the possession of the Consultant related to this Agreement or the Services may be a matter of public record and may be subject to the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq*., and any other comparable state or federal laws now existing or adopted later (collectively, the ***"Disclosure Laws"***). In the event that the Village requests records from the Consultant, the Consultant shall promptly cooperate with the Village to enable the Village to meet all of its obligations under the applicable Disclosure Law. The Consultant acknowledges and agrees that the determination as to whether information in the records is exempt from disclosure or should be released to the public will be made by the Village in its sole and absolute discretion.

D. Injunctive Relief. In the event of a breach or threatened breach of this Section 5, the Village may suffer irreparable injury not compensable by money damages and would not have an adequate remedy at law. Accordingly, the Consultant agrees that the Village will be entitled to seek immediate injunctive relief to prevent or curtail any breach, threatened or actual. The rights provided under this Section 5.D are in addition and without prejudice to any rights that the Village may have in equity, by law or statute. The Consultant will fully cooperate with the Village in identifying the scope of any improper use or dissemination of data protected by this Section 5 and will assist the Village in any notification efforts required by law.

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SECTION 6. WARRANTY.

The Consultant warrants that the Services will be performed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized consulting firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are reserved unto the Village. Any of the Services required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

SECTION 7. CONSULTANT REPRESENTATIONS.

A. Ability to Perform. The Consultant represents that it is financially solvent, has the necessary financial resources, has sufficient experience and competence, and has the necessary capital, facilities, organization, and staff necessary to provide, perform, and complete the Services in accordance with this Agreement and in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

B. Authorization. The execution, delivery and performance by the Consultant of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable requirements of law, or constitute a breach of or default under, or require any consent under, any agreement, instrument, or document to which the Consultant is now a party or by which the Consultant is now or may become bound.

C. Company Background. The information disclosed by the Consultant regarding its corporate structure, financial condition, expertise, and experience is true and correct. The Consultant will promptly notify Village in writing of any material change to or about the Consultant, including without limitation to change in ownership or control, and any change will be subject to Village approval which will not be unreasonably withheld.

D. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge: (1) no Village employee, official, or agent has an interest in the business of the Consultant or this Agreement; (2) as of the date of this Agreement, neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant will at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

E. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-1 *et seq. The Consultant* represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it is found that the Consultant has, in procuring this Agreement,

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colluded with any other person, firm, or corporation, then the Consultant will be liable to the Village for all loss or damage that the Village may suffer, and this Agreement will, at the Village's option, be null and void.

F. Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

G. No Default. The Consultant is not in arrears to the Village under any debt or contract and is not in default as surety, contractor, or otherwise to any person, unless as disclosed the Village in writing.

H. No Legal Actions Preventing Performance. As of the Effective Date, the Consultant has no knowledge of any action, suit, proceeding, claim or investigation pending or to its knowledge threatened against the Consultant in any court, or by or before any federal, state, municipal, or governmental department, commission, board, bureau, agency, or instrumentality, domestic or foreign, or before any arbitrator of any kind, that, if adversely determined, would materially affect the Consultant's ability to perform its obligation under this Agreement.

I. Patriot Act Compliance. The Consultant represents and warrants to the Village that neither the Consultant nor any of its principals, shareholders, or other employees or officials (collectively ***"Personnel"***) is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants that the Consultant and its Personnel are not directly or indirectly engaged in or facilitating transactions related to this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant must, and will, defend, indemnify, and hold harmless the Village and its officials, officers, authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, and attorneys from and against every claim, damage, loss, risk, liability, and expense (including attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this Section 7.I.

SECTION 8. INDEMNIFICATION; INSURANCE; NO PERSONAL LIABILITY.

A. Indemnification. The Consultant agrees to, and does hereby, hold harmless and indemnify the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with this Agreement or the Consultant's performance, or failure to perform, all or any part of the Services; provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the Village.

B. Insurance. Contemporaneous with the Consultant's execution of this Agreement, the Consultant will provide certificates of insurance, all with coverages and limits acceptable to the Village, and the Consultant must provide certificates of insurance, endorsements, and insurance policies acceptable to the Village and including at least the minimum insurance coverage and limits set forth in **Exhibit B** to this Agreement. For good cause shown by the Consultant, the Village may extend the time for submission of the required certificates, endorsements, and policies and may impose deadlines or other terms to assure compliance

with this Section 8.B. Each certificate and endorsement must be in a form acceptable to the Village and from a company with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Each insurance policy must provide that no change, modification, or cancellation of any insurance will become effective until the expiration of 30 days after written notice of the change, modification in, or cancellation will have been given by the insurance company to the Village (10 days' written notice in the event of cancelation due to the Consultant's non-payment of premium). The Consultant must maintain and keep in force, at all times during the term of this Agreement and at the Consultant's expense, the insurance coverage provided in this Section 8.B and **Exhibit B**, including without limitation at all times while correcting any failure to meet the warranty requirements of Section 6 of this Agreement.

C. No Personal Liability. No elected or appointed official, or employee of the Village will be personally liable, in law or in contract, to the Consultant as the result of the execution and performance of this Agreement.

SECTION 9. DEFAULT.

A. Default. If the Village determines that the Consultant has failed or refused to properly undertake the Services with diligence, or has delayed in the undertaking of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement (***"Event of Default"***), and fails to cure any the Event of Default within ten days after the Consultant's receipt of written notice of the Event of Default from the Village, then the Village will have the right, notwithstanding the availability of other remedies provided by law or equity, to pursue any one or more of the remedies provided for under Section 9.B of this Agreement.

B. Remedies. In case of any Event of Default, the Village may pursue the following remedies:

1. Cure by the Consultant**.** The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement;

2. Termination of Agreement. The Village may terminate this Agreement and, notwithstanding anything in Section 3.C. of this Agreement, the Village will not have any liability for further payment of amounts due or to become due under this Agreement;

3. Withholding of Payment**.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of actions taken by the Village in response to any Event of Default by the Consultant.

SECTION 10. GENERAL PROVISIONS.

A. Amendment. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed.

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B. Assignment. Neither Party may assign their rights or obligations under this Agreement without the prior written consent of the other party.

C. Village Actions, Consents, and Approvals. Any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Manager or their designee, to the extent provided for by law.

D. Binding Effect. The terms of this Agreement bind and inure to the benefit of the Parties and their agents, successors, and assigns.

E. Notice. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by E-mail. E-mail notices will be deemed valid and received by the addressee only upon explicit or implicit acknowledgment of receipt by the addressee. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 10.E, each party will have the right to change the address or the addressee, or both, for all future notices to the other party, but no notice of a change of addressee or address will be effective until actually received.

Notices to the Village will be addressed to, and delivered at, the following address:

Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: ***[CONTRACT ADMINISTRATOR]***
E-mail: _____

With a copy to:

Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: _____
E-mail: _____@elrodfriedman.com

Notices to the Consultant will be addressed to, and delivered at, the following address:

[INSERT CONSULTANT FIRM NAME]
[INSERT STREET ADDRESS]
[INSERT CITY, STATE, ZIP]
Attention: ***[PROJECT SUPERVISOR]***
Email: _____

F. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of the Consultant and Village only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement. The Village will not be liable to any vendor or other third party for any agreements made by the

Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

G. Severability. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the Village will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain in full force and effect and will in no way be affected, impaired, or invalidated, or (ii) the entire agreement shall be invalid, void, and unenforceable.

H. Time of the Essence. Time is of the essence in the performance of this Agreement.

I. Governing Laws. This Agreement will be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

J. Venue. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Circuit Court of Cook County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the Circuit Court of Cook County, Illinois.

K. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Scope of Services and the Services.

L. Non-Waiver. No waiver of any provision of this Agreement will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

M. Exhibits. Exhibits A and **B** attached to this Agreement are, incorporated in and made a part of this Agreement. In the event of a conflict between any Exhibit and the text of this Agreement, the text of this Agreement will control.

N. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement will be cumulative and will not be exclusive of any other rights, remedies, and benefits allowed by law.

O. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

P. Interpretation. This Agreement will be construed without regard to the identity of the Party which drafted the various provisions of this Agreement. Every provision of this Agreement will be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party will not be applicable to this Agreement.

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Q. Survival. The provisions of Sections _____ will survive the termination or expiration of the Agreement.

R. Calendar Days; Calculation of Time Periods. Unless otherwise specific in this Agreement, any reference to days in this Agreement will be construed to be calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central time.

S. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, is deemed to be an original, but all of which together will constitute one and the same instrument.

ATTEST:

VILLAGE OF NORTHBROOK

By: _____
Village Clerk

By: _____
Village Manager

ATTEST:

CONSULTANT

By:_____

Title:_____

By: _____

Its: _____

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

EXHIBIT A

PROPOSAL

[TO BE PREPARED BY THE CONSULTANT AND ACCEPTABLE TO VILLAGE]

[WILL INCLUDE SCHEDULE]

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

EXHIBIT B

INSURANCE COVERAGES

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

Insurance will evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, or rented.

All employees will be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

$2,000,000 Bodily Injury and Property Damage Combined Single Limit

Coverage is to be written on an "occurrence" basis.

Coverages will include:

- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of this Agreement)

D. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and covering the Consultant against all sums that the Consultant may be obligated to pay on account of any liability arising out of this Agreement.

E. Umbrella Policy. The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis so that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover the loss.

F. Owner as Additional Insured. Village will be named as an Additional Insured on all policies except for:

Worker's Compensation

Professional Liability

Each additional Insured endorsement will identify Village as follows: Village of Northbrook including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, the Consultants, and representatives.

G. Other Parties as Additional Insureds. In addition to Village, the following parties will be named as additional insured on the following policies:

Additional Insured	Policy or Policies
_____	_____
_____	_____
_____	_____

Attachment: Human Resources Assessment RFP 2023.05.30 (6779 : A Resolution Approving an Agreement with HUB International for a Human

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GEOGRAPHIC INFORMATION SYSTEMS TECHNOLOGY RIDER

The Village has developed digital map information through Geographic Information Systems Technology (***"GIS Data"***) concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. **Limited Access to GIS Data.** The GIS Data provided by the Village will be limited to the scope of the Work that the Consultant is to provide for the Village;

2. **Purpose of GIS Data. The Consultant** will limit its use of the GIS Data to its intended purpose of furtherance of the Work; and

3. **Agreement with Respect to GIS Data.**

a. **Trade Secrets of the Village.** The GIS Data constitutes proprietary materials and trade secrets of the Village and is the property of the Village;

b. **Consent of Village Required. The Consultant** may not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village.

c. **Supply to Village.** At the request of the Village, the Consultant will provide the Village with all information that has been developed by the Consultant based on the GIS Data;

d. **No Guarantee of Accuracy.** The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use of the GIS Data; and

e. **Discontinuation of Use.** At the time as the Services have been completed to the satisfaction of the Village, the Consultant will cease its use of the GIS Data for any purpose whatsoever; and, upon request, an authorized representative of the Village will be afforded sufficient access to the Consultant's premises and data processing equipment to verify that all use of the GIS Data has been discontinued.

HUB

ADVOCACY | TAILORED SOLUTIONS | PEACE OF MIND

Attachment: RFP Response_HUB (6779 : A Resolution Approving an Agreement with HUB International for a Human Resources Assessment)

A Proposal to Provide a Human Resources Organizational Needs Assessment

Village of Northbrook

Submitted by:

Bob Halvorsen, Vice President
Margaret McCall, Sales Executive

HUB International
150 North Riverside Plaza, 17th Floor
Chicago, Illinois 60606
Email: margaret.mccall@hubinternational.com
Phone: 630.639.9312

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V. Additional Information
VI. Scope of Work
VII. Cost of Services

I. Company Profile

HUB Background Information

HUB International (HUB) began with the merger of 11 independent, privately held insurance brokers in Canada in 1998. We acquired our first US broker/consultant in Chicago that year and moved global headquarters to Chicago soon thereafter. Today, we continue to grow both organically and through acquisition, completing 68 acquisitions in 2022 and growing our total revenue to $3.7B. As a result of our sustained focus on growth, HUB achieved the highest ever enterprise valuation for an insurance broker-consultant of $23B. We are the largest privately held broker in the US and the fifth largest broker in the world. Our acquisition strategy is focused on growing our U.S. presence as well as targeting acquisitions that advance our position in specific business channels.

Our Focus: Your People

HUB's People & Technology Consultants have the experience and genuine dedication to quality performance that allows us to cater to our clients' needs on an exclusive and personalized basis. When our clients succeed, we rejoice — we're truly passionate about creating a thriving workforce.

Our Approach

We offer clients practical solutions tailored to address their needs and look to establish a relationship based on the high quality of the services we provide, mutual respect and trust.

Local Where You Need Us

HUB International's Northbrook office is 3 miles from the Northbrook Village Hall ensuring we are easily accessible (even with traffic on Dundee Road!)

Attachment: RFP Response_HUB (6779 : A Resolution Approving an Agreement with HUB International for a Human Resources Assessment)

II. Experience

HUB People and Technology Consulting (HUB) completed 15 FitHR and Structural Reviews in 2022. The team has completed 80+ assessments in total. More recently, HUB has partnered with the following groups in the Chicagoland area to assist in addressing a variety of HR related initiatives:

LanzaTech	Carole Robertson Center	Quest Food Management
Lacosta	Reyes Holdings	Hinshaw
Profile Products	Verano Holdings	Avenues to Independence
Food for Thought	James Hardie	Nando's
Komori Corporation	Alinea	UI Solutions Group
Long Iron/Heniff Transportation	Alivio	Crescent Cleaning
	Buske Logistics	

Primary Contact for the above projects:

Michelle Dix
HUB International
150 North Riverside, 17th Floor
Chicago, Illinois 60606

III. References

Verano Holdings

Lindy Kalar
VP of HR, People, Programs, and Projects
415 N Dearborn Street, Suite 400
Chicago, Illinois 60654
lindy.kalar@verano.com
312-265-0730

Carole Robertson Center

Bela Moté
President and CEO
1111 South Western Ave, Suite B
Chicago, IL 60612
BMote@carolerobertsoncenter.org
312-243-7300 x219

Hinshaw

Suzanne Jakstavich
CHRO
151 North Franklin Street, Suite 2500
Chicago, Illinois 60606
sjakstavich@hinshawlaw.com
773-677-1900

Attachment: RFP Response_HUB (6779 : A Resolution Approving an Agreement with HUB International for a Human Resources Assessment)

IV. Specific Approaches and Sample Report

In order to best support The Village of Northbrook in achieving its goals, we will perform a comprehensive review of all HR activities. The review, called FitHR, is a comprehensive current-state analysis that provides for clear judgment about the overall status of the organization's human resources.

The review, culminating in a detailed written report, will assess compliance with federal and state laws, benchmark against best practices, and identify areas to develop, implement, or improve business, operational and people management practices.

By conducting a diagnostic review of this kind, areas of potential risk and resulting financial liability can be identified and corrected. In addition, identifying ways to enhance HR practices, programs and services improves overall business performance. Lastly, conducting this analysis is a key step in determining the course the organization may take toward developing a quality, cost-effective human resource infrastructure.

FitHR Will Help:

- Guide HR Planning and identify opportunities to align initiatives with business strategies.
- Establish HR metrics that are meaningful indicators to employee engagement.
- Identify compliance concerns for current and pending laws, regulations, policies and procedures.
- Enhance effective utilization and contribution of the human resource function.
- Facilitate the development of a high-performing team of HR professionals.
- Establish a baseline to ensure continuous improvement.
- Perform due diligence for shareholders owners and potential investors.
- Enhance the organization's reputation among the workforce and in the community.

The following will be performed for the FitHR portion of the Assessment:

FitHR helps establish a desired future-state, providing baseline information needed to develop a road map for the organization's future organizational goals and strategies.

FITHR CATEGORIES

- Legal Compliance
- File & Record Maintenance
- Policies & Procedures
- Employee Separations
- Total Rewards
- New Hire & Onboarding
- Recruitment & Selection
- Training & Performance Management
- Employee Relations & Communications
- HR Technology*

Within each of these categories, HUB will review and document The Village of Northbrook's current state relative to practices, policies, and procedures. We will then detail opportunities for improvement, risk mitigation, and best practices.

Attachment: RFP Response_HUB (6779 : A Resolution Approving an Agreement with HUB International for a Human Resources Assessment)

**Does not include comprehensive technology workflow analysis*

STEPS

HUB will perform the following steps as part of this FitHR assessment:

1. Confer with The Village of Northbrook to confirm the goals of the process and timeline.
2. Request and review materials (handbooks, policies, procedures) in advance of interviews. A questionnaire and a list of requested items will be provided. We request The Village of Northbrook deliver these materials within one to two weeks of providing the materials request. HUB will then take one to two weeks to review the materials provided prior to scheduling the interviews.
3. Conduct interviews and perform assessment which will include reviewing a sample of employment records, files and documentation.
4. Draft report, compiling data, reviewing findings, and analyzing them against risk factors and best practices. Includes list of most critical action items and suggestions for prioritization.
5. A webinar presentation of the findings will occur within eight weeks of the review, at which time feedback will be gathered, and any additional information shared, including discussion of specific identified action items and priorities. The final comprehensive report will follow.

The following will be performed during the Structural Review portion of the Assessment:

This structural assessment will expand upon the FitHR and includes an analysis of the current state HR department staffing and support model. HUB will review the existing functions and roles within The Village of Northbrook's HR department in order to make recommendations on future state.

We will also utilize industry knowledge and best practices for successful human resource structures. The review will involve interviews with identified HR team members, key leadership and other stakeholders as appropriate.

Specifically, HUB consultants will perform the following steps:

STEP I - CONFIRM GOALS, PROCESS AND GATHER DATA

While conferring with The Village of Northbrook to establish goals and timelines for the FitHR, HUB will also confirm structural review goals and process. If information is needed in addition to that obtained during the FitHR, it will be requested and gathered at this time. This will include all available data within The Village of Northbrook that will help to describe the current state of the Human Resources organization such as:

- Organization charts and job descriptions
- Description of roles and functions
- Workforce and succession plans

Attachment: RFP Response_HUB (6779 : A Resolution Approving an Agreement with HUB International for a Human Resources Assessment)

- Staffing structure within each functional area
- Information or materials describing relationships across functions and departments
- Information regarding staffing or structure relative to strategic, project plans or change initiatives that have been implemented, are in progress or scheduled to begin

During this phase, we will coordinate with The Village of Northbrook to develop a plan for conducting interviews including methodology, question type/scope and management of the results. We will work to determine individuals to be interviewed as part of the information gathering phase. We would anticipate interviewing approximately 18-20 individuals.

To the extent that these interviews and discovery sessions can be conducted and coordinated with the FitHR review, we will do so. In order to more fully evaluate organizational structure, expanded discussions and interviews may be required. We will coordinate with The Village of Northbrook during the process of the FitHR to supplement with the structural review project to determine all interviews to establish the most efficient and coordinated process.

STEP II - REVIEW AND ANALYZE

Utilizing the information gathered, interview feedback, FitHR results and industry research, HUB will perform the following:

- Review and analyze the current state of The Village of Northbrook's HR organizational structure and opportunities for change and improvement.
- Highlight the financial impact of organizational structure recommendations.
- Organize data in a written report.

PRESENTATION OF FINDINGS AND RECOMMENDATIONS

HUB consultants will collaborate with The Village of Northbrook to recommend HR organizational structure options that will aid in meeting the business goals of the organization. A webinar presentation of overarching trends and high priority recommendations will occur within eight weeks of the conclusion of the interviews, at which time feedback will be gathered, and any additional information shared, including discussion of specific identified action items and priorities.

The final comprehensive report will follow which will include:

- FitHR findings and recommendations
- Results of structural review and recommendations including structure, roles, and functions
- Recommended future state structure, staffing, and associated changes.
- Financial implications of staffing changes

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Please note that a sample report will be provided upon signature of the Mutual Non-Disclosure Agreement provided to the Village of Northbrook on June 13, 2023.

V. Additional Information

Team Bios

Andrea Goodkin

Andrea Goodkin is HUB's People & Technology Consulting Practice Leader. With 30 years of combined in-house human resource leadership and consulting experience across diverse organizations, Andrea has a specialized talent for building and developing high-performing human capital programs, systems and teams. She applies her extensive experience in helping clients to build and implement cost-effective and cutting-edge workforce and technology strategies and solutions.

Before joining HUB, Andrea was head of Human Resources for the Northern California offices of Baker McKenzie, one of the world's largest global law firms. She spent her early career at AtomFilms/AtomShockwave, the Washington State, Department of Labor and Industries, and Federated Department Stores, where she led the development of multiple HR programs and teams.

Andrea graduated with a Bachelor of Arts degree from the University of Washington. She holds a Certificate from the Human Resource Executive Program at Stanford University, Graduate School of Business, a Senior Professional in Human Resources (SPHR) certification from the Human Resource Certification Institute and is a SHRM Senior Certified Professional (SHRM-SCP).

Michelle Dix

With over 25 years of experience in human capital leadership, Michelle has expertise across all HR disciplines and is a true business partner. As Consulting Lead for HUB's People and Technology practice, Michelle orchestrates a team that is focused on all points along the employee lifecycle. Since joining HUB in 2010, Michelle works with clients on strategy and planning, talent and performance management, and drives all compliance efforts including audits, investigations and training.

Prior to HUB, Michelle was an HR leader for United Airlines Employee's Credit Union (today branded as Alliant), where she championed

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leadership coaching and development programs, oversaw all talent acquisition and managed employee relations. With a strong edge towards compliance, Michelle is an experienced project manager, introducing risk assessment and management in all services and products delivered.

Michelle's work today spans a broad range of clients and industries. As a Prosci® certified change practitioner, Michelle specializes in a broad range of change management solutions for her clients. As a Gallup Certified Strengths Coach, Michelle helps her clients develop best-in-class employee engagement programs and leadership development. Michelle graduated summa cum laude with a Bachelor of Arts degree in Marketing from Clarke University, is a certified Senior Professional in HR (SPHR) and a SHRM Senior Certified Professional (SHRM-SCP).

Michael Polydoris

Michael Polydoris joined HUB International in 2020 as a Senior Consultant on the People & Technology team. Michael partners with his clients on HR strategy, talent and performance management, oganizational design, executive coaching and employee development, and helps companies build high preforming teams.

Prior to HUB, Michael was an HR and management consultant for ADP, working with their largest national PEO clients. Michael has also held multiple director roles in HR, Finance, and Operations with several Chicago marketing and creative technology agencies. He has served on the board of directors of Chicago non-profits and is currently president of the board of the non-profit animal rescue, ALIVE Rescue.

Michael earned his BA in English from Cornell College, an MA in Design from University of Iowa, an MBA from Lake Forest Graduate School of Business, and is a Senior Professional in HR (SPHR). Michael is a certified Organizational and Leadership Coach through Northwestern's ELOC program at the School of Education and Policy, and a certified Marshall Goldsmith Stakeholder Centered Coach. He is also certified in Diversity and Inclusion in HR Management through HRCI.

Michael lives in Glencoe, Illinois which is a 15 minute drive away from the Village of Northbrook office.

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Stacy Backes

With over 18 years of experience in Human Resources, Stacy's expertise is that of a true HR Business Partner. With a diverse background that includes corporate, sales, and healthcare experience, Stacy applies a strong customer-focus and ability to build collaborative relationships and effectively communicate across spectrums.

Prior to working with HUB, Stacy was an HR Business Partner with MINDBODY and Sunrun Solar, supporting the sales functions across multiple states (California, Georgia, New York, Hawaii, and Arizona). She focused on change management, supporting the organizations through acquisitions and the resulting process changes.

Stacy has extensive experience in the healthcare industry, previously working for TeamHealth, supporting CRNA's and Anesthesiologists in the areas of engagement, benefits, investigations, and performance management.

Early in her career, Stacy focused on employee relations, benefits and HRIS. At Revana (a TeleTech company), she managed the work of four HR Generalists; supporting engagement programs, benefits, employee relations, and handling escalated team member concerns.

Stacy graduated from the University of Wisconsin-Stout with a major in Business Administration and a minor in Training and Development; graduating with Cum Lade honors. Stacy earned her Master of Business Administration from the University of Phoenix with a concentration in Human Resources Management.

David Gintzler

David is a seasoned human resources professional with more than 20 years of experience across multiple industries in union and non-union environments. David works with a range of clients providing HR outsourcing services as well as driving key projects. While focused on all HR areas David has significant expertise in compliance, employee relations, policy design, investigations, PEO extractions, and training.

At HUB, David partners with the executives at his client organizations to provide strategic and operational HR solutions. This enables his clients to focus on building their businesses, while at the same time providing a "full-service" HR department to their employees. David's interpersonal skills translate to all levels of the employee population across a broad range of industries, and his reliability and dedication build upon the existing credibility of organizations.

Prior to HUB, David worked for Radisson Hotels and the Illinois State Disbursement Unit (SDU). At Radisson, David

significantly reduced workers compensation premiums and held a perfect record of defending unemployment claims over a 4-year period. David is a superior coach and worked extensively to develop a group of new supervisors at SDU.

David graduated with a Bachelor of Science degree in Management (emphasis in human resources) from Northern Illinois University. David holds certifications as a Senior Professional in Human Resources (SPHR) from the Human Resource Certification Institute and as a SHRM Senior Certified Professional (SHRM-SCP) from the Society for Human Resource Management, and he is also a member of the Society for Human Resources Management.

VI. Scope of Work

1. Assess organizational capabilities, culture and climate by reviewing:
    a. All aspects of the use of existing technology in human resources in support of efficient and effective workflows.
        - **Confirmed**
    b. The efficacy of internal customer services delivered to village management and operating departments in the human resources space.
        - **Confirmed**
    c. All aspects of the recruitment programs for all non-sworn regular full-time and part-time employees with an understanding of the evolving nature of the employment environment.
        - **Confirmed**
    d. Employee on- and off- boarding process to ensure both an accurate and efficient data related process as well as a professional and positive employee experience.
        - **Confirmed**
    e. All aspects of the efficacy of communications with village management, employees and retirees regarding applicable Village benefits, maintenance of records of enrollment, and problem resolution.
        - **Confirmed**
    f. The workflow related to the development and maintenance of job classifications, pay plan and position descriptions for all Village positions which is transparent to other departments and is based on information obtained through job analysis surveys and/or interviews.
        - **Confirmed**
    g. Processes for changes in employment status, wages and/or benefits.
        - **Confirmed**
    h. Non-technical training needs for all employees.
        - **Confirmed**
    i. Performance review/feedback process for all non-sworn regular full-time and part-time employees and sworn, exempt employees.
        - **Confirmed**
    j. Employee recognition/appreciation programs.
        - **Confirmed**
    k. Attitudes and investment in risk management and safety policies and programs throughout the Village including but not limited to reporting, investigation and preventing on-the-job injury accidents and injuries.
        - **Confirmed**
    l. Standard practices related to investigation, adjudication and documentation of internal and external complaints involving employees, and maintenance of personnel files.
        - **Confirmed**

Attachment: RFP Response_HUB (6779 : A Resolution Approving an Agreement with HUB International for a Human Resources Assessment)

m. Cultural competency of the human resources practices in the organization and whether the Village is meeting the needs of groups or individuals from different perspectives, cultures, and backgrounds. These differences may include education, job preference, work style, race, gender, country of origin, disability, age, sexual orientation, gender identity, etc.
    - **Confirmed**

2. Deliver a report which identifies:
    a. The existing human resources services/practices/procedures that should be maintained; and
        - **Confirmed**
    b. The existing human resources services/practices/procedures that the Village should consider changing/modifying and a recommended order and timeframe for implementation; and
        - **Confirmed**
    c. The human resources services/practices/procedures new to the municipal human resources space that we should consider implementing and a recommended timeframe for implementation
        - **Confirmed**
    d. Advise and provide professional and technical guidance to staff and support the existing human resources services in the course of the review/research performed in order to conduct the organizational assessment.
        - **Confirmed**

VII. Cost of Services

The fee for the Human Resources Organizational Needs Assessment will be $39,500 and will be billed at contract execution. This fee is inclusive of HUB's FitHR and Structural Review Assessments. We anticipate this work to start no later than July 2023 and conclude no more than twelve weeks after the project launch.

All payment terms are net 30 days.

https://www.hubinternational.com/products/people-and-technology-consulting/

Risk & Insurance | Employee Benefits | Retirement & Private Wealth

Attachment: RFP Response_HUB (6779 : A Resolution Approving an Agreement with HUB International for a Human Resources Assessment)

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: SWATI PANDEY, SENIOR PLANNER

DATE: JULY 11, 2023

SUBJECT: AN ORDINANCE APPROVING REZONING FROM R-3 TO R-5 AT 2600 DUNDEE ROAD

On July 11, 2023, the Board of Trustees is scheduled to consider draft documents approving an application submitted by American, LLC (the "Applicant") as the owner of the properties commonly known as 2600 Dundee Road and 759 Greenwood Road (the "Subject Property") for ***final plat approval of a proposed five-lot single family residential subdivision***.

On May 16, 2023, the Plan Commission considered the rezoning and combined tentative and final plat request for approval and found the overall proposal to be acceptable. No public comments were received at the meeting. The Plan Commission continued the public hearing to the following meeting and asked the Applicant to address the following comments:

- Revised Statements of Justification worksheets for rezoning and subdivision variation for plat of subdivision relief request with adequate and appropriate responses
- Revised landscape plan with screening along the east and north property line, adjacent to the detention area.

On June 6, 2023, the Applicant presented the revised information. There were no additional comments from the Plan Commission. The Plan Commission adopted, by a vote of 6-0 (three members were absent), Resolution No. 23-PC-08 (see attached) recommending approval of the rezoning and combined tentative and final plat as presented. The staff reports and the meeting minutes are attached.

On July 11, 2023, the Village Board is scheduled to consider the following approval documents:

1. An Ordinance Rezoning the Property at 2600 Dundee Road and 759 Greenwood Road and Amending the District Zoning Map;
2. A Resolution Approving a Subdivision and Development Agreement for a Five-Lot Single Family Residential Subdivision; and
3. A Resolution Approving a Combined Tentative and Final Plat of Subdivision.

Given the Plan Commission's unanimous recommendation, the items have been placed on the consent agenda. The Applicant and staff will attend the July 11, 2023 meeting in case there are any questions.

Ordinance (ID # 6751)

An Ordinance Rezoning the Property at 2600 Dundee Road and 759 Greenwood Road and Amending the District Zoning Map

Passed by the Board of Trustees, 7/11/2023
Printed and Published 7/12/2023

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

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

_____
Village Clerk

Ordinance (ID # 6751)

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

An Ordinance Rezoning the Property at 2600 Dundee Road and 759 Greenwood Road and Amending the District Zoning Map

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

American, LLC ("***Applicant***") as the owner of the property commonly known as 2600 Dundee Road & 759 Greenwood Road, ("***Property***"), has filed an application requesting that the Property be rezoned.

The Property is currently zoned R-3 Single Family Residential District. The Applicant has requested an amendment to the District Zoning Map to rezone the Property from the R-3 Single Family Residential District to the R-5 Single Family Residential District ("***Amendment***").

The Property is designated as appropriate for Single Family land uses in the Village of Northbrook Comprehensive Plan (2010), as amended.

The President and Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Zoning Code and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING.

A public hearing to consider the Requested Relief was duly advertised on April 27, 2023 in the *Northbrook Herald* and was held at the Plan Commission's regular meeting on May 16, 2023 and June 6, 2023. On June 6, 2023 the Plan Commission formally adopted Resolution No. 23-PC-08 recommending approval of the Amendment.

Section 3. AMENDMENT TO THE DISTRICT ZONING MAP.

The District Zoning Map shall be, and is hereby, amended to rezone the Property, as legally described in ***Exhibit A*** and depicted in ***Exhibit B***, attached to and by this reference made a part of this Ordinance, from the R-3 Single Family Residential District to the R-5 Single Family Residential District, in accordance with Section 11-601 of the Zoning Code and pursuant to the Village's home rule powers.

Section 4. EFFECTIVE DATE.

This Ordinance shall be effective upon passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law and publication in pamphlet form in the manner required by law.

Scheduled: 7/11/2023

ATTEST:

Village President

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 29 (EXCEPT THE SOUTH 26 FEET THEREOF) AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 26, 27, AND 28 AND THE SOUTH 26 FEET OF LOT 29 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 FEET RODS OF THE SOUTH 120 RODS OF SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, LLINOIS.

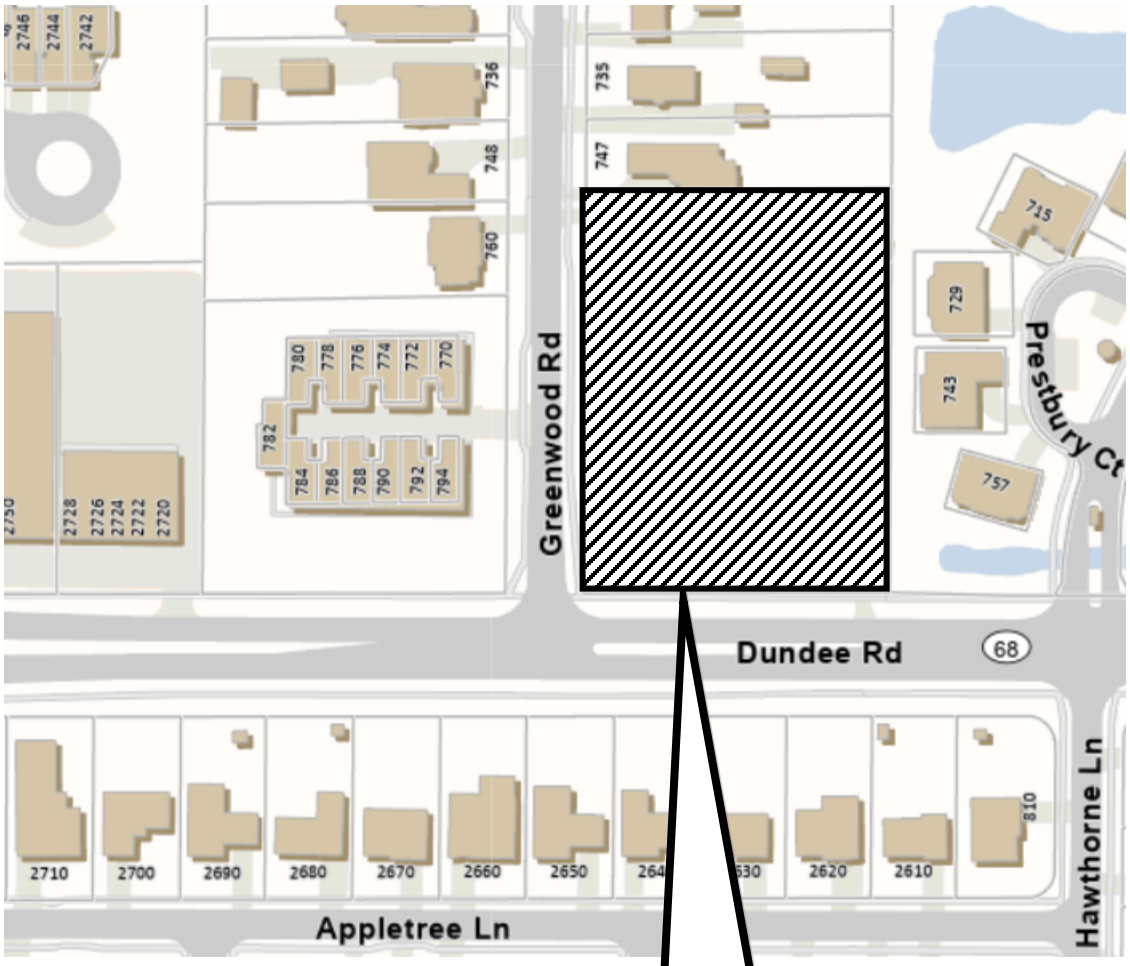
PERMANENT INDEX NUMBER: 04-04-303-030-0000 AND 04-04-303-031-0000

Commonly known as 759 Greenwood Road and 2600 Dundee Road, Northbrook, Illinois.

Attachment: 2600 Dundee - Ordinance Exhibits A-B (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

EXHIBIT B

DEPICTION OF REZONED PROPERTY



Rezone 759 Greenwood Road and 2600 Dundee Road from the R-3 Single Family Residential District to the R-5 Single Family Residential

Attachment: 2600 Dundee - Ordinance Exhibits A-B (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

APPROVED

RESOLUTION NO. 23-PC-08

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-22-12

(2600 Dundee Road & 759 Greenwood Road – Five-Lot Subdivision)

WHEREAS, an application has been filed by American, LLC (the "Applicant") as owner of the property commonly known as 2600 Dundee Road & 759 Greenwood Road (the "Subject Property"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-22-12) with the Village of Northbrook requesting:

A. Rezoning from R-3 Single Family Residential to R-5 Single Family Residential District;
B. Combined Tentative and Final Plat of Subdivision approval for a five-lot subdivision; and
C. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is zoned R-3 Single Family Residential District in the Village of Northbrook; and

WHEREAS, the Subject Property is designated as appropriate for Single Family Residential land uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on April 27, 2023 in the *Northbrook Herald* and a public hearing was held at the Plan Commission's regular meeting on May 16, 2023 and June 6, 2023; and

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

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

1. Village of Northbrook Plan Commission Application form & attachments received September 7, 2022, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. All written and oral testimony concerning the application.

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

Findings.

A) Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-22-12, the proposed application **is in general compliance**

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B) Zoning Map Amendment. With respect to Docket No. PCD-22-12A, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from R-3 Single Family Residential to R-5 Single Family Residential District is consistent with the Northbrook Comprehensive Plan, as amended, and does comply with the standards for approval of such rezoning requests as established in Subsection 11-301 E(8) of the Northbrook Zoning Code.

C) Combined Tentative and Final Plat of Subdivision. With respect to Docket No. 22-12B, the Plan Commission does hereby find that the evidence submitted to the Plan Commission regarding the Applicant's combined tentative and final plat of subdivision satisfies the criteria established in Article II of the Village of Northbrook Subdivision and Development Code for approval of a five-lot subdivision in the R-5 District.

D) Other Relief Necessary. With respect to Docket No. 22-12C, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

B) **Recommendation.** The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-22-12 based on the findings established herein subject to the following conditions:

1) Zoning Map Amendment. The Subject Property shall be rezoned to the R-5 Single Family Residential District and shall comply with all requirements of the R-5 District.

2) Combined Tentative and Final Plat of Subdivision. The Subject Property shall be subdivided into five new single family lots per the requirements of the Northbrook Subdivision and Development Code, and shall comply with all requirements of the R-5 District of the Northbrook Zoning Code, consisting of one page, prepared by iG Consulting, Inc., with the last revised date of March 15, 2023, attached as **Exhibit A**, and the following conditions:

i. Any remaining staff departmental review comments shall be incorporated in to the Final Plat of Subdivision.

ii. The final engineering plans shall be subject to review and approval by the Village Engineer and all legal documents, shall be subject to review and approval by the Village Attorney.

iii. A subdivision and development agreement, in a form acceptable to the Village Attorney, shall be approved by the Board of Trustees and executed by the Applicant.

iv. The Applicant shall provide all necessary performance guarantees with the Village for the construction of necessary public and private improvements associated with the subdivision.

3) Implementation of Actions from the Climate Action Plan. The Applicant has agreed to the following sustainable measures to be taken on the Subject Property:

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

a. Install electric vehicle charging ports in the garage of each house;

b. Install solar ready roof zones on each house;

c. Energy efficient water fixtures, lighting fixtures, and appliances in all five houses;

d. Use sustainable building materials in all five houses; and

e. Install permeable hardscaping materials on all five lots.

4) Installation of Perimeter Screening. The Plan Commission recommends the installation of perimeter screening on the north, and east lot lines of the Subject Property in the form as depicted on Landscape Plan, consisting of one page, prepared by Studio Dom Architects, with the last revised date of May 23, 2023, attached as **Exhibit B**.

ADOPTED THIS 6th day of June, 2023.

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

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

ATTEST:

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

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

EXHIBIT A

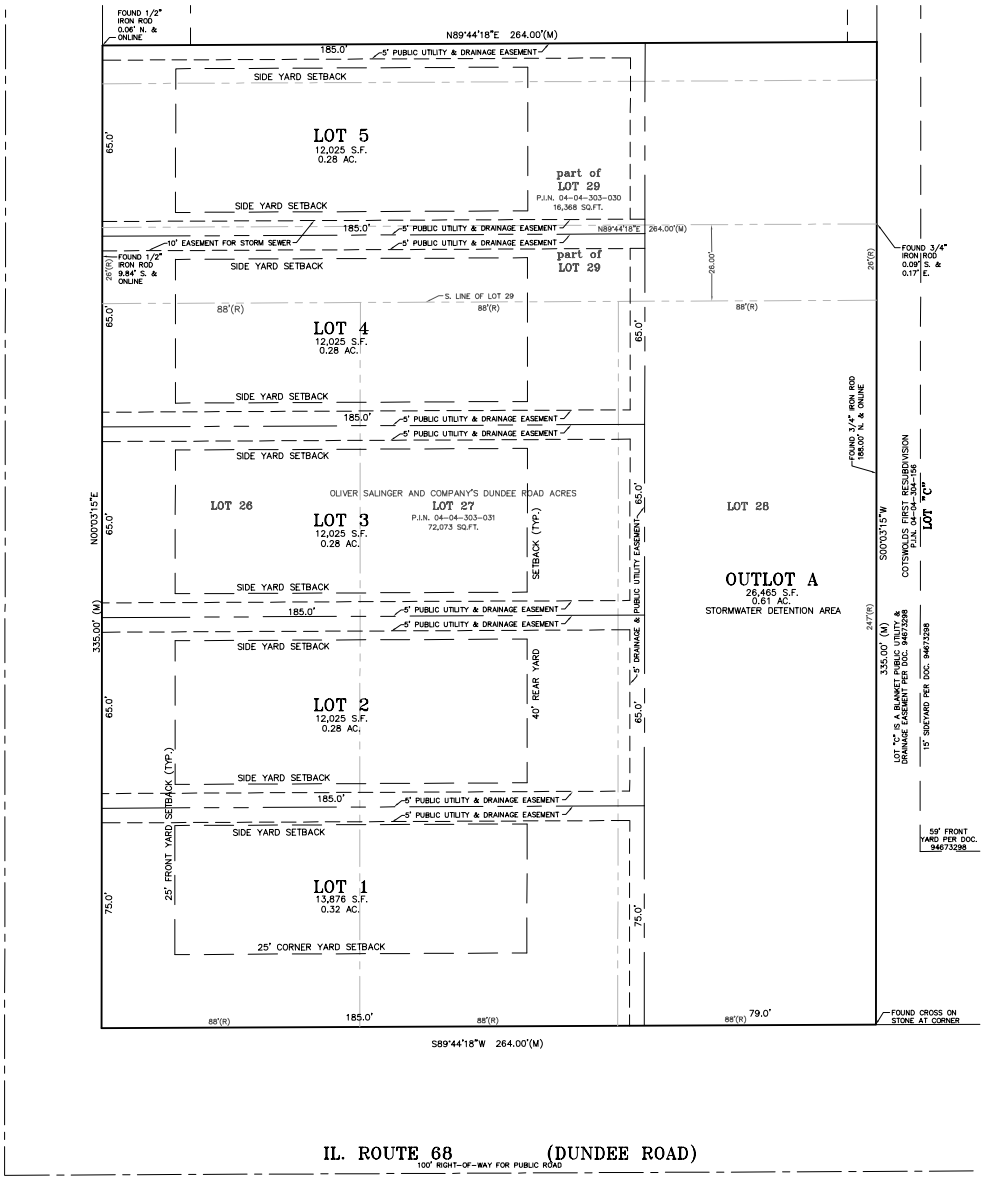
Final Plat of Subdivision

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION

BEING A RESUBDIVISION OF

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PROPOSED SIDE YARD SETBACKS (ZONING R-5) SHALL BE THE GREATER OF 6.0 FEET ON EACH SIDE, OR 20% OF THE TOTAL LOT WIDTH.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

VEHICULAR ACCESS NOTES:

1. THERE SHALL BE NO VEHICULAR ACCESS TO IL. ROUTE 68 (DUNDEE ROAD) FROM LOT 1.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA

1. THE AREAS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE DUNWOOD ESTATES HOMEOWNER'S ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF ALL OF THE LOTS IN THIS SUBDIVISION AND THE ASSOCIATION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF, TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE ASSOCIATION SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NOT AND TRIMMED CONDITION. THE MOWING AND OTHER MAINTENANCE NEEDS TO BE THE RESPONSIBILITY OF THE ASSOCIATION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PROPER MAINTENANCE OF THE STORM WATER DETENTION AREA, INCLUDING, WITHOUT LIMITATION, TO STORM WATER VAULTS AND ANY APPURTENANT PUMPS, PIPES, MAINS, OR DRAINS ("STORM WATER FACILITIES"), IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION (EXCEPT IN CASE OF EMERGENCY, IN WHICH CASE NO NOTICE SHALL BE REQUIRED), SHALL HAVE THE RIGHT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA OR TO THE STORM WATER FACILITIES.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK, OR ACTUAL, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE STORM WATER DETENTION AREA AND ALL LOTS IN THIS SUBDIVISION, AND THE VILLAGE SHALL HAVE THE RIGHT TO FILE A NOTICE OF SUCH LIEN WITH THE RECORDER OF DEEDS, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE, IN ITS SOLE INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THE RIGHT TO EXERCISE AT ANY OTHER TIME.
7. THESE COVENANTS SHALL RUN WITH THE LAND BY THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OR BY THE VILLAGE OR NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.
8. THE OWNER OF THE PROPERTY ON THIS PLAT SHALL CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE, AT ITS COST, THE STORM WATER FACILITIES IN THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT. PERIODIC INSPECTION OF THE FACILITIES NEEDS TO BE DONE TO ENSURE IT IS OPERATING CORRECTLY. REFER TO THE STORM WAP MAINTENANCE MANUAL IN THE ASSOCIATION DOCUMENTS.
9. A POINT OF ACCESS ON, UNDER AND ABOVE THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT AND ADJACENT PORTIONS OF THE PROPERTY IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE VILLAGE FOR INGRESS, EGRESS AND ACCESS TO THE STORMWATER DETENTION EASEMENT FOR THE SOLE PURPOSE OF IMPLEMENTATION OF THESE OPERATION AND MAINTENANCE PROVISIONS.
10. FOLLOWING COMPLETION AND APPROVAL OF THE INITIAL BUILDINGS AND RELATED IMPROVEMENTS ON THE PROPERTY IN COMPLIANCE WITH THE PLAT APPROVED BY THE VILLAGE, NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORMWATER DETENTION EASEMENT THAT MIGHT MATERIALLY IMPEDE THE STORM WATER FACILITIES THEREIN OR MATERIALLY REDUCE THE STORMWATER DETENTION CAPACITY THEREOF.

EASEMENT FOR STORM SEWER

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, ON, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS PLAT FOR ANY PURPOSE NOT INCONSISTENT WITH THE USE THEREOF BY THE VILLAGE FOR THE PURPOSES HEREBY GRANTED; PROVIDED, HOWEVER, THAT NO BUILDING SHALL BE ERECTED OR PLACED UPON SUCH EASEMENT AND NO CHANGE SHALL BE MADE IN THE GRADE OF THE PROPERTY WITHIN THE EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF THE VILLAGE.

PUBLIC UTILITY & DRAINAGE EASEMENT

PERMANENT AND PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS SUBDIVISION PLAT FOR THE FOLLOWING PURPOSES:

1) PUBLIC UTILITIES:
TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, ON, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS PLAT FOR ANY PURPOSE NOT INCONSISTENT WITH THE USE THEREOF BY THE VILLAGE FOR THE PURPOSES HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED OR PERMIT TO BE OBSTRUCTED A PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE, AFTER THE INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

2) OVERLAND STORM WATER DRAINAGE:
NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE AREAS DESIGNATED PUBLIC UTILITY AND DRAINAGE EASEMENT ON THIS PLAT OF SUBDIVISION AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXISTING WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"). FOR A LOT WITH A PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH A PUBLIC UTILITY AND DRAINAGE EASEMENT SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD, AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUND AND SIGNALS IN, UPON, OVER, UNDER AND ACROSS THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR ILLINOIS GAS COMPANY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES OR OTHER AREAS AS PROVIDED ON THIS PLAT WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(C) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(C)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

WOW! OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

P.I.N.
04-04-036-030-0000
04-04-036-031-0000

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAT WHICH MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE PRESIDENT

_____
ATTEST: VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____ A.D., 20__.

_____
VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, ILLINOIS ON THIS ____ DAY OF _____ A.D., 20__.

_____
CHAIRMAN

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

DRE REALTY INVESTMENTS LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS AS INDICATED THEREON TO THE PUBLIC USE, AND ESTABLISHES ALL OTHER EASEMENTS SHOWN THEREON.

DATED THIS _____ DAY OF _____ A.D., 20__.

BY: _____
ITS: MANAGER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

I, _____ A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D., 20__.

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

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

NAME: _____ NAME: _____
DATE: _____ FIRM: _____
DATE: _____

(SEAL)

SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT I, KEVIN C. LEWIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3681, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

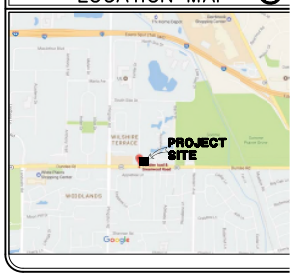
I ALSO CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17031C0008J EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20__.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3681
LICENSE EXPIRES NOVEMBER 30, 2022

LOCATION MAP



CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
FIRM NO. 184-001330

FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION

PROJECT NO. 1615

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving

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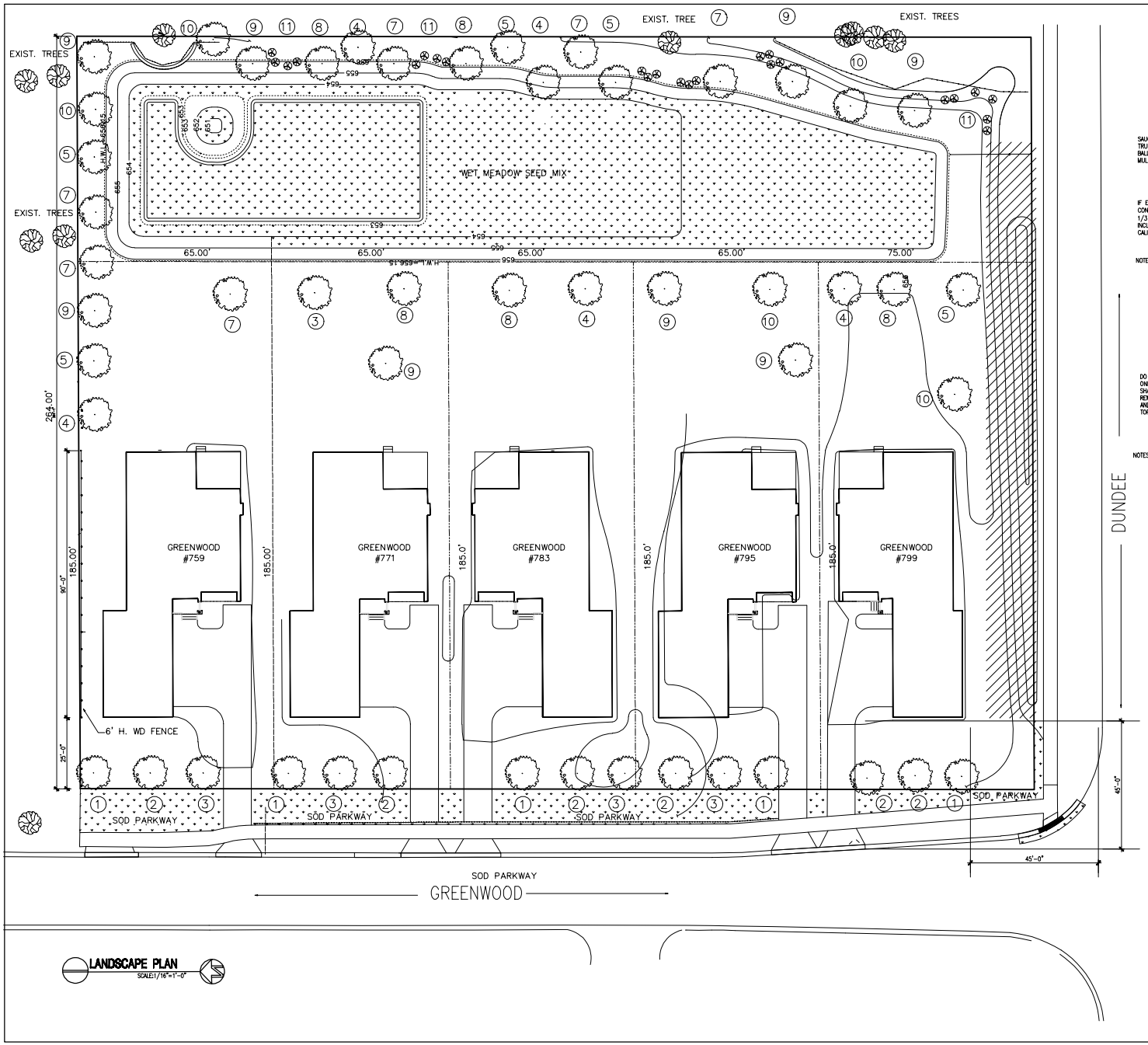
Resolution No. 23-PC-08
Docket No. PCD-22-12 – Five-Lot Subdivision Final Plat

EXHIBIT B

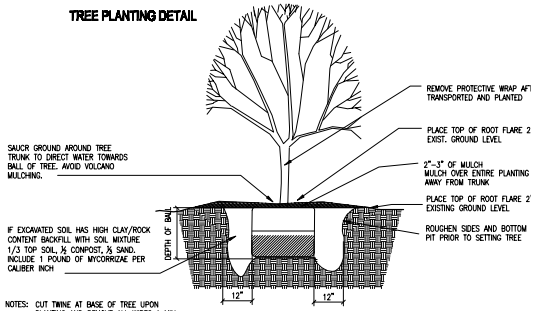
Landscape Plan

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee



LANDSCAPE PLAN
SCALE:1/16"=1'-0"

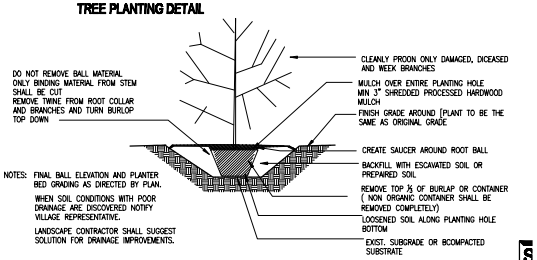
TREE PLANTING DETAIL



NOTES: CUT TWINE AT BASE OF TREE UPON PLANTING AND REMOVE ALL WIRES A MIN 6" BELOW GRADE
LOW PROFILE BASKETS ARE PREFERED.
NYLON ROPE AND PLASTIC BURLAP ARE NOT ALLOWED.
NOT TO BE PLANTED IN SWALES OR OVERLAND DRAINAGE ROUTS.

TREE SIZE REQUIREMENTS:
TRES SHALL BE AT LEAST 2 ½" IN DIAMETER.CONIFERS AND MULTI ORNAMENTALS THAT MEASUR 8-10 FT TALL WILL COUNT AS 2 ½ INCHES, 10-12 FT TALL AS 3 CALIPHER INCHES, 12-14 TALL AS CALIPHER INCHES

TREE PLANTING DETAIL



NOTES: FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY PLAN.
WHEN SOIL CONDITIONS WITH POOR DRAINAGE ARE DISCOVERED NOTIFY VILLAGE REPRESENTATIVE.
LANDSCAPE CONTRACTOR SHALL SUGGEST SOLUTION FOR DRAINAGE IMPROVEMENTS.

TREE LEGEND

EXISTING TREES TO REMAIN

NEW TREEs

NEW TREES

QUANTITY	KEY	BOTANICAL NAMES
DECIDIOUS LARGE		
5 -	1	BLACK TUPELO
5 -	4	CHINQUAPIN OAK
DECIDIOUS MEDIUM		
5 -	2	RED HORSECHESNUT
5 -	3	SUGAR MAPLE
5 -	7	EUROPEAN HORNBEAN
5 -	10	CRIMSON SUNSET MAPLE

QUANTITY	KEY	BOTANICAL NAMES
DECIDIOUS SMALL		
5 -	5	PAW PAW
5 -	8	EASTERN WAHOO
CONIFURS		
5 -	9	BLACK SPRUCE
5 -	6	CONCOLOR FIR
DECIDIOUS SHRUBS		
24 -	11	ARCTIC FIRE REDTWIG DOGWOOD

AREA OF TREE PLANTING
PENDENT ON ILLINOIS DEPARTMENT OF TRANSPORTATION APPROVAL

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving

Plan Commission

Plan Commission

~ Minutes ~

1225 Cedar Lane
Northbrook, IL 60062
www.northbrook.il.us

Debbie Ford
(847) 664-4013

Tuesday, May 16, 2023 7:30 PM Sandra "Sandy" Frum Board Room

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Steven Elisco	Chairperson	Present	
Jeff Sandler	Commissioner	Absent	
Jeremy Melnick	Commissioner	Present	
Mark DeBartolo	Commissioner	Present	
Allen Morgen	Commissioner	Present	
Amy Torf	Commissioner	Present	
Eric Schwager	Commissioner	Late	7:40 PM
Ken Walden	Commissioner	Present	
Keri Halperin	Commissioner	Present	
Swati Pandey	Senior Planner	Present	
Michaela Kohlstedt	Deputy Director	Present	
Jonathan Mendel	Director	Present	
Caitlyn Culbertson	Village Attorney	Present	

6. REVIEW OF NEW APPLICATIONS

A. **DOCKET NO. PCD-22-12: 2600 DUNDEE & 759 GREENWOOD ROAD - FIVE LOT SUBDIVISION (First Public Hearing). An application filed by American LLC as owners of 2600 Dundee Road & 759 Greenwood Road, for the purpose of authorizing the following zoning relief: (A) Rezoning from R-3 Single Family Residential to R-5 Single Family Residential District; (B) Combined Tentative and Final Plat of Subdivision approval for a five-lot subdivision; and (C) Approval of any other such variations, waivers, and zoning relief as may be necessary.**

Senior Planner Swati Pandey discussed an application submitted by American LLC, for the property located at 2600 Dundee Road & 759 Greenwood Road. The applicant is requesting zoning relief to allow a five-lot single family subdivision. The property is zoned R-3 Single Family Residential; and the Comprehensive Plan's Future Land Use designation is single family residential uses. The applicant is requesting to change the zoning from R-3 Single Family Residential to R-5 Single Family Residential District. She provided a brief overview of the property's history, and site/landscaping plan. She noted the requested relief/primary issues the Plan Commission should consider.

Sergey Syhlyanyk, Developer with American LLC, stated he has been building houses for over 20-years. He confirmed the selling price point of the homes is between $2.1 million to $2.2 million. The square footage of each home is between 3,500-4,000; and the plan is to finish construction within 1.5-years.

Victor Melnikov, Architect with Studio Dom, Incorporated, 910 Oakton, Evanston.

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

Chairman Elisco stated the applicant has not provided adequate responses to Statements of Justification for the requested relief. He encouraged the applicant to retain/confer with legal counsel to complete the application.

Village Attorney Caitlyn Culbertson clarified the public hearing process. She recommended the Commission direct staff to continue the public hearing to accept additional documents into the record.

Chairman Elisco requested the applicant modify the landscape plan to comply with the screening/buffering requirements for approved subdivisions.

Mr. Melnikov noted the landscape was approved by the Forester.

Chairman Elisco directed staff to continue the public hearing to June 6, 2023. He clarified the screening requirements with Deputy Director Michaela Kohlstedt.

Commissioner DeBartolo made a motion to continue the public hearing to June 6, 2023; seconded by Commissioner Melnick. On roll call vote, all were in favor. (8 Yes Votes, 0 No Votes)

Commissioner DeBartolo made a motion to direct staff to prepare a resolution for the meeting scheduled on June 6, 2023, for Docket No. PCD-22-12; seconded by Commissioner Walden. On roll call vote, all were in favor. (8 Yes Votes, 0 No Votes).

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

Plan Commission

Plan Commission

~ Minutes ~

1225 Cedar Lane
Northbrook, IL 60062
www.northbrook.il.us

Debbie Ford
(847) 664-4013

Tuesday, June 6, 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	Absent	
Allen Morgen	Commissioner	Absent	
Amy Torf	Commissioner	Present	
Eric Schwager	Commissioner	Absent	
Ken Walden	Commissioner	Present	
Keri Halperin	Commissioner	Present	
Swati Pandey	Planner	Present	
Michaela Kohlstedt	Deputy Director	Present	
Jonathan Mendel	Director	Present	
Caitlyn Culbertson	Village Attorney	Present	

6. CONTINUED REVIEW OF APPLICATIONS

A. **DOCKET NO. PCD-22-12: 2600 DUNDEE & 759 GREENWOOD ROAD - FIVE LOT SUBDIVISION (Second Public Hearing). An application filed by American LLC as owners of 2600 Dundee Road & 759 Greenwood Road, for the purpose of authorizing the following zoning relief: (A) Rezoning from R-3 Single Family Residential to R-5 Single Family Residential District; (B) Combined Tentative and Final Plat of Subdivision approval for a five-lot subdivision; and (C) Approval of any other such variations, waivers, and zoning relief as may be necessary.**

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

Victor Melnikov, Architect with Studio Incorporated, 910 Oak Town Evanston, provided a brief overview of the site plan modifications: increased buffering around the detention area, beautified the landscape design (70 plant species), and submitted new worksheets.

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

Commissioner Sandler stated he is prepared to vote on the application.

Commissioner Melnick made a motion to approve a resolution for Docket No. PCD-22-12, as prepared and submitted by staff; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes).

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

MEMORANDUM

To: Plan Commission
From Swati Pandey, Senior Planner
Cc: Jonathan Mendel, Director of Development and Planning Services
Date: May 16, 2023
Subject: PCD-22-12: 2600 Dundee Road & 759 Greenwood Road – Five-Lot Subdivision

INTRODUCTION

On May 16, 2023 the Plan Commission will conduct the first public hearing on an application filed by American LLC (the "Applicant") as owner of 2600 Dundee Road & 759 Greenwood Road (the "Subject Property"), for the purpose of authorizing the following zoning relief to allow a five-lot single family subdivision:

A. Rezoning from R-3 Single Family Residential to R-5 Single Family Residential District;

B. Combined Tentative and Final Plat of Subdivision approval for a five-lot subdivision; and

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

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the April 27, 2023 edition of the *Northbrook Herald*. To date staff has not received any public comments on the application.

PROPERTY DESCRIPTION

The Subject Property:

- is located at the northeast corner of Dundee and Greenwood Road;
- is approximately 92,660 square feet in size; currently vacant
- is currently zoned R-3 Single Family Residential;
- Comprehensive Plan's Future Land Use designation is single family residential uses;
- surrounding zoning includes:
    - North: R-3 Single Family Residential
    - South: R-4 Single Family Residential
    - East: R-6 Multiple Family Residential, Cotswold
    - West: R-8 Multiple Family Residential, Oxford Court
- is not located within the 100-year flood plain; and
- is not located in proximity to any areas identified in the Master Stormwater Management Plan.
- The Village's Bicycle and Pedestrian Plan identifies Dundee Road for a sidepath (separate path for pedestrians, bicycles, and other wheeled users) and shall be considered higher priority based on the overall implementation of the plan.

BACKGROUND INFORMATION

Over the years, the Village has reviewed several proposals for single family and multi-family residential on the Subject Property. In 2017, an application was reviewed by the Plan Commission to rezone to R-5 for a seven-lot single family subdivision. The Plan Commission and the Board of Trustees approved the tentative plat for the proposal. The applicant filed an application for final approval but did not go through the entire process to receive final plan approval.

Preliminary Review

On July 26, 2022, the Board of Trustees conducted a preliminary review of the request for a rezoning and five-lot subdivision. The majority of the Board found the request to be generally appropriate. An excerpt of the Board of Trustees minutes and concept plan is attached for reference, and the meeting can be viewed on the Village website as well to hear the actual commentary from the Trustees. The proposed plan is in general conformance with the plan presented at preliminary review. The following is a table of the comments made by members of the Board of Trustees:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	No comments
Bob Israel	Trustee	Present	He stated that the Plan Commission should review buffering especially along Dundee Road, noise spillage, stormwater efficiency, and CAP items.
Muriel Collison	Trustee	Present	She stated that the stormwater efficiency and CAP recommendations should be reviewed.
Heather Ross	Trustee	Absent	N/A
Johannah Hebl	Trustee	Present	Concerns include stormwater design and CAP items. Also driveway design must be reviewed for safety.
Dan Pepoon	Trustee	Present	Found rezoning & 5-lot subdivision appropriate.
Joy Ebhomielen	Trustee	Absent	N/A

Staff Review

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

- Development and Planning Services (Planning & Zoning; Sustainability)
- Engineering & Stormwater Consultant
- Tree Preservation
- Fire
- Police
- Village Attorney

Staff reviewed the application and provided comments and requested revisions and information through the review process. All departments have approved the application to proceed for a public hearing with no significant comments pending.

Included with the material submitted by the Applicant are the responses to those questions.

Compliance with Village Plans

The Subject Property is in compliance with the Comprehensive Plan. There is only one existing Village Plan applicable to the Subject Property (Bicycle and Pedestrian Plan). The Village's Bicycle and Pedestrian Plan is applicable and as noted earlier in this memo a sidepath on Dundee in front of the Subject Property is

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

considered a high priority in the plan.

PROPOSED PROJECT

- The Applicant is proposing to rezone the Subject Property from R-3 to R-5 Single Family Residential and subdivide the property to allow a 5-lot single family subdivision on the Subject Property.
- The Subject Property would result in five single-family residential lots and a detention outlot. A**ll residential lots would be compliant with the standards of the R-5 District**. The future proposed new homes for each lot would have to comply with all district setbacks, lot coverage, and FAR standards. The Applicant has shown a representational footprint of the 2-story future homes. A bulk data sheet for the proposed development is provided by the Applicant, which is attached. All five lots will be facing Greenwood Road. The driveway for the corner lot has been located furthest from the intersection for safety purposes.
- Based on the proposed lot areas, the maximum allowable floor area ratio (FAR) on the individual lots would range from 4,810 to 5,550 square feet (the maximum allowed FAR in all single family residential districts is 40% of the lot area). The Applicant has stated in the attached narrative that the homes proposed for the subdivision would be 4,247 square feet which is under the maximum allowed size. Each home would have four to five bedrooms, three-car garage, and a finished basement. Each home would be reviewed further for all zoning and building requirements at the time of building permit submittal, including design for the front façade to ensure that the homes are not monotonous with one another.
- The Applicant has shown surface stormwater detention area in an outlot to be provided in the rear of the five proposed lots, located on the east side of the Subject Property. The design of the stormwater system has been reviewed and approved by the Village Engineer.
- The Applicant has submitted a landscape plan that shows trees on the Subject Property including around the stormwater detention area. The Applicant has also stated that there will be a 3 – 4 feet berm along Dundee Road for screening. Any future trees and landscape material to be proposed along Dundee Road will require Illinois Department of Transportation (IDOT) approval. The landscape plan has been reviewed by the Tree Preservation Officer and Sustainability Coordinator.
- The Applicant is requesting that the subdivision be processed as a combined tentative and final plat. It is typical for small five-lot subdivisions to undergo a combined tentative and final plat approval application process rather than the two steps separately, which requires a procedural variation of the Subdivision Code.
- The Applicant has stated that there will be no development sign proposed for this subdivision.
- Considering the proposal is for a five-lot residential subdivision, the Inclusionary Housing Ordinance (IHO) is not applicable to the project. New single-family subdivisions with five or less units are not required to provide affordable housing.

ZONING RELIEF

Rezoning

The Applicant is requesting to rezone the Subject Property from R-3 to R-5 Single Family Residential. The R-5 District requires a minimum lot area of 7,500 square feet for interior lots and 9,000 square feet for corner lots, both of which the proposed subdivision is in compliance. The Zoning Code Bulk Table regulations (depicted below) requires a minimum lot width of 60' per interior lot, and 75' per corner lot, in the R-5 District.

The proposed lots are all in compliance with the R-5 district minimum and lot widths. The lot coverage and floor area ratio per lot would be assessed as each lot is developed with a specific home at the time of building permit. The Applicant has provided the below data stating that they will be in compliance with all requirements.

BULK, SPACE, AND YARD REQUIREMENTS	R-3	R-5	Property
A. Maximum Height of Principal Structure			

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

BULK, SPACE, AND YARD REQUIREMENTS	R-3	R-5	Property
(whichever is less) (1)(2)(15)			
1. Feet	35	30	N/A
2. Stories	3	2	2
B. Minimum Lot Area and Dimensions (3)(5)			
1. Total Lot Area (square feet)			
a. All Interior Lots	20,000	7,500	12,025
b. All Corner Lots	20,000	9,000	13,875
2. Lot Area Per Dwelling Unit (sq. ft.) (4)			
All Uses	20,000	7,500	12,025
3. Lot Width (feet) (5)			
a. All Interior Lots	100	60	65
b. All Corner Lots	110	75	75
C. Minimum Yards (1) (4) (5) (6) (7)(8)(9)10)			
1. Yards and Setbacks for All Uses			
a. Front Yard (feet) (9)(10)(11)(12)	35	25	25
b. Side yards (feet)(1)(10)(11)(12)(13)			
1) Corner Lots			
i) Corner side	35	25	25
ii) Interior side	10	6	6
2) Interior Lots			
i) Minimum per interior side yard	10	6	8
ii) Minimum total	16.25	16.25	16.25
c. Rear Yard (feet) (10)(12)(13)	40	40	67.75
D. Minimum Dwelling Unit Size (sq. ft.)			
1. Multiple Stories	1,600	1,200	4,742
E. Maximum Gross Floor Area (percent of lot) (14)			
All Uses	40%	40%	35%
F. Maximum Lot Coverage (percent of lot)			
1. All Uses	50%	50%	N/A
G. Maximum Building Coverage (percent of lot)			
All uses	35%	35%	N/A

Combined Tentative and Final Plat of Subdivision Approval

The Applicant is requesting a resubdivision of the Subject Property to allow for two single family lots to be

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

five lots of record. The proposed new lots will be in compliance with the minimum lot area and dimensions of the R-5 district of the zoning code. The Applicant is seeking approval of a combined tentative and final plat at this time, per the requirements of the Subdivision Code.

SUSTAINABILITY

A summary of the Village's Climate Action Plan (CAP) action items as it relates to the development proposal is attached. Tessa Murray, Sustainability Coordinator has drafted the attached Sustainability Addendum to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

SUMMARY

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

1. Is it appropriate to rezone the property from R-3 to R-5 District to allow for five new single-family homes?
2. Is it appropriate to allow for a five-lot subdivision of the Subject Property?
3. Lastly, does the Board find it appropriate for the Applicant to go through a combined tentative and final plat approval application process?

The Applicant and staff will attend the May 16, 2023 Plan Commission meeting to answer any questions.

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

MEMORANDUM

To: Plan Commission
From Swati Pandey, Senior Planner
Cc: Michaela Kohlstedt, Deputy Director
Date: June 6, 2023
Subject: PCD-22-12: 2600 Dundee Road & 759 Greenwood Road – Five-Lot Subdivision

INTRODUCTION

On June 6, 2023 the Plan Commission will conduct the second public hearing and consider a resolution for approval of an application filed by American LLC (the "Applicant") as owner of 2600 Dundee Road & 759 Greenwood Road (the "Subject Property"), for the purpose of authorizing the following zoning relief to allow a five-lot single family subdivision:

A. Rezoning from R-3 Single Family Residential to R-5 Single Family Residential District;

B. Combined Tentative and Final Plat of Subdivision approval for a five-lot subdivision; and

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

SUMMARY OF MAY 16, 2023 PLAN COMMISSION PUBLIC HEARING

On May 16, the application underwent its first public hearing before the Plan Commission. After a staff presentation regarding the requested zoning relief and the proposed plan, the Plan Commission asked questions of staff and Applicant. No public comments were received at the meeting. The public hearing was then closed to discuss the application. The Plan Commission asked the Applicant to provide the following information:

- Revised Statements of Justification worksheets for rezoning and subdivision variation for plat of subdivision relief request with adequate and appropriate responses;
- Revised landscape plan with screening along the east and north property line, adjacent to the detention area.

RESPONSE TO QUESTIONS RAISED BY PLAN COMMISSION

The Applicant has submitted revised documents as requested on May 25, 2023 (see attached). The following is an overview of the concerns raised, and questions asked, by the Commission along with the Applicant's response and staff commentary.

1) **The Commission, stated a concern regarding the inadequate responses to the Statement of Justification worksheets for the 'Rezoning' and 'Combined Tentative & Final Plat of Subdivision' zoning relief request.**
   - ***Applicant Response:*** *The Applicant has submitted revised worksheets for both items.*
   - ***Staff Comments:*** *The worksheets have been reviewed by staff and found to be adequately addressed. The worksheets are attached.*

2) **The Commission, stated that the Applicant must submit a revised landscape plan showing screening adjacent to the detention area along east and north side of the Subject Property.**

- ***Applicant Response:*** *The Applicant has submitted revised landscape plan showing additional landscape material on the north and east side adjacent to the stormwater detention area. A six-foot hard wood fence has also been proposed for a portion of the property along the north property line, primarily adjacent to the future home.*
- ***Staff Comments:*** *The proposed six-foot fence is in compliance with the requirements of the Zoning Code and a separate fence permit application will be required prior to installation on the Subject Property. The landscape plan will be reviewed in detail by the tree preservation officer during building permit submittal.*

SUMMARY

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

1. Is it appropriate to rezone the property from R-3 to R-5 District to allow for five new single-family homes?
2. Is it appropriate to allow for a five-lot subdivision of the Subject Property?
3. Lastly, does the Commission find it appropriate for the Applicant to go through a combined tentative and final plat approval application process?

As directed, staff has prepared the draft resolution, if the Plan Commission would consider, it is attached to this memo for review. If approved, this would be **Resolution No. 23-PC-08.**

The Applicant and staff will attend the June 6, 2023 Plan Commission meeting to answer any questions.

Attachment: 2600 Dundee - PC Resolution, Minutes, Staff Reports (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee

Village of
Northbrook

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

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

The initial submittal MUST contain:

- ☐ **8 collated copies of complete sets** of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- ☐ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions).**

Applicant Information

Legal Name AMERICAN LLC

Company AMERICAN LLC
Address 1425 MCHENRY RD #104
City, State, Zip BUFFALO GROVE, IL
Phone No. 847 373 9680
Email SERHEYSYHLYNYK@ICLOUD.COM

Primary Contact Person

Name SERHEY SYHLYANYK
Company AMERICAN LLC
Address 1425 MCHENRY RD #10
City, State, Zip BUFFALO GROVE, IL
Phone No. 847 373 9680
Email SERHEYSYNLYNYK@ICLOUD.

Consultants *(as applicable)*

Attorney

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

Civil Engineer

Name JERRY KOTOWSKI
Company IG CONSULTING, INC
Address 300 MARQUARDT DR
City, State, Zip WHEELING, IL 60090
Phone No. 847 215 1177
Email IG@IGCONSULTING.NET

Architect/Planner

Name
Company STUDIO DOM, INC
Address 910 OAKTON #1
City, State, Zip EVANSTON, IL 60202
Phone No. 224 522 3340
Email VICARCH7@SBCGLOBAL.

Other

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

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Village of Northbrook

FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

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

Site Location/Address: 2600 DUNDEE & 759 GREENWOOD

Property Index Numbers: 04-04-303-031 & 04-04-303-030

Size of Property: 88,440 S.F. / 2.033 ACRES (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: SINGLE FAMILY RESIDENTIAL

Current Zoning: R3

Current Use of the Property: VACANT

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

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

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☒ Rezoning from R3 to R5
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ ~~Zoning Code Text Amendment~~
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☐ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for Subdivision variances as confirmed final Plat
- ☐ Exception for _____
- ☐ Other _____

☐ Plat of Survey & Parcel Legal Description(s)

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

☐ Conformity with Comprehensive Plan

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

☐ Surrounding Property Owners Addresses

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

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

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Site Ownership and Control

Current Property Owner Information

Legal Name: AMERICAN LLC

Primary Contact: SERHEY SYHLYNYK
Address 1425 MCHENRY #104
City, State, Zip BUFFALO GROVE, IL
Phone No. 847 373 9680
Email SERHEYSYNCYNYK @ICLOUD.COM

Proposed Property Owner Information

Legal Name: AMERICAN LLC

Primary Contact: SERHEY SYHLYNY
Address 1425 MCHENRY #104
City, State, Zip BUFFALO GROVE, IL
Phone No. 847 373 9680
Email

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

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

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

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

Applicants Involvement with the Property

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

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

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

Additional Required Attachment(s)

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

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

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

☐ Plat of Consolidation Worksheet

Filing Fees

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

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

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

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

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

Repeat Application

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

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** 08.02.2022
Print Name & Title: _____
Signatures of Property Owner(s): _____ **Date** 08.02.2022
Print Name & Title: _____ **Property Address:** _____
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

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

ATTACHMENT A: Current Property Owner – Beneficial Interest

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

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

Name: AMERICAN LLC

Address: 425 MCHENRY #104 BUFFALO GROVE, IL

Ownership or Trust Interest: 100 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

ATA / GMT Title Agency
175 E. Hawthorn Parkway, Suite 135
Vernon Hills, IL 60061
File # 22830597-IL

WARRANTY DEED

Doc#. 2218901226 Fee: $98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2022 10:50 AM Pg: 1 of 1

Dec ID 20220701671203
ST/CO Stamp 1-972-585-552 ST Tax $1,000.00 CO Tax $500.00

THE GRANTOR, **DAVID DREHOBL**, of Golf, County of Lake and State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **AMERICAN LLC**, an Illinois limited liability company, of Buffalo Grove, Illinois, the following described Real Estate situated in Cook County, Illinois, to wit:

PARCEL 1:

LOT 29 (EXCEPT THE SOUTH 26 FEET THEREOF) AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 26, 27, AND 28 AND THE SOUTH 26 FEET OF LOT 29 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 FEET RODS OF THE SOUTH 120 RODS OF SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: **04-04-303-030-0000 and 04-04-303-031-0000**

Address: 2600 Dundee Road and 759 Greenwood Road, Northbrook, IL 60062

SUBJECT ONLY TO THE FOLLOWING: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current enjoyment and use of the real estate; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable as of the date hereof.

The undersigned hereby release all rights of homestead. **THIS IS NOT HOMESTEAD PROPERTY.**

Dated as of July 7, 2022.

David Drehobl by SR MA
DAVID DREHOBL

I, E M Stachyra, the undersigned, a Notary Public in and for Lake County, State of Illinois, DO HEREBY CERTIFY that David L. Drehobl,* personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth. EMS

*by Scott Redman, attorney in fact

Dated this 7th day of July, 2022.

E M Stachyra
Notary Public

"OFFICIAL SEAL"
E M STACHYRA
Notary Public, State of Illinois
My Commission Expires 11/8/2022

Prepared by: Scott D.H. Redman, Esq., 2441 W. Bradley Place, Chicago, Illinois, 60618.

Mail To:
American LLC
1425 McHenry Rd #104
Buffalo Grove IL 60089

Send Subsequent Tax Bills To:
American LLC
1425 McHenry Rd #104
Buffalo Grove, IL 60089

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

CHICAGO TITLE INSURANCE COMPANY

Policy No.: 6310-30-22830597-IL-2022.7530600-228034386

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or

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(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

CHICAGO TITLE INSURANCE COMPANY

ATA National Title Group, LLC
175 E Hawthorn Pkwy Ste 135
Vernon Hills, IL 60061-1493
Tel:847-281-9332
Fax:847-281-9334

By: Michael J. Nolan
President

Attest: Marjorie Nemzura
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any Improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

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Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as 'Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party

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asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters
insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b)The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights hall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a)In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b)The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a)To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a)The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

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Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

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Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

(b)Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c)Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d)Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a)Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b)Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at CHICAGO TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

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Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

OWNERS POLICY OF TITLE INSURANCE

Issued by

Chicago Title Insurance Company

SCHEDULE A

Policy No.: **7530600-228034386**
File No.: **22830597-IL**

Commonly Known As: 2600 Dundee Road and 759 Greenwood Road, Northbrook, IL 60062, IL
Amount of Insurance: **$1,000,000.00**
Date of Policy: **July 8, 2022**

1. Name of Insured:

   American LLC, an Illinois limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title to the Land is vested in:

   American LLC, an Illinois limited liability company

4. The land referred to in this policy is described as follows: County of Cook, State of Illinois

   SEE EXHIBIT A

COUNTERSIGNED:
ATA NATIONAL TITLE GROUP, LLC

By: Steven W. Brown
AUTHORIZED SIGNATORY

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Policy No.: 7530600-228034386
File No.: 22830597-IL

EXHIBIT "A"

The land referred to in this policy is described as follows: County of Cook, State of Illinois

PARCEL 1:

LOT 29 (EXCEPT THE SOUTH 26 FEET THEREOF) AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 26, 27, AND 28 AND THE SOUTH 26 FEET OF LOT 29 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 FEET RODS OF THE SOUTH 120 RODS OF SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Policy No.: **7530600-228034386**
File No.: **22830597-IL**

OWNER'S POLICY OF TITLE INSURANCE

Issued by

Chicago Title Insurance Company

SCHEDULE B

EXCEPTIONS FROM COVERAGE

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

1. Mortgage in the original amount of $1,000,000.00, and the terms, conditions and provisions contained therein, executed by American LLC, an Illinois limited liability company to DRE Realty Investments, LLC dated July 7, 2022 and recorded July 8, 2022 as Document Number 2218901227.

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

3. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.

4. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

6. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records

7. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the Date of Policy. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage.

8. General taxes for the year(s) 2021, 2022 and subsequent years which are not yet due or payable.

   Permanent Index Number: 04-04-303-030-0000
   (Affects Parcel 1)

   First Installment of 2021 taxes in the amount of $2,093.68 is DELINQUENT. (Due 03/01/2022)

   Second Installment of 2021 taxes are not yet billed.

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Policy No.: 7530600-228034386
File No.: 22830597-IL

SCHEDULE B
Continued

9. General taxes for the year(s) 2018 2nd installment, 2019, 2020 and subsequent years which are not yet due or payable.

Permanent Index Number: 04-04-303-031-0000
(Affects Parcel 2)

First Installment 2021 taxes - $14,556.67 - paid by tax purchaser 04/07/2022

Second Installment 2021 taxes - not yet billed.

The annual tax sale as shown below and interest, penalties, costs and all charges, if any, accrued thereunder by reason of the payment of subsequent general taxes or special assessments:

Year:	2018
Date of sale:	11/5/2021
Amount:	$ 9,178.76
Penalty:	0.00%
Purchaser:	Pinevalley One Real Estate

(Sale complete)

Redemption date extended to: 11/15/2023

Note: Subsequent general taxes and/or other fees as shown below have been paid by the tax purchaser and, together with statutory interest thereon, added to and included in the certificate of sale.

Total 2020 taxes - 26,466.68 - paid by tax purchaser 04/07/2022

First Installment 2021 taxes - $14,556.67 - paid by tax purchaser 04/07/2022
Second Installment of 2018 taxes in the amount of $6,463.88 is unpaid and delinquent. Due 08/01/2019

10. Existing unrecorded leases and all rights thereunder of the lessees and any person claiming by, through and under the lessees.

11. Easement over the East 10 feet of the Land for utilities as shown on the Plat of said Subdivision.
(Affects Parcel 1)

12. Covenants and restrictions contained in the deed from A. D. Flynn as trustee of the North Shore Development Trust to Frank J. Steffens and Frances Steffens, his wife dated September 9, 1940 and recorded April 8, 1941 as document 12655269 relating to the size, construction of buildings to be erected on the Land, (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons).
Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition
(Affects Parcel 1)

13. A 30 foot building line along the West Line of the Land as shown on the Plat of Subdivision.
(Affects Parcel 1 and the South 26 feet of Lot 29 of Parcel 2)

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Policy No.: 7530600-228034386
File No.: 22830597-IL

SCHEDULE B
Continued

14. Easement over the North 10 feet of Lots 26, 27 and 28 and the East 10 feet of Lot 29 for utilities as shown on the Plat of said Subdivision.
(Affects Parcel 1 and Parcel 2)

15. Restrictions contained in the deed from A.D. Flynn, as trustee under the provisions of a trust agreement dated May 2, 1939 known as North Shore Development Trust to Rudolph Kohlmaier and Margarete Kohlmaier, his wife dated June 2, 1938 and recorded June 13, 1938 as document 12171675 relating to the size and construction of buildings to be erected and to disposition of sewage.
(Affects Parcel 2)

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 7530600-228034386

Issued by

Chicago Title Insurance Company

POLICY MODIFICATION ENDORSEMENT 4

GENERAL EXCEPTION NUMBERS 2-7
OF SCHEDULE B OF THIS POLICY ARE HEREBY DELETED.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

ATA National Title Group, LLC

By: Steven W. Brown
AUTHORIZED SIGNATORY

Form 3594/Blank Endorsement

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

PIN
PHYSICALADDRESS
COMMUNITYNAME
STATE
ZIPCODE
OWNER NAME

4043020170000
700 GREENWOOD RD
NORTHBROOK
IL
60062
ADANIN YELENA K & ADANIN SIMON M

ADANIN SIMON M

4043020180000
712 GREENWOOD RD
NORTHBROOK
IL
60062
4043020190000
PHILLIPS JENNA & PHILLIPS MICHAEL

724 GREENWOOD RD
NORTHBROOK
IL
60062
4043020200000
MATHAI JOJOMON A. & MATHAI MINI R

736 GREENWOOD RD

Compose

NORTHBROOK
IL
60062
Jeffrey Lipner

4043020430000
748 GREENWOOD RD
NORTHBROOK
IL
60062
SEGALL NIKKI & SEGALL MARK

4043020470000
2720 DUNDEE RD
NORTHBROOK
IL
60062
Shiner Dunbrook Llc

4043020530000
794 GREENWOOD RD
NORTHBROOK
IL
60062
Wayne Cooper

4043020540000
792 GREENWOOD RD
NORTHBROOK
IL
60062
Roman Kelner

4043020550000
790 GREENWOOD RD
NORTHBROOK
IL

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

60062
Irina Ekelman

4043020560000
788 GREENWOOD RD
NORTHBROOK
IL
60062
Leonid Rabinovich

4043020570000
786 GREENWOOD RD
NORTHBROOK
IL
60062
KOROBOV VADIM

4043020580000
784 GREENWOOD RD
NORTHBROOK
IL
60062
Owned for 16.1 years by Houding Opportunity

4043020590000
782 GREENWOOD RD
NORTHBROOK
IL
60062
Alice Vinn

4043020600000
780 GREENWOOD RD
NORTHBROOK
IL
60062

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Metkalova, Baranov

4043020610000
778 GREENWOOD RD
NORTHBROOK
IL
60062
Stephan Lukashok

4043020620000
776 GREENWOOD RD
NORTHBROOK
IL
60062
SUITABLE PROP SERIES LLC

4043020630000
774 GREENWOOD RD
NORTHBROOK
IL
60062
Victoria Miller

4043020640000
772 GREENWOOD RD
NORTHBROOK
IL
60062
Alexander Kravtsov

4043020650000
770 GREENWOOD RD
NORTHBROOK
IL
60062
CHUNG RAY

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

4043020660000
786 GREENWOOD RD
NORTHBROOK
IL
60062
KOROBOV VADIM

4043020680000
760 GREENWOOD RD
NORTHBROOK
IL
60062
Jeong Chung, Tong Chung

4043020920000
2751 BEECHNUT RD
NORTHBROOK
IL
60062
Owned for 30+ years by Ns Management Co Inc

4043030160000
687 GREENWOOD RD
NORTHBROOK
IL
60062
David Stoioff

4043030170000
699 GREENWOOD RD
NORTHBROOK
IL
60062
Owned for 17.3 years by Sakhray

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

4043030180000
711 GREENWOOD RD
NORTHBROOK
IL
60062
KHODARKOVSKIY M

4043030190000
723 GREENWOOD RD
NORTHBROOK
IL
60062
BENZEL TERRY L

4043030200000
735 GREENWOOD RD
NORTHBROOK
IL
60062
Russell Tucker

4043030260000
747 GREENWOOD RD
NORTHBROOK
IL
60062
SANDRU OANA M & ANDRU ELENA M

4043030300000
759 GREENWOOD RD
NORTHBROOK
IL
60062

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

AMERICAN LLC

4043030310000
2600 DUNDEE RD
NORTHBROOK
IL
60062
American Llc

4043040940000
757 PRESTBURY CT
NORTHBROOK
IL
60062
CASTINO ROGER A

4043040950000
743 PRESTBURY CT
NORTHBROOK
IL
60062
WENGER ANN R

4043040960000
729 PRESTBURY CT
NORTHBROOK
IL
60062
SUSAN B SILVERMAN

4043040970000
715 PRESTBURY CT
NORTHBROOK

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

IL
60062
Alissa Berman

4043040980000
701 PRESTBURY CT
NORTHBROOK
IL
60062
Reiter Agron, E Agron

4043040990000
2565 FAIRFORD LN
NORTHBROOK
IL
60062
Ana Deac

4043041000000
2579 FAIRFORD LN
NORTHBROOK
IL
60062
Owned for 1.8 years by Lois Jebavy, The Lois A Jebavy Revocable Tr

4043041010000
2587 FAIRFORD LN
NORTHBROOK
IL
60062
Carol Mizock

4043041020000
2593 FAIRFORD LN
NORTHBROOK

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

IL
60062
FUTTERMA SUSAN & FUTTERMA LARRY

4043041030000
2590 FAIRFORD LN
NORTHBROOK
IL
60062
DICKENS LINDA (this house is currently Under Contract and there will be nan
closes)

4043041540000
700 PRESTBURY CT
NORTHBROOK
IL
60062
Owned by Costwolds Land

4043041560000
2563 FAIRFORD LN
NORTHBROOK
IL
60062
Owned by Not Available From The County (possibly owned by the County; info

4043041570000
2500 WINDRUSH LN
NORTHBROOK
IL
60062
Owned for 10.6 years by Ul Llc

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

4043041680000
2561 WINDRUSH LN
NORTHBROOK
IL
60062
Rebecca Versman

4043041690000
2565 WINDRUSH LN
NORTHBROOK
IL
60062
Michael Colman

4043041700000
2569 WINDRUSH LN
NORTHBROOK
IL
60062
Barry Cain

4043041910000
2566 WINDRUSH LN
NORTHBROOK
IL
60062
Leonard Mason

4043041920000
2558 WINDRUSH LN
NORTHBROOK
IL
60062
Sung Suh, Yun Yoo

4091030250000
2690 APPLETREE LN
NORTHBROOK
IL
60062
John Cleary, Cleary Boles

4091030260000
2680 APPLETREE LN
NORTHBROOK
IL
60062
Vasilios Kousiounelos

4091030270000
2670 APPLETREE LN
NORTHBROOK
IL
60062
Julie Leven, James Leven

4091030280000
2660 APPLETREE LN
NORTHBROOK
IL
60062
Bogdan Milutinovic

4091030290000
2650 APPLETREE LN
NORTHBROOK
IL
60062

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Phyllis Kosner

4091030300000
2640 APPLETREE LN
NORTHBROOK
IL
60062
William Wittert

4091030310000
2630 APPLETREE LN
NORTHBROOK
IL
60062
Lauren Penzell, Robert Penzell

4091030320000
2620 APPLETREE LN
NORTHBROOK
IL
60062
Jack Schwartz

4091030330000
2610 APPLETREE LN
NORTHBROOK
IL
60062
Amy Mcarthur

4091030340000

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810 HAWTHORNE LN
NORTHBROOK
IL
60062
Kyung Choi

4091040490000
840 HUCKLEBERRY LN
NORTHBROOK
IL
60062
Seokyong Yu

4091040500000
2665 APPLETREE LN
NORTHBROOK
IL
60062
Meghan Rosenfeld, M Rosenfeld

4091040510000
2675 APPLETREE LN
NORTHBROOK
IL
60062
Alissa Rogers, David Rogers

4091050180000
845 HUCKLEBERRY LN
NORTHBROOK
IL
60062
Michael Latash

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

4091050190000
2625 APPLETREE LN
NORTHBROOK
IL
60062
Katelyn Jerles, Christopher Jerles

4091050200000
2615 APPLETREE LN
NORTHBROOK
IL
60062
Owned for 6 years by Jungpark

4091050210000
840 HAWTHORNE LN
NORTHBROOK
IL
60062
Jessica Christopher, Georgopulos Christopher

4091060090000
805 HAWTHORNE LN
NORTHBROOK
IL
60062
Sheldon Anderson

4091060100000

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

815 HAWTHORNE LN
NORTHBROOK
IL
60062
Tugrul Sekili

4091060110000
825 HAWTHORNE LN
NORTHBROOK
IL
60062
Owned for 23.1 years by C Chan, Tony Chan

Attachment: 2600 Dundee - Formal Application (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

American LLC
1425 McHenry Rd Ste. 104
Buffalo Grove, Il 60089

Village of Northbrook
1225 Cedar Ln,
Northbrook ,Il 60062

Swati Pandey, AICP
Senior Planner
Development and Planning
Village of Northbrook
1225 Cedar Lane
Northbrook, Il 60062

January 1, 2023

RE: 2600 Dundee
Proposed subdivision

The proposed subdivision is located on the East side of Greewood street at the intersection of Greenwood and Dundee. The existing vacant site is 264' by 335' Is proposed to be subdivided into five lots of 185'x65' and 185'x75' to accommodate 5 single family homes and water detention area along the west side of the property.

American Corporation LLC proposes to build 5 houses of 4,247 square ft each with 4 to 5 bedrooms, 3 car garage and finished basement.

The architectural solution intends to create several versions of the layouts and facades within the typical overall contours of the house plan to offer different options of interior organizations and diversity in exterior appearance.

The project is based on the R5 zoning regulations.

Serhiy Sehlyanyk, president
American Corporation LLC

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Archived: Tuesday, May 9, 2023 1:23:32 PM
From: Victor Melnikov
Sent: Tuesday, May 9, 2023 1:06:49 PM
To: Pandey, Swati
Cc: Serhey Syhlyanyk
Subject: 2600 Dundee Subdivision
Importance: Normal

Ms. Pandey,

The following are clarifications to the project of 2600 Subdivision as requested:

1. The proposed berm along the south border of the property and Dundee Road is 3 to 4 ft above the sidewalk.
2. As we were advised by the landscape plan reviewer, the proposed tree planting along the Dundee Road requires a Permit from The Illinois Department of Transportation. The approval of this Permit takes two to three months. In order to avoid costly construction delays , the developer will submit the landscape plans for tree planting along Dundee Road to the IDOT as soon as the Subdivision plans are approved by the Village of Northbrook. The overall Landscape Plan will be revised accordingly.

Victor Melnikov
Studio Dom, Inc.
224 522 3340
vicarch7@sbcglobal.net

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

CHEPOV & SCOTT, LLC

Attorneys at Law
1700 W. Higgins Rd. Suite 430
Des Plaines, IL 60018

(773) 714-1300
(773) 714-0700-Facsimile

March 16, 2023

Swati Pandey
Senior Planner

Re: Docket No. PCD-22-12
Dunwood Estates Subdivision- 2600 Dundee & 759 Greenwood

Dear Swati:

Attached please find the updated Declarations with the changes and addition in red ink. Below please find these additions for your review:

- The owners of the various parcels will retain ownership of the Drainage Area, as each parcel has a portion of the Drainage Area running through it. The Owners of the parcels shall be responsible for maintaining the Drainage Areas on their parcels.
- Section 4. TAXES. In the event the Drainage Area is taxed separately from the parcels the Association shall be responsible for payment of those taxes.
- Such assessments shall be based upon the annual expenses of the previous year. In the event the expenses exceed the previous year's assessments the Board of Directors or 51% of the ownership of the parcels shall be able to adjust the assessments levied on each parcel.

Please confirm this address all your previous comments. Please let us know if any additional changes are needed.

Thank you for your time and attention.

Sincerely,
Chepov & Scott, LLC

Daniel P. Scott

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Village of Northbrook

Review 3	Engineering Review / Response 2600 DUNDEE RD	Engineering Reviewer: Jack Bielak 847-664-4124 Jack.Bielak@Northbrook.il.us

Engineering Review Status
Plan Date:

Instructions:

A. *Return this sheet with the revised drawings/documents to the Permit Coordinators @ the Village Hall.*
B. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration. Or, if Index of Drawings is provided on Title Sheet, just that sheet may be signed and sealed*
C. *Identify all drawing revisions with a bubble.*
D. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the spaces provided below; do not submit a separate response letter, use this form.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning these Review Comments should be directed to the Development & Planning Services Department at 847/664-4050.

Engineering Review Comments

1. Comment - Future Plat - For the Final Plat of Re-subdivision the following additional dedication and language potentially will be required:

Easement for Storm/Sanitary sewers
Easement for Storm water Drainage (Staff can provide an example used previously)

Response: The Plat of Subdivision has been revised to include language and annotation for the proposed easement for storm sewer.

2. Comment - Performance Guarentee - The proposed development will require an Improvement Guarentee, refer to the Village's Subdivision & Development code for additional information.

Provide copies of all correspondence with outside permitting agencies for our records.

Response: The performance guarantee will be provided by the devloper under separate cover.

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

End of Review Comments

The Design Professional is to complete the following:

KEVIN LEWIS

Date: 3/15/23

Print Name *Signature*

Document1

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

American LLC
1425 McHenry Rd Ste. 104
Buffalo Grove, Il 60089

Village of Northbrook
1225 Cedar Ln,
Northbrook ,Il 60062

Swati Pandey, AICP
Senior Planner
Development and Planning
Village of Northbrook
1225 Cedar Lane
Northbrook, Il 60062

January 23, 2023

Re: 5 lot subdivision 2600 Dundee
759 Greenwood in Northbrook, Il

Dear Ms. Pandey,

In response to your latest review of the materials submitted for the Zoning and Subdivision Relief for the proposed project at the 2600 Dundee, 759 Greenwood the following revisions were made and clarifications offered:

1. Plat if Subdivision is labeled “Final Plan of Subdivision” in the Engineering part of the submittal.
2. Proposed houses addresses on the Landscape plan revised. The corner lot received Greenwood road address.
3. Project Narrative text revised with the correct dimensions.
4. The site is vacant. The photographs attached.

Serhiy Sehlyanyk, president
American Corporation LLC

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

American LLC
1425 McHenry Rd Ste. 104
Buffalo Grove, Il 60089

Village of Northbrook
1225 Cedar Ln,
Northbrook ,Il 60062

Swati Pandey, AICP
Senior Planner
Development and Planning
Village of Northbrook
1225 Cedar Lane
Northbrook, Il 60062

January 23, 2023

Re: 5 lot subdivision Dundee
759 Greenwood in Northbrook, Il

Dear Ms. Pandey,

In response to the latest review of the materials, submitted for the Zoning and Subdivision Relief for the 2600Dundee, 759 Greenwood , from January 4, 2023, the following sustainability features of the proposed development were added and clarified:

Transportation and Land use.

1A The garages will be equipped with Level1 (overnight) vehicle charging outlet. Electrical load calculations and electrical panel schedule will include 60 amp outlet load. The charging outlet will be shown on electrical plans

Building and Energy.

2A The proposed houses will have the South oriented roof slope,o8 300 sq. ft min suitable for the Solar Panels installation. The roof structure will include the possibility of Solar panel installation.. Electrical panel will include the space for dual pole circuit Breaker.

2B The proposed buildings will have energy efficient walls and roof closed cell foam Insulation; at least 80% appliances will have Energy Star certification, and 0.3 maximum U-factor windows. The project will specify 100% LED lights.

2C The project will specify high efficiency HVAC systems and water heaters. The use of induction cooktops in the kitchens will be specified on the plans to insure installation.

2D The specifications for the building materials will prioritize sustainable materials as recommended. The locally produced masonry products (Renaissance stone), and fibercement siding will be used. Design will include other sustainable

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

materials, which will be chosen and specified during the design Development stage of the project. Warm mix asphalt and low or zero VOC paints will be used for the driveways and interior finishes.

2E The roof material will be metal shingles, light colored and enhanced reflective capacity or light colored polymer or asphalt shingles, which are recommended for cool roof application.

2F The exterior of the houses will be equipped with motion activated fixtures w/ shaded warm colored .light bulbs

Water and wastewater.

3A Controlled water flow and water detention is reflected on the engineering and Grading plans. Outside patios will use permeable pavers. Low- flow faucets and shower heads will be specified.

3B Irrigation installation is not a part of the project, but could be provided to the owners If individually requested, in which case moisture sensing technologies in irrigation system and rainwater conservation will be recommended.

Green space and tree canopy.

4A Hedge Maple excluded from the tree list. The tree list expanded. The proposed species are recommended by the Tree Replacement List of Northbrook.

Serhiy Sehlyanyk, president
American Corporation LLC

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

American LLC
1425 McHenry Rd Ste. 104
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Village of Northbrook
1225 Cedar Ln,
Northbrook ,Il 60062

Swati Pandey, AICP
Senior Planner
Development and Planning
Village of Northbrook
1225 Cedar Lane
Northbrook, Il 60062

January 23, 2022

Re: 5 lot subdivision
2600 Dundee

Dear Ms. Pandey,

In response to the review of the proposed Landscape Plan by Mr. Cacioppo from 1-11-2023 ,the following revisions and clarifications were made:

1.Parkway trees added, including of a large size category added on the plan.
2.Quantities of proposed trees added in Tree Legend. 50 trees proposed to be planted.
3.Required sizes of trees added as a note.
4.Landscape Plan shown in scale.
5.Grading lines and driveway layouts revised to match engineering plans.
6.Preserved existing trees shown on the plan
7.Paw Paw trees relocated from the parkway.
8.Proposed trees along Dundee removed from the plan.
The trees will be added when the IDOT approval is granted.
9.Number of trees on each lot is increased

Serhiy Sehlyanyk, president
American Corporation LLC

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Village of Northbrook

Review 2	Engineering Review 2600 DUNDEE RD	Engineering Reviewer: **Jack Bielak** **(847)664-4124** **jack.bielak@northbrook.il.us**

Date Review Completed: 01/03/2023

Instructions:

A. *Return this sheet with the revised drawings/documents to the Permit Coordinators @ the Village Hall. Electronic submittals will be rejected.*
B. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration. Or, if Index of Drawings is provided on Title Sheet, just that sheet may be signed and sealed*
C. *Identify all drawing revisions with a bubble.*
D. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the spaces provided below; do not submit a separate response letter, use this form.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning these Review Comments should be directed to Jack Bielak at (847) 664-4124.

Plumbing Review Comments

1. Comment on Title page regarding detention volume calculations should be worded so that detention volumes need to be confirmed and approved prior to pouring foundations

Response: The comment on the title sheet is now re-worded.

2. Include a statement directly underneath the Professional Civil Engineer's seal and signature that reads: "The proposed improvements will not adversely impact the subject property, the surrounding properties or the public right-of-way with respects to storm water drainage." This statement needs to be signed by a Professional engineer

Response: The above statement is now included and signed by a P.E.

3. A permit will be required from the Illinois Department of Transportation (IDOT) for all work within the IDOT right-of-way (R.O.W.). Contact IDOT District One office at (847)705-4401 for permit submittal instructions.

Correct current statement on cover to read: "Contractor will not begin work within State R.O.W. until a permit is received."

Response: Noted and understood. The statement on cover is now revised to say Contractor will not begin work within State R.O.W. until a permit is received.

4. Plans need to be signed off and stamped by a professional engineer on the title page.

Response: Plans are now signed and stamped by a P.E.

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

5. The direction of discharge of each downspout should be toward the front or the back rather that towards the neighboring property. If they are pointed that way due to the swale the downspouts should be angled.

Response: Directions of downspouts have been revised to be directed toward the front or rear yard.

6. Clean-out needed still for lot 5 in backyard where 4" and 10" pipes come together.

Response: A yard drain has been added to junction of the 4" and 10" pipes.

7. Add note for water services to be bored under greenwood road and that there is no open excavation.

Response: A note has been added to sheet 7 saying that water services are to be bored under greenwood road and that open excavation is not allowed.

8. a. The proposed development will require an Improvement Guarantee, refer to the Village's Subdivision & Development Code for additional Information.

Response: An improvement guarantee will be submitted under separate cover.

b. Provide an Engineer's Opinion of Probable Costs for all site improvements for staff review. This will be used to calculation final Improvement Guarantee, and Engineering Review & Inspections fees.

Response: An EOPC is now included in the re-submittal Documents.

c. Provide copies of all future correspondence with outside permitting agencies for our records.

Response: Noted and understood.

d. For the Final Plat of Re-subdivision the following additional dedication and language potentially will be required. Easement for Storm/Sanitary sewers, Easement for Storm water Drainage (Staff can provide an example used previously):

Response: Noted and understood.

e. Additional review comments will be forth coming as the level of detail increases with each future engineering plan submittal.

Response: Noted and understood.

9. Please provide the Orifice restrictor sizing calculations

Response: Orifice sizing calculations are now included in the storm water report.

10. Show drainage arrow in curb line to ensure no ponding.

Response: Drainage arrows are now shown in the curb line.

11. Provide construction sequence plan for relocation of 24" storm sewer

Response: See soil erosion and sediment control measures section A on sheet 6.

12. Will relocation of 24" Storm sewer impact building foundations or cause migration of groundwater to foundations?

Response: The removed and replaced 24" storm sewer is now shown to include o-ring joints to prevent impact to building foundations or cause migration of ground water to foundations. A note was added to utility plan for contractor to protect sewer during building construction.

End of Review Comments

The Design Professional is to complete the following:

GERALD KOTOWSKI — Date: 1-30-23

Print Name *Signature*

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

IG Consulting, Inc.

Civil Engineers Land Surveyors Site Planners

January 30, 2023

Mr. Luke Sherry, PE, CFM
Senior Water Resources Engineer
Christopher B. Burke Engineering, LTD.
9575 West Higgins Road, Suite 600
Rosemont, IL 60018

RE: 5 LOT SUBDIVISION- 2600 DUNDEE ROAD, 2ND STORMWATER REVIEW (IG 16153A)

Dear Mr. Sherry.

In response to your review letter of December 21, 2022 we are enclosing revised plans, dated 01/30/2023.

As requested, we have included the following revisions:

General Comments

1. The volume control storage has been redesigned in accordance with the referenced MWRD detail.

Please include our file number 16153A on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

Gerald V. Kotowski
Senior Project Engineer

Encl:

G:\IG\16\16153A\Corresp\Sherry, CBBEL Response Letter 12-21-22.doc

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

2600 DUNDEE SUBDIVISION PROPOSAL ZONING INFORMATION

ZONING DISTRICT R5

TYPICAL LOT SIZE 12,025 S.F.

PROPOSED : FIVE 2 STORY HOUSES

LOT ##2 –5

	ALLOWED	PROPOSED
PROPOSED 2 STORY HOUSE : 1ST FLOOR 2874 S.F. 2ND FLOOR 1868 S.F. TOTAL. 4742 S.F.		
PROPOSED DRIVEWAY : 1.105.2 S.F. PROPOSED DECK : 201.9 S.F.		
BUILDING COVERAGE	12,025X.35=4208.25 S.F.	2874 S.F.
F.A.R.	12,025X.4 = 4810.00 S.F.	4742:12,025=.349
IMPERVIOUSR SURFACE	12,025X.5 = 6012.5 S.F.	4181.1S.F.

SETBACKS

	ALLOWED	PROPOSED
FRONT	25.0'	25.0'
REAR 82'–5 1/2"	40.0'	67.75'
SIDES TOTAL MIN EA	65.0'X.25=16.25' 6'	8.3'+8.4'=16.7' 8.3', 8.4'

LOT #1

	ALLOWED	PROPOSED
PROPOSED 2 STORY HOUSE : 1ST FLOOR 2874 S.F. 2ND FLOOR 1868 S.F. TOTAL. 4742 S.F.		
PROPOSED DRIVEWAY : 900 S.F. PROPOSED DECK : 201.9 S.F.		
BUILDING COVERAGE	12,025X.35=4208.25 S.F.	2874 S.F.
F.A.R.	12,025X.4 = 4810.00 S.F.	4742:12,025=.349
IMPERVIOUSR SURFACE	12,025X.5 = 6012.5 S.F.	3978S.F.

SETBACKS

	ALLOWED	PROPOSED
FRONT	25.0'	25.0'
REAR 82'–5 1/2"	40.0'	67.75'
SIDES TOTAL MIN EA	25'=6'=31' 6'	6'+25'=31' 6.0', 25.0'

2600 Dundee Road
Northbrook, IL

PREPARED: 30-Jan-23
REVISED:

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

A	PAVEMENT	QTY	UNIT	UNIT PRICE	AMOUNT
A1	2" HMA SURFACE COURSE	738	S.Y.	$12.00	$8,856.00
A2	2" HMA BINDER COURSE	38	S.Y.	$11.00	$418.00
A3	6" AGGREGATE BASE COURSE CA-6	700	S.Y.	$15.00	$10,500.00
A4	10" AGGREGATE BASE COURSE CA-6	38	S.Y.	$25.00	$950.00
A5	B6.12 CURB & GUTTER	76	L.F	$20.00	$1,520.00
A6	DEPRESSED CURB	94	L.F	$20.00	$1,880.00
A7	CONCRETE SIDEWALK	2,240	S.F.	$8.00	$17,920.00
A8	CONCRETE PATIOS	1,040	S.F.	$8.00	$8,320.00
				SUBTOTAL:	**$50,364.00**

B	STORM WATER MANAGEMENT	QTY	UNIT	UNIT PRICE	AMOUNT
B1	10" PVC	1,020	L.F.	$55.00	$56,100.00
B2	4" PVC	210	L.F.	$35.00	$7,350.00
B3	12" RCP	33	L.F.	$55.00	$1,815.00
B4	24" RCP	277	L.F.	$65.00	$18,005.00
B5	24" DIA. CATCH BASIN W/F&G	13	EA.	$1,100.00	$14,300.00
B6	60" DIA. CATCH BASIN W/F&G	3	EA.	$5,500.00	$16,500.00
B7	60" DIA. CATCH BASIN W/F&G W/ RESTRICTOR	1	EA.	$6,500.00	$6,500.00
B8	18" YARD DRAIN	1	EA.	$450.00	$450.00
B9	12" CONC. FLARED END SECTION	1	EA.	$1,400.00	$1,400.00
B10	TRENCH BACKFILL	289	L.F.	$25.00	$7,225.00
B11	4" PVC PIPE UNDERDRAIN	274	L.F.	$15.00	$4,110.00
B12	MITER DRAINS	6	E.A.	$800.00	$4,800.00
B13	CLEANOUTS	9	EA.	$90.00	$810.00
B14	CA-7 STONE	3,370	C.F.	$5.00	$16,850.00
B15	VOLUME CONTROL SYSTEM	1	L.S.	$69,000.00	$69,000.00
B16	RIP-RAP	5	C.Y.	$30.00	$150.00
				SUBTOTAL:	**$225,365.00**

D	SANITARY	QTY	UNIT	UNIT PRICE	AMOUNT
D1	4" PVC SDR 26	435	L.F.	$35.00	$15,225.00
D2	CLEANOUTS	5	E.A.	$90.00	$450.00
D3	TRENCH BACKFILL	435	L.F.	$25.00	$10,875.00
				SUBTOTAL:	**$26,550.00**

E	WATER	QTY	UNIT	UNIT PRICE	AMOUNT
E1	1.5" TYPE K COPPER WATER SERVICE	139	L.F.	$28.00	$3,892.00
E2	B-BOX	5	E.A.	$350.00	$1,750.00
E3	DIRECTIONAL BORING	235	L.F.	$110.00	$25,850.00
E4	TRENCH BACKFILL	190	L.F.	$25.00	$4,750.00
				SUBTOTAL:	**$36,242.00**

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

F	SOIL EROSION/SEDIMENT CONTROL	QTY	UNIT	UNIT PRICE	AMOUNT
F1	TEMPORARY FILTER BASKETS	14	EA.	$165.00	$2,310.00
F2	SILT FENCE	2,245	L.F.	$3.00	$6,735.00
F5	SEEDING	5,290	S.Y.	$1.00	$5,290.00
F6	STABILIZED CONSTRUCTION ENTRANCE	95	S.Y.	$15.00	$1,425.00
				SUBTOTAL:	**$15,760.00**

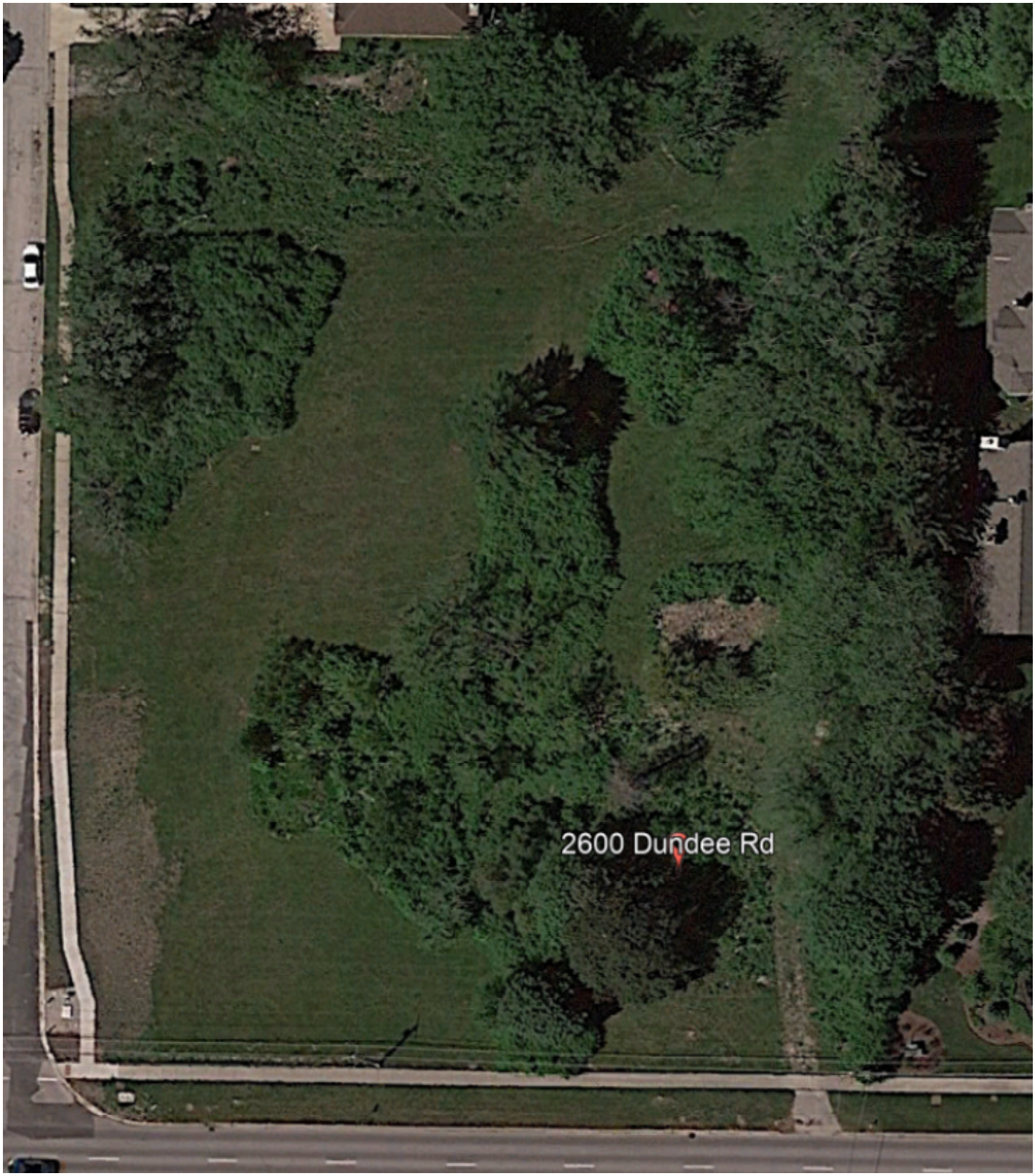
G	EARTHWORK	QTY	UNIT	UNIT PRICE	AMOUNT
G1	RETAINING WALL (CONCRETE BLOCK)	30	S.F.	$50.00	$1,500.00
G2	TOPSOIL STRIPPING & STOCKPILING	4,888	C.Y.	$6.00	$29,328.00
G3	TOPSOIL RESPREAD (6")	881	C.Y.	$4.00	$3,524.00
G4	EARTHWORK	4,888	C.Y.	$4.00	$19,552.00
				SUBTOTAL:	**$53,904.00**
				TOTAL:	**$408,185.00**

SUMMARY

A	**PAVEMENT**	**$50,364.00**
B	**STORM WATER MANAGEMENT**	**$225,365.00**
D	**SANITARY SEWER**	**$26,550.00**
E	**WATER**	**$36,242.00**
F	**SOIL EROSION/SEDIMENT CONTROL**	**$15,760.00**
G	**EARTHWORK**	**$53,904.00**
	TOTAL:	**$408,185.00**

ESTIMATE DOES NOT INCLUDE LANDSCAPING

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)



Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

IG Consulting, Inc.

Civil Engineers Land Surveyors Site Planners

December 6, 2022

Ms. Swati Pandey, AICP
Senior Planner of Development and Planning Services
Village of Northbrook
1225 Cedar lane
Northbrook, IL 60062
swati.pandey@northbrook.il.us

RE: PCD-22-12 2600 DUNDEE ROAD & 759 GREENWOOD ROAD
5-LOT SUBDIVISION (IG# 16153A)

Dear Ms. Pandey:

Enclosed please find the following documents:

Revised Engineering Plans dated 12-06-22
Revised Stormwater Report dated 12-06-22
Landscape Plan Prepared by Studio Dom, Inc.
Project Narrative prepared by Studio Dom. Inc.
Associated documents pertaining to Zoning Code Compliance prepared by Studio Dom, Inc.

Response Letters to:
Swati Pandey- Village of Northbrook
Jack Bielak- Village of Northbrook 12-06-22
Mark Cacioppo- Village of Northbrook 12-06-22
Luke Sherry- Christopher Burke Engineering, LTD 12-06-22
Stewart Weiss- Elrod Friedman, LLP 12-06-22

IG Consulting is respectfully re-submitting plans and associated documents mentioned above for staff review.

Please include our file number 16153A on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

Gerald V. Kotowski
Project Manager

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Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Village of Northbrook

Review	Engineering Review / Response 2600 DUNDEE RD	Engineering Reviewer: Jack Bielak 847-664-4124 Jim.Baxa@Northbrook.il.us

Engineering Review Status
Plan Date:

Instructions:

A. *Return this sheet with the revised drawings/documents to the Permit Coordinators @the Village Hall.*
B. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration. Or, if Index of Drawings is provided on Title Sheet, just that sheet may be signed and sealed*
C. *Identify all drawing revisions with a bubble.*
D. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the spaces provided below; do not submit a separate response letter, use this form.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning these Review Comments should be directed to the Development & Planning Services Department at 847/664-4050.

Engineering Review Comments

1. Tributary areas - Include an additional note to specify that all tributary areas from adjacent properties will continue to drain into the subject property and that the Contractor will make any field adjustments necessary to adhere to this will requirement.
   Response: A note has been added to the tributary area exhibit stating that all tributary areas from adjacent properties will continue to drain into the subject property and that the contractor will make any field adjustments necessary to adhere to this will requirement.
2. Street restoration - Include an additional note or detail to specify that the existing roadway pavement will be restored as specified: Bituminous Pavements: 2" Bituminous Surface Course and 8" BAM. Concrete Pavement: 7" PCC Class "SI" with #6 dowel bars into the adjacent pavement at 30" O.C.
   Response: A note has been added to sheet 3 including pavement restoration requirements.

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

3. Storm - The proposed storm sewer service shall be PVC SDR 26 and be four inches in diameter.
Response: Storm sewer services are revised to be 4".

4. Sidewalks - The sidewalk shall be comprised of five inches (5") of Class "SI" concrete, six inches (6") across the driveway, over a three-inch (3") CA-6 stone base. The sidewalk should drain at a 1/4" per foot towards the roadway.
Response: Proposed sidewalk will conform to the standard detail included on sheet 10.

5. Sanitary - The proposed sanitary service shall consist of 4" PVC SDR 26 pipe conforming to ASTM D-3034 with gasket joints conforming to ASTM D-3212 and connection to existing main line sewer shall be made with a Sewer Tap machine w/ Hub-Tee and stainless steel saddle.
Response: A note to sheet 7 has been added stating that the proposed sanitary service shall consist of 4" PVC SDR 26 pipe conforming to ASTM D-3034 with gasket joints conforming to ASTM D-3212 and connection to existing main line sewer shall be made with a Sewer Tap machine w/ Hub-Tree and stainless steel saddle.

6. Parkway - Include an additional note that specifies all disturbed parkway lawn areas within the public right-of-way will be restored with 6" of pulverized topsoil/sod and watered as required to sustain growth. All damaged portions of public sidewalk are to be replaced with 5" PCC Class SI over a 3" CA-6 base. All restoration work must be finished within five calendar days following completion of the work in said areas, weather permitting.
Response: A note has been added to sheet 4 stating that all disturbed parkway lawn areas within the public right-of-way will be restored with 6" of pulverized topsoil/sod and watered as required to sustain growth. All damaged portions of public sidewalk are to be replaced with 5" PCC Class SI OVER A 3" CA-6 base. All restoration work must be finished within five calendar days following completion of the work in said areas, weather permitting.

7. Open excavation - Include an additional note to specify that all open excavations within the public right-of-way or any easement will be water jetted prior to final restoration.
Response: A note has been added to sheet 4 stating that all open excavations within the public right-of-way or any easement will be water jetted prior to final restoration.

8. Lot grading - Include an additional note to specify that the Owner must furnish the Engineering Department with an "As-Built" Site Plan certified from the original plan preparer stating that the finished lot grades, drainage pattern, utilities and impervious coverage calculations conform to the approved Site Plan prior to the issuance of the Temporary Occupancy Permit and release of the Engineering Department Escrow.
Response: A note has been added to sheet 1 stating that that the Owner must furnish the Engineering Department with an "As-Built" Site Plan certified from the original plan preparer stating that the finished lot grades, drainage pattern, utilities and impervious coverage calculations conform to the approved Site Plan prior to the issuance of the Temporary Occupancy Permit and release of the Engineering Department Escrow.

9. Inspection - Include an additional note to specify that the Contractor must schedule all inspections through the Permit Coordinators @ 847-664-4050 at least 48 hours in advance for all proposed storm sewer pipe & related drainage structures, lawn grading work and the driveway/patio installation.
Response: A note has been added to sheet 1 stating that the Contractor must schedule all inspections through the Permit Coordinators @ 847-664-4050 at least 48 hours in advance for all proposed storm sewer pipe & related drainage structures, lawn grading work and the driveway/patio installation.

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

10. Impervious Coverage Calculations: - Detailed impervious coverage calculations provided in a tabular format of both existing and proposed conditions with delineation of the resulting net increase. Proposed impervious coverage calculations for the front yard are also required. The front yard is defined as the portion of the lot between the front property line and the recorded building line. A maximum impervious coverage of 30% is allowed for the front yard.

Response: An impervious coverage table is now included on sheet 3.

11. Impervious calcs front - Proposed impervious coverage calculations for the front yard are also required. The front yard is defined as the portion of the lot between the front property line and the recorded building line. A maximum impervious coverage of 30% is allowed for the front yard.

Response: An impervious coverage table is now included on sheet 3.

12. IDOT permit - A permit will be required from the Illinois Department of Transportation (IDOT) for all work within the IDOT right-of-way (R.O.W.). Contact IDOT District One office at (847)705-4401 for permit submittal instructions. Please furnish the Engineering Department with a copy of all your correspondence with IDOT and note on the Plan that the Contractor will not begin work within the R.O.W. until a permit is received.

Response: Noted and understood. A note has been added to sheet 1 stating that Contractor will not begin work within the R.O.W. until a permit is received.

13. Driveway Concrete - Specify that the proposed driveway will consist of six inches of PCC Class SI over a four-inch aggregate (CA-6) base.

Response: Driveways have been steepened to drain to Greenwood Rd. and will remain asphalt.

14. Drainage certification - Include a statement directly underneath the Professional Civil Engineer's seal and signature that reads: "The proposed improvements will not adversely impact the subject property, the surrounding properties or the public right-of-way with respects to stormwater drainage."

Response: Noted and understood. A note has been added to sheet 1 stating that Contractor will not begin work within the R.O.W. until a permit is received.

15. Downspouts -

a. Include an additional note that specifies all downspouts shall splash on grade to the front and rear of the residence only and not extend more than 5' beyond the building structure.

b. In addition, identify all the downspout locations on the plan and indicate the direction of discharge of each downspout.

Response: a. A note has been added to sheet 7 stating that all downspouts shall splash on grade to the front and rear of the residence only and not extend more than 5' beyond the building structure.

b. Down spout locations and discharge directions are now shown.

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

16. Cross-sections - Cross-Sections for each side yard (this would include - five (5) cross sections taken at the
1.) Front face of building
2.) Center of building
3.) Rear face of building
4.) 25 ft. behind rear face and
5.) 25 ft. in front of front face.
Depicting spot elevations at the following: - elevation at the flowline (this spot elevation must also be delineated upon the plan view) - elevation at the respective lot line - the finished grade elevation at the foundation - the pre-existing profile that existed prior to the development) and extending from the finished grade (F/G) of the proposed residence to the existing adjacent residence must be provided in order to demonstrate that the resulting runoff will be conveyed on the subject property until it enters a drainage structure or is conveyed to the roadway and will not sheet drain towards the adjacent properties. The flow line for the swales must be approximately 4"-5" below the common lot line elevations. Be sure that each swale also provides a safe overflow route towards the roadway if the drainage structures get overloaded.

Response: See sheet 5 for above required cross sections.

17. Clean-outs - Clean-outs are required for all utility service lines where the length exceeds 100', a change in direction or a change in pipe material occurs.

Response: Clean outs are provided where needed and conform to the above standard.

18. Proposed driveway expansion - All driveway drainage waters must flow out to the roadway and not to the west grass area. **Response:** See revised grading plan on sheet 4.

19. Excavated soil - Include an additional note to specify that all excavated soil/materials not to be used for backfill or topsoil dressing will be immediately removed from the site. No on-site stockpiling of excavated materials will be allowed.

Response: A note has been added to sheet 2 stating that all excavated soil/materials not to be used for backfill or topsoil dressing will be immediately removed from the site. No on-site stockpiling of excavated materials will be allowed.

20. Additional Items - The proposed development will require an Improvement Guarantee, refer to the Village's Subdivision & Development code for additional information.

Additional review comments will be forth coming as the level of detail increases with each future engineering plan submittal. Response: Noted and understood

Provide copies of all correspondence with outside permitting agencies for our records. Response: Once available, IG Consulting will provide copies.

21. Fence - All sharp or vertical breaks in grade at inlet and outlet structures shall be protected with guard rails or fencing. When, in the opinion of the Village Engineer, such local areas cannot be adequately protected or where other hazardous conditions may exist, or when side slopes generally exceed one (1) vertical to three (3) horizontal, the entire reservoir shall be fenced with a locking gate. **Response:** 3 to 1 slopes were not exceeded.

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

End of Review Comments

The Design Professional is to complete the following:

Date: 12-6-22

Print Name: Gerald V. Kotowski

Signature

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IG Consulting, Inc.

Civil Engineers Land Surveyors Site Planners

December 06, 2022

Mr. Mark Cacioppo
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Mark.Cacioppo@Northbrook.il.us

RE: 2600 DUNDEE ROAD & 759 GREENWOOD, NORTHBROOK IL DOCKET PCD-22-12 (IG# 16153A) TREE PRESERVATION REVIEW 1

Dear Mr. Cacioppo:

In response to your comments of September 30, 2022, we are enclosing revised plans dated 12/06/2022.

As requested, we have included the following revisions:

1. Grading has been adjusted due to fencing requirements.
2. Proposed spillway has been removed.
3. Plan has been updated to show tree 3255 as removed.
4. Landscape plan is included in submittal documents.

Please include our file number 16153A on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

Gerald V. Kotowski
Senior Project Engineer

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Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

IG Consulting, Inc.

Civil Engineers Land Surveyors Site Planners

December 6, 2022

Mr. Luke Sherry, PE, CFM
Senior Water Resources Engineer
Christopher B. Burke Engineering, LTD.
9575 W. Higgins Road
Suite 600
Rosemont, IL 60018
lsherry@cbbel.com

RE: 5 LOT SUBDIVISION- 2600 DUNDEE ROAD, NORTHBROOK IL (IG# 16153A)
1ST STORMWATER REVIEW (CBBEL PROJECT# 06-0191.00R55)

Dear Mr. Sherry:

In response to your comments of September 23, 2022, we are enclosing revised plans dated 12/02/2022

As requested, we have included the following revisions:

1. The proposed soil media system (with a 0.25 void ratio) will readily allow infiltration of the 1st inch of runoff. Per details on page 12, the proposed volume control system is acceptable to the MWRD as drawn.

2. The non-volume control position of the basin bottom is now graded at 2.0%

3. The report narrative was revised to indicate a partially full 24" pipe, as calculated in the model.

4. Locating the 24-inch pipe around the basin decreases pipe slope. We prefer to maximize slope for offsite stormwater conveyance. Relocation also poses potential issue with the existing tree in the northeast corner of the site, which the Village of Northbrook is requesting to be protected.

5. The storm sewers that serve CB # 10, CB # 14, and CB # 16 have been revised from 6 inches to 10 inches.

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

6. The structure that connects the existing 21-inch storm sewer with the proposed 12- and 24- inch storm sewer is now shown to be new. The invert of the existing 24-inch sewer off site to the north was verified to be a four foot difference in depth from the existing west sewer.

7. Energy dissipation measures (rip-rap) are now included at the storm sewer outlets in the basin.

8. The overflow in the earthen berm has been removed and the restrictor plate/weir plate within the control structure was adjusted to meet the high water level. Please see report for further details.

9. A hood detail has been added to sheet 11.

10. Noted and understood. Once obtained, IG will provide copies.

Please include our file number 16153A on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

Gerald V. Kotowski
Project Manager

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Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

American LLC
1425 McHenry Rd Ste. 104
Buffalo Grove, Il 60089

Village of Northbrook
1225 Cedar Ln,
Northbrook ,Il 60062

Swati Pandey, AICP
Senior Planner
Development and Planning
Village of Northbrook
1225 Cedar Lane
Northbrook, Il 60062

December 1, 2022

Re: 5 lot subdivision Dundee
759 Greenwood in Northbrook, Il

Dear Ms. Pandey,

In response to your review of the materials, submitted for the Zoning and Subdivision Relief for the proposed project at the 2600 Dundee, 759 Greenwood the following sustainability features of the proposed development will be implemented:

Transportation and Land use.

1A The garages will be equipped with Level1 (overnight) vehicle charging option.

Building and Energy.

2A The proposed houses will have the South oriented roof slope, suitable for the Solar Panels installation.

2B The proposed buildings will have energy efficient walls and roof closed cell foam Insulation; at least 80% appliances will have Energy Star certification, and 0.3 minimum U-factor windows. The project will specify 100% LED lights.

2C The project will specify high efficiency HVAC systems and water heaters. The use of induction cooktops in the kitchens will be considered

2D The specifications for the building materials will prioritize sustainable materials as recommended.

Serhiy Sehlyanyk, president
American Corporation LLC

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

IG Consulting, Inc.

Civil Engineers Land Surveyors Site Planners

December 6, 2022

Mr. Stewart Weiss
Elrod Friedman LLP
325 North LaSalle Street
Suite 450
Chicago, IL 60654

RE: DUNWOOD ESTATES SUBDIVISION – 2600 DUNDEE & 759 GREENWOOD DOCKET NO. PCD-22-12 (IG 16153A)

Dear Mr. Weiss.

In response to your comments of September 29, 2022, we are enclosing a revised plans dated 12/06/2022.

As requested, we have included the following revisions:

- Noted and understood.
- The driveways of lots 1 & 2 and 3 & 4 are not shared and cannot be traversed from one to another. A grass strip is proposed between the proposed driveways.
- Signature line has been added in the notary block.
- Easement text has been replaced with the provided language.

Please include our file number 16153A on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

Gerald V. Kotowski
Senior Project Engineer

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Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

American LLC
1425 McHenry Rd Ste. 104
Buffalo Grove, Il 60089

Village of Northbrook
1225 Cedar Ln,
Northbrook ,Il 60062

Swati Pandey, AICP
Senior Planner
Development and Planning
Village of Northbrook
1225 Cedar Lane
Northbrook, Il 60062

December 1, 2022

Re: 5 lot subdivision Dundee
759 Greenwood in Northbrook, Il

Dear Ms. Pandey,

In response to your review of the materials submitted for the Zoning and Subdivision Relief for the proposed project at the 2600 Dundee, 759 Greenwood the following revisions were made and clarifications offered:

C. Bulk,Space Yard Requirements.
C3 Side yards dimensions clarified on Zoning Information Sheet

H. Signes
H1-H9 The proposed development does not contain any signage.

K Other items.
K1 Revised project Narrative attached;
K2 Neighbors list attached
K3 Copy of Deed attached
K4 Revised Landscape plan with tree buffering along Dundee Rd attached

A General standards
A4 Easement standards addressed in the Engineering plans and letter by the Civil Engineer AG Consulting, Inc.

B. Transportation and Circulation
B6 No additional street lights are to be installed
B11 Revised Landscape Plan Attached

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

D. Public Utility Design and Improvements
D1 Water detention issues addressed in Engineering Plans by IG Consultin,Inc.

E. Common Facilities
E1 Project does not include Entrance Sign. There is no common Entrance to the Development
E3 No common Fencing is intended for the Development.
E5 Association Standards attached

F. Other
F1 Burial of overhead utility lines is not planned.
F2 Landscape plan shows the planting of new trees and shrubs indigenous to the locality.

Serhiy Sehlyanyk, president
American Corporation LLC

Attachment: 2600 Dundee - Narrative & Letters (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

DECLARATION OF COVENANTS

CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by American LLC hereinafter referred to as "Declarant".

WHEREAS, Declarant is the owner of certain property in the Village of Northbrook. County of Cook, State of Illinois which is more particularly described as:

PARCEL 1:
TBD.

PARCEL 2:
TBD

PARCEL 3:
TBD

PARCEL 4:
TBD

PARCEL 5:
TBD

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of maintaining the common drainage that provides for proper water runoff, and protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors, personal representatives, legatees, and assigns, and shall inure to the benefit of each owner thereof and the Village of Northbrook, Illinois.

ARTICLE I - DEFINITIONS

SECTION 1: "Association" shall mean and refer to the Dunwood Greens, Inc. an Illinois not-for-profit corporation, its successor and assigns.

SECTION 2: "Owner" shall mean and refer to the record owner, whether one or more' persons or entities, of a fee simple title to any Parcel which is a part of the Property including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

SECTION 3: "Property" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association pursuant to this Declaration.

SECTION 4: "Drainage Area" shall mean the real property to be maintained by the Association, described as follows:

SEE ATTACHED.

SECTION 5: "Parcel" shall mean and refer to any Parcel designated on the Final Plat of Amended Subdivision approved by the Village of Northbrook.

SECTION 6: "Declarant" shall mean and refer to American, LLC, its successors and assigns.

ARTICLE II - PROPERTY RIGHTS

SECTION 1: OWNERS. Except for the Owners of Parcels 1, 2, 3, 4, and 5 as to their respective Parcels, no other Owner shall have any use or possessory right or easement of enjoyment in, to, over, under or upon the Drainage Area. The owners of the various parcels will retain ownership of the Drainage Area, as each parcel has a portion of the Drainage Area running through it. The Owners of the parcels shall be responsible for maintaining the Drainage Areas on their parcels.

SECTION 2: ASSOCIATION. The Association its agents and employees, shall have the right and easement to enter upon the Drainage Area for the purpose of maintaining that area as set forth herein.

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SECTION 3: VILLAGE RIGHTS. If the parcel owners or Association fail to maintain the Drainage Area, or otherwise breaches the terms and conditions created by this Declaration, the Village of Northbrook, its employees and agents, may, at its election, enter upon the Property and perform such obligations. In such event, said the Village of Northbrook, upon recording with the Cook County Recorder of Deeds a notice thereof, shall have a lien against the Property for the amount of all costs expended in performing the obligations hereunder, including all costs of collection, and a reasonable attorney's fee, with interest thereon the maximum legal rate until paid, which lien shall be enforceable by an appropriate proceeding at law or in equity.

Section 4. TAXES. In the event the Drainage Area is taxed separately from the parcels the Association shall be responsible for payment of those taxes.

SECTION 4: DECLARANT. Declarant, its agents and employees, shall have the right and license to enter upon the Drainage Area, either prior or subsequent to its conveyance thereof, for the purpose of constructing or maintaining such improvements thereto and thereon required by the Village of Northbrook or other governing agencies.

ARTICLE III - MEMBERSHIP AND VOTING RIGHTS

SECTION 1: Every owner of a Parcel which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Parcel which is subject to assessment.

SECTION 2: The Association shall have one (1) class of voting membership and each Owner shall be entitled to one vote at any meeting of the Association.

ARTICLE IV - COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1: Creation of Lien and Personal Obligation of Assessments. The Declarant, for each Parcel owned with the Property, hereby covenants, and each Owner of any Parcel by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments and charges to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Property against which each such assessment is made upon the recording of a certificate of Non-Payment of Assessments in the office of the Recorder of Deeds of Cook County, Illinois. Each such assessment, together with interest, costs, reasonable attorney's fees and the costs of collection as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such Property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Assessments shall be collected and paid in periodic installments as determined by the Board of Directors of the Association.

SECTION 2: PURPOSE OF ASSESSMENTS. The assessments levied by the Association shall be used exclusively for the preservation and maintenance of the Drainage Area, including but not limited to; debris and waste removal, repairs and also for the conduct of the general affairs of the Association, which shall be limited to the said preservation and maintenance of the Drainage Area. Landscaping shall be the responsibility of each Parcel owner at their own cost and expense.

SECTION 3: LEVY OF ANNUAL ASSESSMENTS. The Board of Directors of the Association shall levy annual assessments on each Parcel. Such assessments shall be based upon the annual expenses of the previous year. In the event the expenses exceed the previous year's assessments the Board of Directors or 51% of the ownership of the parcels shall be able to adjust the assessments levied on each parcel. Special assessments shall require the approval by a vote of at least two-thirds (2/3s) of the members who are voting in person or by proxy, at a meeting duly called for that purpose.

SECTION 4: NOTICE AND QUORUM FOR ANY ACTION AUTHORIZED UNDER SECTION 3. Written notice of any meeting called for the purpose of taking any action authorized under SECTION 3 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty (60%) percent of all the votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

SECTION 5: UNIFORM RATE OF ASSESSMENT. Annual assessments must be fixed at a uniform rate for all Parcels and shall be collected on a yearly basis. The initial amount of assessments shall be $300 per year and shall begin upon the conveyance of the parcel from Declarant to the initial Purchaser.

SECTION 6: DATE OF COMMENCEMENT OF ANNUAL ASSESSMENTS: DUE DATES. The annual assessments provided for herein shall commence upon the conveyance of the of the final Parcel from Declarant to the initial Purchaser. The Declarant shall have the responsibility of maintaining the Drainage Area until the sale of the final Parcel, at which time control of the Association and responsibilities associated therewith shall transfer to the Owners. The first annual assessment shall be adjusted according to the number of months remaining in the' calendar year. The Board of Directors shall fix the amount of the annual assessment against each Parcel at least thirty (30) days in advance of each annual assessment period, but the failure to do so shall not affect the validity thereof. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall,

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Parcel have been paid.

SECTION 7: EFFECT OF NONPAYMENT OF ASSESSMENTS: REMEDIES OF THE ASSOCIATION. Any assessment not paid within thirty (30) days after the due date shall be subject to a late fee of 10%. The Association may bring an action at law against the Owner personally obligated to pay the same, foreclose the lien against the Property, or avail itself of any other competent proceeding, including maintaining an action for possession against such defaulting Owner for the benefit of all the other Owners in the manner prescribed by the Illinois Code of Civil Procedure and there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment, the cost of recording any certificates of Sale, payment of assessments, costs of the action as well as reasonable attorney's fees fixed by the Court. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of his Parcel.

ARTICLE V - DUTIES AND POWERS OF THE ASSOCIATION

In addition to the duties and powers possessed by the Association as a corporation, the Association shall have the following powers:

(a) Collect, and enforce collection of, all assessments described in ARTICLE IV.

(b) Grant easements where necessary for public utilities over the Drainage Area to serve both such Drainage Area and the Parcels.

(c) Maintain such policy or policies of insurance in sufficient amounts to protect the interest of the Association, its members, officers and directors and the Owners of Parcels 1, 2, 3, 4, and 5

(d) Contract with independent contractors, and others, if the same shall be deemed necessary by the Board of Directors, to perform and effectuate all or any of the duties and powers of the Association.

(e) Maintain the Drainage Area, and all landscaping situations thereon.

(f) The Board of Directors of the Association may, from time to time, in its sole discretion and judgment, negotiate with and delegate to the Owners of Parcels 1, 2, 3, 4, and 5, the responsibility for maintenance of the Drainage Area and pay to such Owners the cost of such maintenance as may be mutually agreed upon.

(g) Comply with all ordinances and regulations of the Village of Northbrook, this Declaration and the By-laws of the Association.

ARTICLE VI - GENERAL PROVISIONS

SECTION 1: ENFORCEMENT. The Association, any Owner, and the Village of Northbrook shall each have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, or charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, any Owner or the Village of

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Northbrook to enforce any such restriction, condition, covenant, reservation, lien or charge pursuant hereto shall in no event be deemed a waiver of the right to do so thereafter.

SECTION 2: SEVERABILITY. Invalidation of anyone of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

SECTION 3: AMENDMENT. The covenants and restrictions of this Declaration shall bind and run with the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration shall not be amended, and such amendment shall not be legal or binding, if such amendment violates the requirements of the Village of Northbrook's Subdivision Code. In the case of any amendment written consent shall be obtained from the Village of Northbrook, which consent the Village of Northbrook shall not be obligated to grant. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety (90%) percent of the Parcel owners, and thereafter by an instrument signed by not less than seventy-five (75%) percent of the Parcel Owners. Any amendment must be recorded with the Cook County Recorder of Deeds.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has executed this Declaration this day of 2023.

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

American LLC.
BY: Serhiy Syhlynyk, its President

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Serhiy Syhlynyk personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of April , 2023.

Notary Public

ROBERTO A SOLIS
Official Seal
Notary Public - State of Illinois
My Commission Expires May 23, 2023

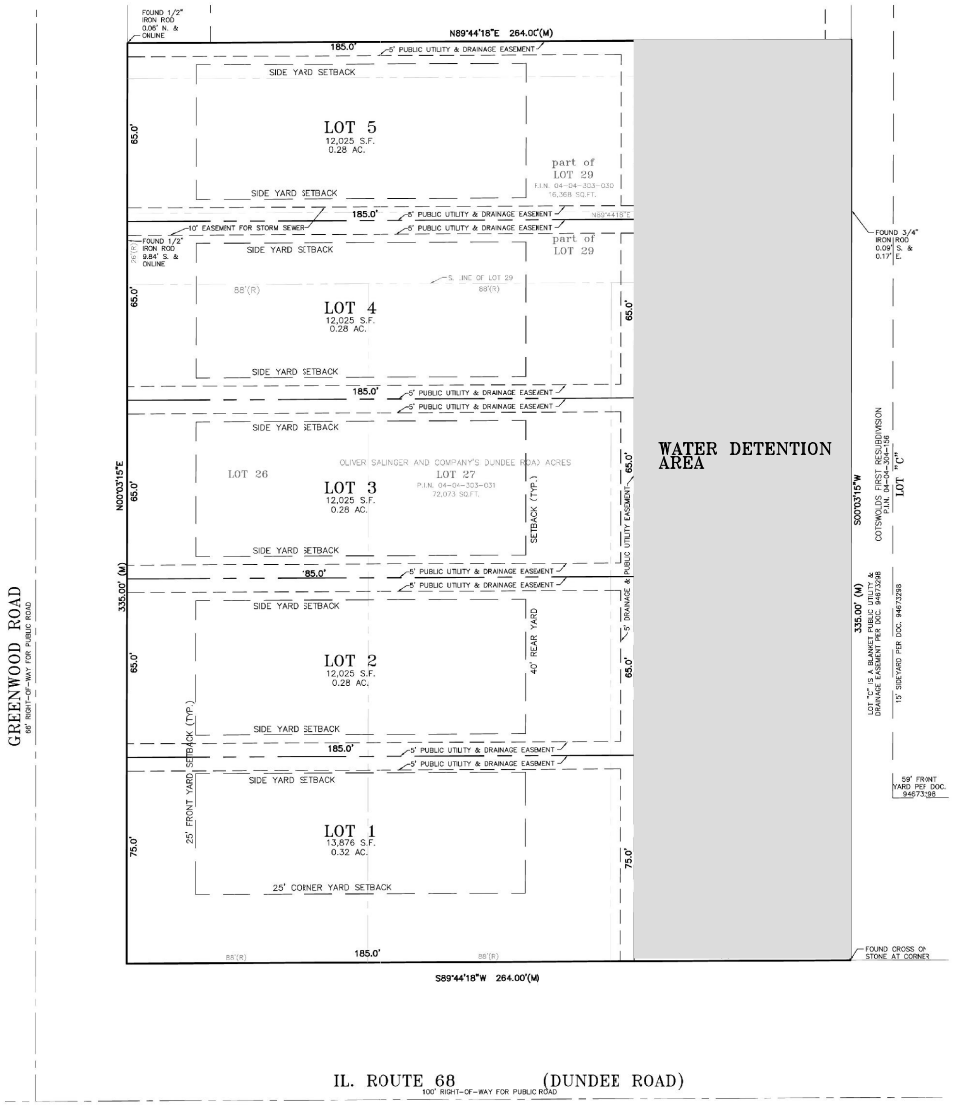
This instrument was prepared by:
Chepov & Scott, LLC
1700 E Higgins Rd #430
Des Plaines, IL 60018
773-714-1300

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION

BEING A RESUBDIVISION OF

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 38 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
NORTH

PROPOSED SIDE YARD SETBACKS (ZONING R-5) SHALL BE THE GREATER OF 6.0 FEET ON EACH SIDE, OR 20% OF THE TOTAL LOT WIDTH.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

VEHICULAR ACCESS NOTES:

1. THERE SHALL BE NO VEHICULAR ACCESS TO IL. ROUTE 68 (DUNDEE ROAD) FROM LOT 1.

LOCATION MAP

P.I.N.
04-04-036-030-0000
04-04-036-031-0000

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA

1. THE AREAS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE DUNWOOD ESTATES HOMEOWNER'S ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF ALL OF THE LOTS IN THIS SUBDIVISION AND THE ASSOCIATION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR PERMITTED TO EXIST UPON THE STORM WATER DETENTION AREA NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE STORM WATER DETENTION AREA IN A NEAT AND TRIMMED CONDITION, THE MOWING AND OTHER MAINTENANCE NEEDED TO BE THE RESPONSIBILITY OF THE ASSOCIATION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PROPER MAINTENANCE OF THE STORM WATER DETENTION AREA, INCLUDING, WITHOUT LIMITATION, TO STORM WATER VAULTS AND ANY APPURTENANT PUMPS, PIPES, MAINS, OR DRAINS ("STORM WATER FACILITIES"), IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION (OR IMMEDIATELY IN THE EVENT OF AN EMERGENCY), MAY PERFORM ALL NECESSARY WORK FOR THE PURPOSE OF PERFORMING MAINTENANCE NOW OR AND TO THE STORM WATER DETENTION AREA OR TO THE STORM WATER FACILITIES.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS AFTER THE VILLAGE MAILS A BILL THEREFOR, THE VILLAGE SHALL HAVE A LIEN, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE STORM WATER DETENTION AREA AND ALL LOTS WITHIN THE SUBDIVISION DEPICTED ON THIS PLAT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA TO THE VILLAGE OR TO THE PUBLIC.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS IN THE SUBDIVISION, AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER SUCH PARTIES CLAIMING BY, THROUGH AND UNDER THESE COVENANTS MAY BE ASSIGNED BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTIONS, OR TO RECOVER DAMAGES AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.
8. THE OWNER OF THE PROPERTY ON THIS PLAT SHALL CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE, AT ITS COST, THE STORM WATER FACILITIES IN THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT. PERIODIC INSPECTION OF THE VAULT NEEDS TO BE DONE BY ENGINEER OR OTHER PERSON FAMILIAR WITH THE POWER AND RESPONSIBILITIES OF STORM WATER DETENTION FACILITIES.
9. A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK OVER, ON AND UNDER THE PROPERTY AS DESCRIBED AND DEPICTED ON THIS PLAT AND SHOWN ON THE PLAT AND SURVEY PORTIONS OF THE PROPERTY IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE VILLAGE FOR INGRESS, EGRESS AND ACCESS TO THE STORMWATER DETENTION EASEMENT FOR THE SOLE PURPOSE OF IMPLEMENTATION OF THESE STORMWATER DETENTION UNDERGROUND VAULT AND DRAINAGE PROVISIONS.
10. NO BUILDING SHALL BE ERECTED, REMOVAL OF THE INITIAL BUILDINGS AND RELATED IMPROVEMENTS ON THE PROPERTY IN COMPLIANCE WITH THE PLANS APPROVED BY THE VILLAGE, NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORMWATER DETENTION AREA NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORMWATER DETENTION EASEMENT THAT MIGHT MATERIALLY IMPEDE THE STORM WATER FACILITIES THEREIN OR MATERIALLY REDUCE THE STORMWATER DETENTION CAPACITY THEREOF.

EASEMENT FOR STORM SEWER

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY SUBDIVIDED BY THIS PLAT AND SHOWN ON THIS SUBDIVISION PLAT, THE RIGHTS OF THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE STORMWATER EASEMENT AREAS FOR PURPOSES THAT DO NOT INTERFERE WITH OR DISTURB THE USE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED A PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

PUBLIC UTILITY & DRAINAGE EASEMENT

PERMANENT AND PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS SUBDIVISION PLAT FOR THE FOLLOWING PURPOSES:

1) PUBLIC UTILITIES:
TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE MAINS, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE PUBLIC UTILITY AND DRAINAGE EASEMENT AREAS FOR PURPOSES THAT DO NOT PREVENT OR UNREASONABLY INTERFERE WITH OR DISTURB THE USE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED A PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

2) OVERLAND STORM WATER DRAINAGE:
NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE AREAS DESIGNATED PUBLIC UTILITY AND DRAINAGE EASEMENT AREAS NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE EXISTING WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK. EACH OWNER OF A LOT WITH A PUBLIC AND DRAINAGE EASEMENT LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT IN A NEAT AND TRIMMED CONDITION, THE MOWING AND OTHER MAINTENANCE NEEDED TO BE THE RESPONSIBILITY OF THE FIRST-LEGAL AND TRIMMED CONDITION, THE OWNERS OF LOTS 26 WHICH A PUBLIC UTILITY AND DRAINAGE EASEMENT SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

EASEMENT PROVISIONS

AN EXCLUSIVE FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REQUIRED FOR THE INSTALLATION AND MAINTENANCE OF SAID FACILITIES AND FOR THE REMOVAL OF TREES, BUSHES, ROOTS AND SAPLINGS AS MAY BE REQUIRED FOR THE INSTALLATION AND MAINTENANCE OF ALL SUCH FACILITIES. OBSTRUCTIONS SHALL NOT BE PLACED OVER DRAINAGE FACILITIES OR IN OR UPON OR OVER THE PROPERTY WITHIN THE HATCHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2.03, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, AND WHICH IS DESIGNATED AS SUCH ON THIS PLAT. THE TERM "COMMON AREA OR AREAS" IS SYNONYMOUS WITH THE TERMS "OPEN SPACE", "COMMON AREA", "COMMON GROUNDS", "HERBAGE" AND "COMMON AREAS". THE TERM "COMMON AREA OR AREAS" OR "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR ILLINOIS GAS COMPANY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ALONG AND ACROSS THE AREAS SHOWN ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), "PUBLIC UTILITY EASEMENT", "P.U.E. & D.E.", "COMMON AREA OR AREAS" (OF SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE GAS TO THE PROPERTY HEREIN SHOWN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY DESIGNATED AND RESERVED HEREIN FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(C) OF THE "CONDOMINIUM PROPERTY ACT" ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/605(2), AS AMENDED FROM TIM. TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, AND WHICH IS DESIGNATED AS SUCH ON THIS PLAT. THE TERM "COMMON AREA OR AREAS" IS SYNONYMOUS WITH THE TERMS "OPEN SPACE", "COMMON AREA", "COMMON GROUNDS", "HERBAGE" AND "COMMON AREAS". THE TERM "COMMON AREA OR AREAS" OR "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

WOW CATV WEST, LLC
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

I.D.O.T. CERTIFICATE
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE PRESIDENT

_____
ATTEST: VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____ A.D., 20__.

_____
VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, ILLINOIS ON THIS ____ DAY OF _____ A.D., 20__.

_____
CHAIRMAN

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

BRE REALTY INVESTMENTS LLC OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ALL OTHER EASEMENTS SHOWN THEREON.

DATED THIS _____ DAY OF _____ A.D., 20__.

BY: _____
ITS: MANAGER

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

_____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY ₩ _____ A.D., 20__.

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH DRAINAGE WILL BE PROVIDED IN A MANNER WHICH WILL NOT INCREASE THE RUNOFF BEYOND THE EXISTING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.
BRE REALTY INVESTMENTS, LLC

_____
REGISTERED PROFESSIONAL ENGINEER

BY: _____ NAME: _____
DATE: _____ FIRM: _____
DATE: _____

(SEAL)

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

THIS IS TO CERTIFY THAT I, KEVIN G. LEWIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3681, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 38 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT BY SCALED MAP LOCATION ARE GRAPHIC PLOTTING ONLY, THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "17031C0086J EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 20__.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3681
LICENSE EXPIRES NOVEMBER 30, 2022

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
306 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215 1133 | FAX (847) 215 1177
1123 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-4200 | ca@ccconsulting.net

FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION
NORTHEAST CORNER OF GREENWOOD ROAD AND DUNDEE ROAD

16153A

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning

Storm Water Management Report
for
2600 Dundee Road
Northbrook, Illinois
(IG 16153A)

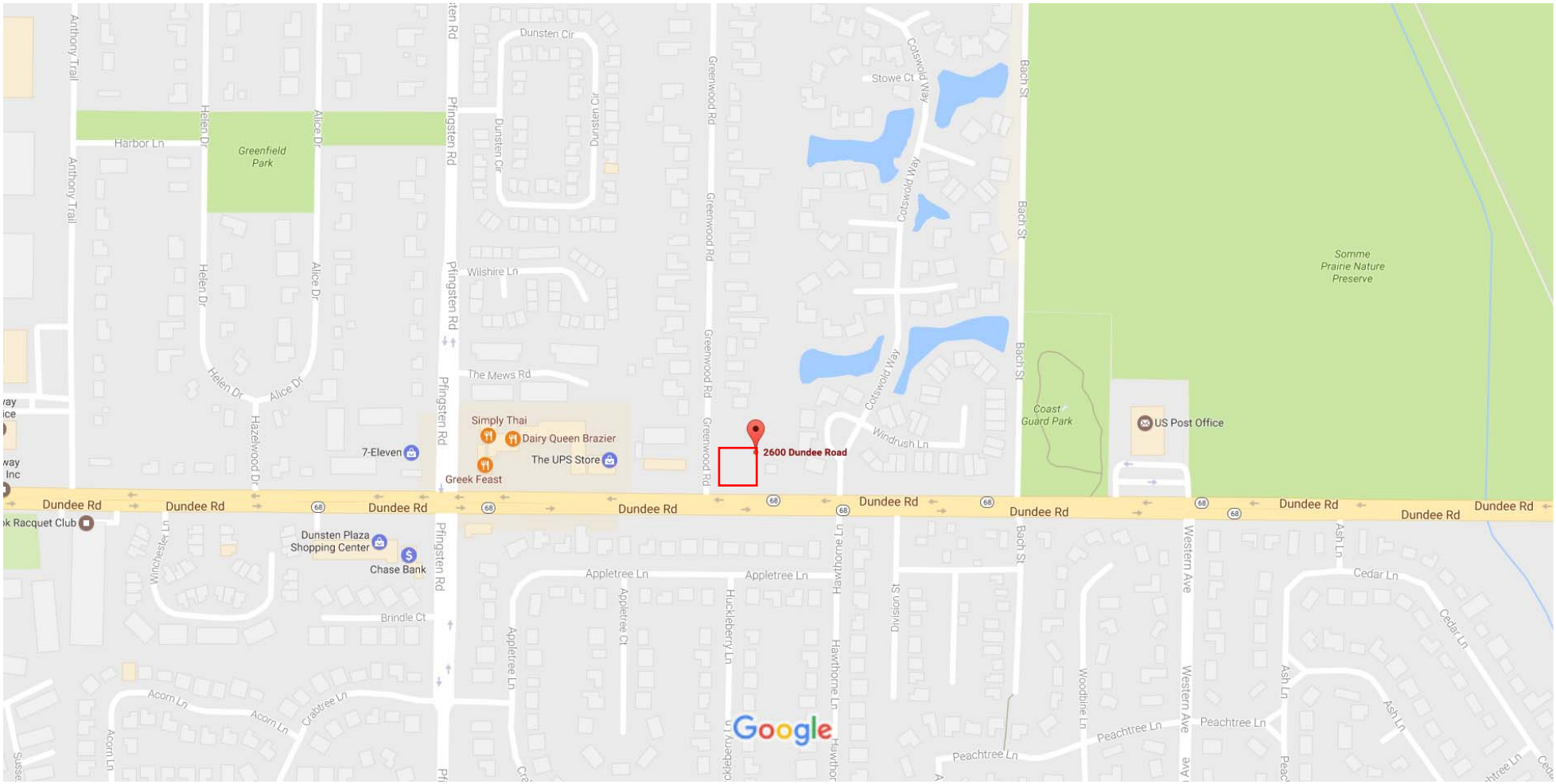
August 22, 2022
Revised December 6, 2022
Revised January 30, 2023

Prepared By:
IG Consulting, Inc.
300 Marquardt Drive, Suite 101
Wheeling, Illinois 60090
P. 847.215.1133
F. 847.215.1177

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Chedworth Ct
Cotswold Way
Wilshire Ln
Fairford Ln
Campden Ln
Themews Rd
Greenwood Rd
Prestbury Ct
Windrush Ln
Coast Guard Park Trail
Dundee Rd
68
Division St
Back St
Appletree Ln
© 2016 Google
1994
Google Earth
Imagery Date: 6/26/2016 42°08'21.25" N 87°50'37.77" W elev 660 ft eye alt 2562 ft

Google Maps



Map data ©2017 Google 200 ft

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

I. NARRATIVE

A. PROJECT DESCRIPTION

The 2600 Dundee Road Subdivision is a 2.02-acre development located at the northeast corner of Greenwood Road and Dundee Road (IL RT 68) in Northbrook. The development will be comprised of five lots for single family home construction and one outlot for storm water detention. The five home lots will face Greenwood Road and the outlot will be developed on the east side of the property.

Storm sewer will be designed, where necessary, to convey the 100-Year storm event to the proposed detention basin. An above ground detention basin will be constructed in the east outlot, to detain the 100-Year storm event, including an additional 15% of storage, as required by the Village of Northbrook. Sanitary and water services will be provided for each home, connecting to existing sanitary sewer and watermain located in Greenwood Road.

Included as part of the development of this property, is to relocate an existing 24-inch storm sewer, located approximately 60 feet south of the north property line. The sewer will be relocated between Lots 4 and 5, to avoid proposed foundations and improvements. The sewer will be reconnected to the existing off-site sewers at Greenwood Road and the existing 24-inch sewer located to the east of the site, flowing north.

B. EXISTING CONDITIONS

The property borders residential development to the north, south, east and west. Currently, the property has one single family residence. Soil types within the site are primarily Elliott Silt Loam and Ashkum Silty Clay Loam, which fall into hydrologic soil type C. (See NRCS report for more information).

C. PROPOSED CONDITIONS (STORM WATER DETENTION)

The detention basin will discharge to an existing off-site storm sewer located approximately 10 feet east of the west property line, south of the northeast corner of the site. Total development area tributary to the detention basins is 2.02 acres. A restrictor plate with a 2.50-inch orifice (Minimum allowable size) will be installed in a catch basin, to control stormwater release.

Detention facilities were sized to store the 100-year, 24-hour rainfall event without exceeding the following release rate: 0.15cfs/ac. (100-year).

100-Year $Q_{100} = 0.15 \times 2.02 = 0.303$ cfs

The 2-year, 24-hour event was calculated without exceeding the following release rate: 0.04cfs/ac. (2-year)

2-Year $Q_2 = 0.04 \times 2.02 = 0.081$ cfs

II. METHODOLOGY

Calculations for determining the detention volume and release rates were performed utilizing HydroCAD Version 10.0 software. This windows-based TR-20 program calculates hydrograph routing with dynamic storage indication. Storm hydrographs were developed using Bulletin 75, HUFF Third Quartile, 24 Hour rainfall distribution. Please see enclosed calculations for further details.

III. DETENTION VOLUME SUMMARY

a. The storm water detention basin was sized based on using allowable release rate:

Required Storage: **34,060.00 c.f.** + 15% additional storage = **39,169.00 c.f.**

In addition, the 2600 Dundee Road Development was modeled with the Subdivision's controlled release, under a tailwater condition. 2600 Dundee Subdivision will discharge into the existing 24-inch storm sewer, located at the northeast corner of the site.

Property upstream of 2600 Dundee Road drains to the Cotswold Estates Development, via the existing 24-inch storm sewer that will be relocated for development. Downstream of 2600 Dundee Road is Cotswold Estates. The proposed detention system for 2600 Dundee Road was modeled under a tailwater condition, presuming the existing 24-inch storm sewer is flowing partially full at elevation 649.12.

Detention Basin: 100yr High Water Level: 655.83 Storage **34,060.00 c.f. (0.782 Ac.Ft.)**
Total Provided Storage: **39,924.00 c.f. (0.916 Acre-Feet at Elevation 656.15)**

A Critical Duration was performed on the proposed detention system, to determine the peak high-water elevation over the proposed weir, should the restrictor plug. The weir is located inside the restrictor catch basin. The weir is sharp crested at elevation 656.15 and 5 feet wide (inner diameter of the catch basin). 8.03 cfs will pass over the weir at a 100-year peak elevation of 656.81.

Below is a Critical Duration Analysis of the 100-Year storm water detention system, providing High Water Level, inflow rate and release rate at each rain event.

Duration (Hrs.)	Release Rate (cfs)	Inflow (cfs)	High Water Level
1 Hr.	0.19	8.03	654.71
3 Hr.	0.25	5.37	655.23
6 Hr.	0.27	3.97	655.47
12 Hr.	0.29	2.50	655.69
18 Hr.	0.30	2.14	655.82
24 Hr.**	0.30	1.73	655.83
48 Hr.	0.30	0.98	655.82
72 Hr.	0.28	0.70	655.62
120 Hr.	0.25	0.46	655.25
240 Hr.	0.21	0.28	654.78

IV. RUNOFF VOLUME REDUCTION HIERARCHY
Discharge Characteristics:

a. Stormwater discharge will be controlled through a steel plate restrictor, with a 2.50-inch orifice. A cowling known as a "Snout" will be installed over the restrictor plate, to reduce the chance of blocking the orifice with debris. The device prevents floatable debris from blocking the restrictor.

b. VOLUME CONTROL

The detention basin will be constructed with integrated volume control. Volume control is required to cleanse and retain the first one inch of storm water, prior to release into the public storm sewer system. A volume control system consisting of a 4” deadpool, a 15” layer of soil media mix, and a 12” bed of washed stone will be installed underneath the bottom of the detention basin. Water entering the basin will pass through the deadpool, soil media, and stone, to be filtered and drain into a perforated PVC pipe underdrain, which will carry cleansed water from the detention basin to the public sewer. Please see details for the Detention and Volume control systems, found in the development plans.

The sizing calculation for volume control follows the requirement of **1.00 inch (0.083')** of rainfall over the total proposed impervious area of the site.

The detention vault will collect the first 1-inch of rainfall:

Total Impervious Area: 0.711 Acres (30,987.00 SF)
30,987.00 * 0.083 = **2,582.25 CF** of Storm Water Storage Necessary for Volume Control

Total volume of stone for Volume Control storage:
The basin Volume Control footprint used: 3,370 square feet.

Volume Control is calculated at 50% storage above the underdrain invert and 100% storage below the underdrain invert, at a 36% void ratio for open-graded stone, and 25% void ratio for soil media. Dead pool storage is calculated at 100% storage at a 100% void ratio:

Above Invert: 3,370 (651.17 – 650.67') (0.36) (0.50) = **303.30 CF.**
Below Invert: 3,370 (650.67 – 650.17) (0.36) = **606.60 CF.**
Soil Media: 3,370 (1.25') (0.50) (0.25) = **526.50 CF**
Dead Pool: **1,293.00 C.F.**
Total Volume of storage: **2,729.40 CF**

VI. OFFSITE STORM SEWER CAPACITY

Property upstream of proposed 2600 Dundee Road drains to the Cotswold Estates Development, via the existing 24-inch storm sewer that will be relocated for development. Upstream areas tributary to the existing sewer are the controlled release from The Mews Townhome Development (3.50 Acres), the east end of the Dunbrook Shopping Center (0.78 Acres) and the west end of Dundee Road Acres Townhome Development (0.47 Acres). The tributary area of Dunbrook Center and the west side of Dundee Road Acres, both drain to an existing basin, located within the Dundee Road Acres property.

The remaining area of Dundee Road Acres (0.97 Acres), A strip of property north of Dundee Road Acres (0.12 Acres), including the rear yards of four lots north of Dundee acres (0.90 Acres) and Greenwood Road (0.44 Acres) are tributary to the existing offsite sewer and are considered undetained.

Storm water drainage models were prepared for The Mews and Dundee Road Acres, to determine a controlled release rate, using Bulletin 75 rainfall data. It is likely, however, not certain, that the two developments were designed using MWRD TP-40 rainfall data, using the MWRD Rational Method for calculating storm water flows.

The existing basins for the Mews Development and Dunbrook Center / Dundee Acres Developments are not hydraulicly linked. The release rates for each development are separately controlled. Restrictor discharges for the two basins connect to the existing 24-inch storm sewer, on the northwest side of Dundee Acres. Release rates are as follows:

TheMews Development:	**0.76 cfs** (10-Year)	**0.92 cfs** (100-Year)
Dunbrook / Dundee Acres:	**0.58 cfs** (10-Year)	**0.75**(100-Year) **
Dundee Ac. / Greenwood Rd / Misc. Rear Yards:	**1.12 cfs** (10-Year)	**2.08 cfs** (100-Year)**
Totals:	**2.46 cfs** (10-Year)	**3.75 cfs** (100-Year)

The proposed 24 inch sewer has maximum capacity of 22.62 cfs (proposed slope: 1.00%)

Note. The current topographic survey of Greenwood Road indicates that the existing inlets in Greenwood Road, located at the north end of proposed 2600 Dundee Road Subdivision are not in a low point in Greenwood Road. Existing curb and pavement grades indicate a continuous slope, past the inlets, continuing north. Currently, any existing detention basin **overflows and flows from the **undetained tributary areas** that cannot enter the sewer system, once capacity is met, collect in Greenwood Road and flow north of the offsite storm sewer.

VII. EROSION CONTROL DURING CONSTRUCTION

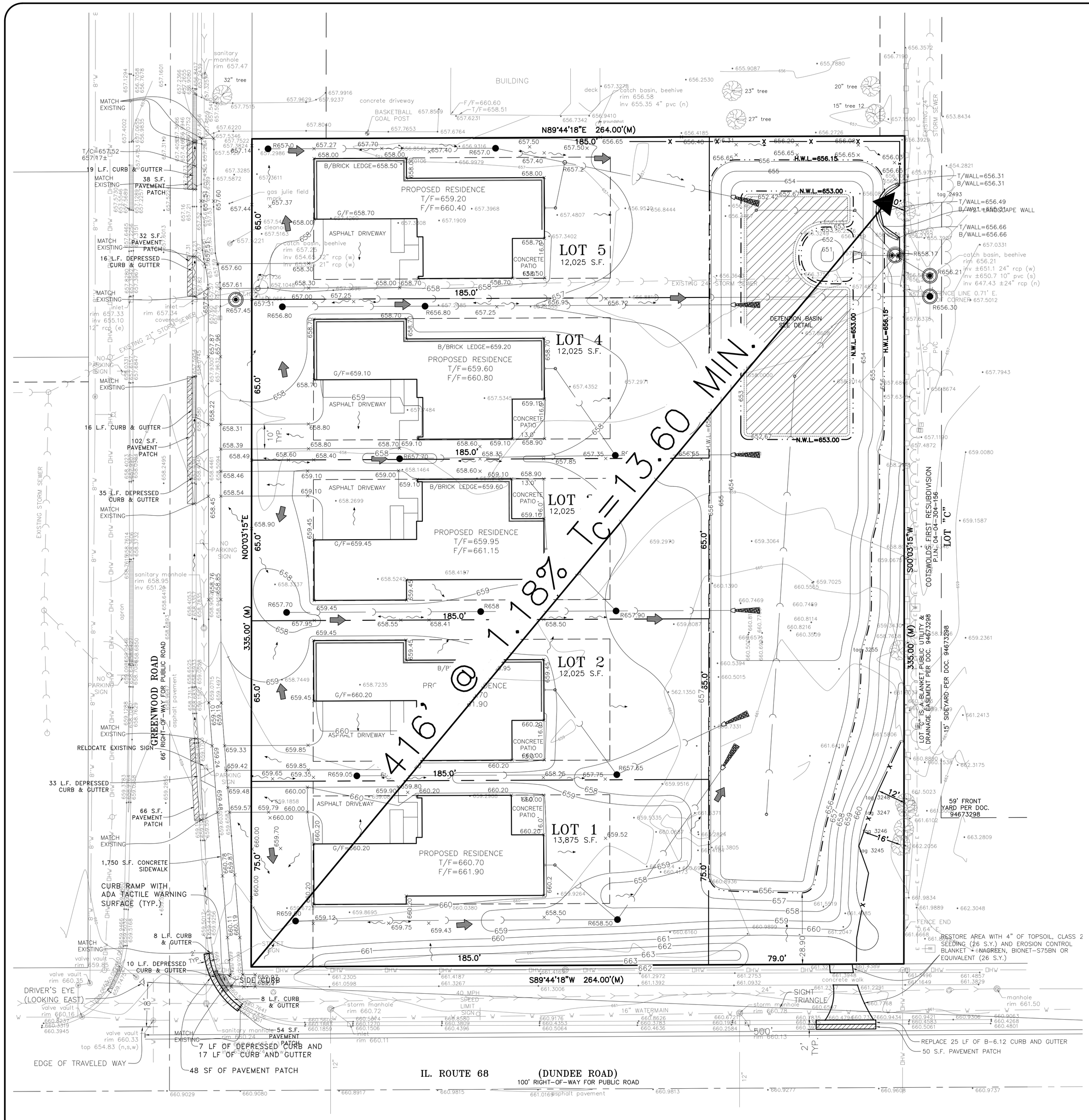
Erosion control practices such as perimeter silt fence shall be placed along the property lines, surrounding the development. Temporary catchbasin filters shall be installed to prevent silt from entering the storm sewer system. Temporary stockpiles, if any, shall be stabilized using silt fence and seeded if left on site longer than 14 days.

Trucks leaving the site shall be inspected for mud prior to leaving the site. Construction vehicles shall be cleaned, if necessary, to avoid sending mud and debris onto Greenwood and Dundee Roads. The contractor shall be responsible for inspecting Greenwood and Dundee Roads, on a daily basis and sweep as necessary. For further information, the contractor shall have a copy of the site Storm Water Pollution Prevention Plan (SWPPP) for maintenance and monitoring of the site, as it relates to site stabilization during construction.

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Storm Water Detention Calculations
2-Year & 100-Year Event

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)



TIME OF CONCENTRATION EXHIBIT

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/06/22	PER VILLAGE REVIEW	A.W.
01/30/23	PER VILLAGE REVIEW	A.W.

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net
FIRM NO. 184-001330

TIME OF CONCENTRATION EXHIBIT | DESIGN: J.K. | DRAFTING: A.W. | SCALE: 1"=20' | DATE: 08/17/22

5 LOT SUBDIVISION
2600 DUNDEE ROAD
NORTHBROOK, ILLINOIS

PROJECT No. 16153A

1 of 1

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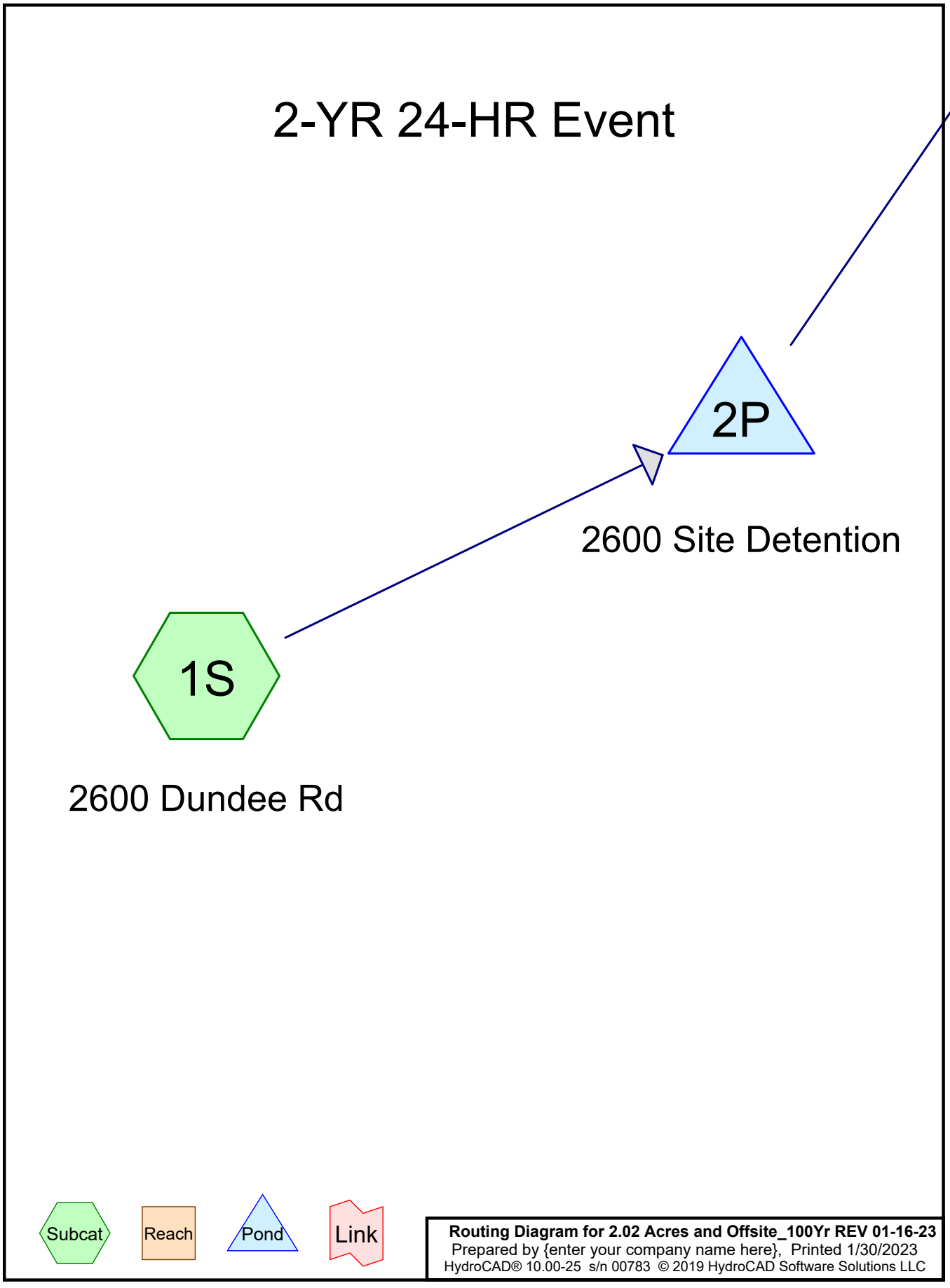

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.310	74	>75% Grass cover, Good, HSG C (1S)
0.711	98	Paved, Roofs HSG C (1S)
2.021	**82**	**TOTAL AREA**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.021	HSG C	1S
0.000	HSG D	
0.000	Other	
2.021		**TOTAL AREA**

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	1.310	0.000	0.000	1.310	>75% Grass cover, Good	1S
0.000	0.000	0.711	0.000	0.000	0.711	Paved, Roofs	1S
0.000	**0.000**	**2.021**	**0.000**	**0.000**	**2.021**	**TOTAL AREA**	

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Time span=0.00-27.00 hrs, dt=0.10 hrs, 271 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: 2600 Dundee Rd Runoff Area=2.021 ac 35.18% Impervious Runoff Depth=1.65"
Flow Length=416' Slope=0.0118 '/' Tc=13.6 min CN=82 Runoff=0.51 cfs 0.278 af

Pond 2P: 2600 Site Detention Peak Elev=654.08' Storage=8,058 cf Inflow=0.51 cfs 0.278 af
Primary=0.07 cfs 0.110 af Secondary=0.00 cfs 0.000 af Tertiary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.110 af

Total Runoff Area = 2.021 ac Runoff Volume = 0.278 af Average Runoff Depth = 1.65"
64.82% Pervious = 1.310 ac 35.18% Impervious = 0.711 ac

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Subcatchment 1S: 2600 Dundee Rd

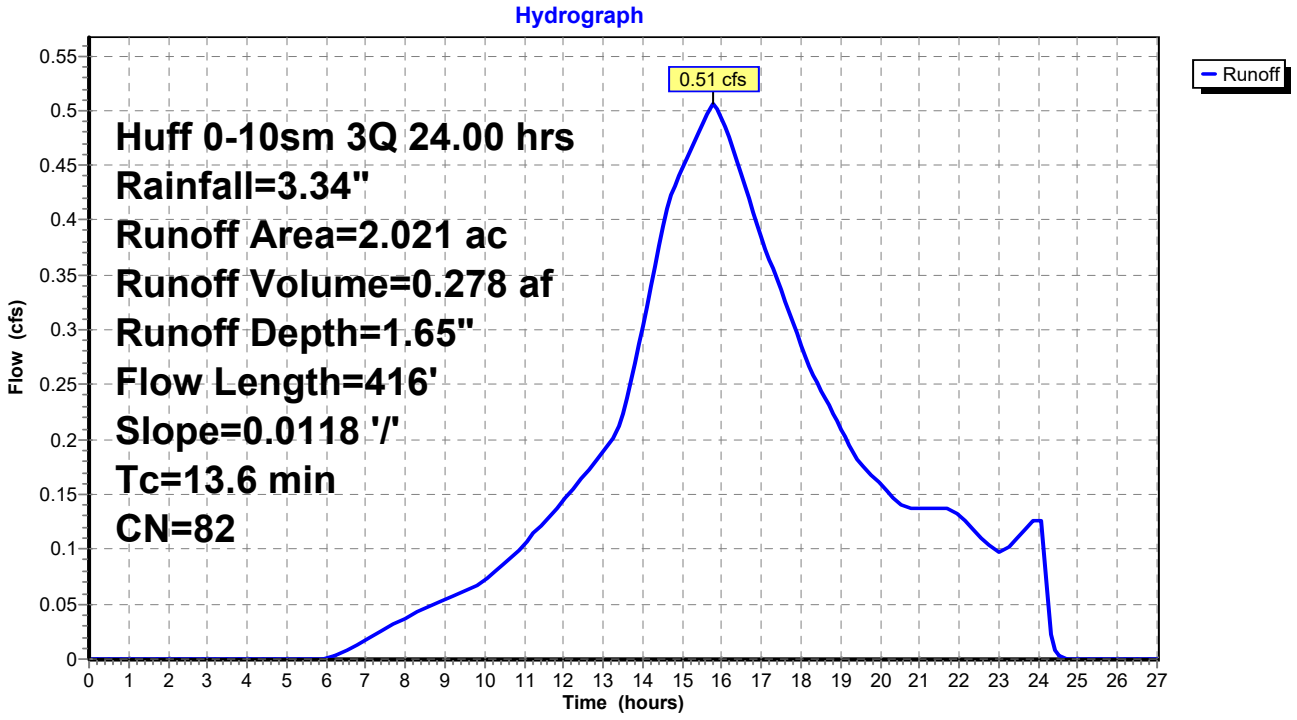
Runoff = 0.51 cfs @ 15.79 hrs, Volume= 0.278 af, Depth= 1.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Huff 0-10sm 3Q 24.00 hrs Rainfall=3.34"

	Area (ac)	CN	Description
*	0.711	98	Paved, Roofs HSG C
	1.310	74	>75% Grass cover, Good, HSG C
	2.021	82	Weighted Average
	1.310		64.82% Pervious Area
	0.711		35.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.6	416	0.0118	0.51		**Lag/CN Method, 2.02 Ac.**

Subcatchment 1S: 2600 Dundee Rd



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Hydrograph for Subcatchment 1S: 2600 Dundee Rd

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	3.34	1.65	0.00
0.50	0.01	0.00	0.00	26.50	3.34	1.65	0.00
1.00	0.04	0.00	0.00	27.00	3.34	1.65	0.00
1.50	0.08	0.00	0.00				
2.00	0.12	0.00	0.00				
2.50	0.16	0.00	0.00				
3.00	0.20	0.00	0.00				
3.50	0.25	0.00	0.00				
4.00	0.29	0.00	0.00				
4.50	0.33	0.00	0.00				
5.00	0.37	0.00	0.00				
5.50	0.42	0.00	0.00				
6.00	0.46	0.00	0.00				
6.50	0.50	0.00	0.01				
7.00	0.55	0.01	0.02				
7.50	0.61	0.01	0.03				
8.00	0.67	0.02	0.04				
8.50	0.72	0.03	0.05				
9.00	0.78	0.05	0.05				
9.50	0.84	0.06	0.06				
10.00	0.89	0.08	0.07				
10.50	0.96	0.10	0.09				
11.00	1.03	0.12	0.10				
11.50	1.10	0.16	0.12				
12.00	1.19	0.19	0.14				
12.50	1.27	0.23	0.17				
13.00	1.37	0.28	0.19				
13.50	1.47	0.33	0.22				
14.00	1.60	0.40	0.30				
14.50	1.76	0.50	0.40				
15.00	1.94	0.61	0.45				
15.50	2.12	0.73	**0.49**				
16.00	2.29	0.85	**0.49**				
16.50	2.45	0.96	0.44				
17.00	2.58	1.05	0.38				
17.50	2.69	1.14	0.34				
18.00	2.78	1.21	0.29				
18.50	2.86	1.27	0.24				
19.00	2.93	1.32	0.21				
19.50	2.98	1.37	0.18				
20.00	3.03	1.40	0.16				
20.50	3.08	1.44	0.14				
21.00	3.12	1.47	0.14				
21.50	3.16	1.51	0.14				
22.00	3.20	1.54	0.13				
22.50	3.24	1.57	0.11				
23.00	3.27	1.59	0.10				
23.50	3.30	1.62	0.11				
24.00	**3.34**	**1.65**	0.13				
24.50	3.34	1.65	0.00				
25.00	3.34	1.65	0.00				
25.50	3.34	1.65	0.00				

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 2P: 2600 Site Detention

Inflow Area = 2.021 ac, 35.18% Impervious, Inflow Depth = 1.65"
Inflow = 0.51 cfs @ 15.79 hrs, Volume= 0.278 af
Outflow = 0.07 cfs @ 25.03 hrs, Volume= 0.110 af, Atten= 85%, Lag= 554.7 min
Primary = 0.07 cfs @ 25.03 hrs, Volume= 0.110 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 654.08' @ 24.19 hrs Surf.Area= 10,407 sf Storage= 8,058 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 80.7 min (1,060.4 - 979.7)

Volume	Invert	Avail.Storage	Storage Description
#1	653.00'	40,792 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
653.00	4,556	0	0
654.00	9,959	7,258	7,258
655.00	15,659	12,809	20,067
656.00	18,343	17,001	37,068
656.20	18,905	3,725	40,792

Device	Routing	Invert	Outlet Devices
#1	Primary	648.75'	**1.1" Vert. Orifice/Grate** C= 0.610
#2	Secondary	654.08'	**2.5" Vert. Orifice/Grate** C= 0.610
#3	Tertiary	656.15'	**5.0' long x 0.7' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 Coef. (English) 2.76 2.82 2.93 3.09 3.18 3.22 3.27 3.30 3.32 3.31 3.32

Primary OutFlow Max=0.07 cfs @ 25.03 hrs HW=654.06' TW=648.82' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Orifice Controls 0.07 cfs @ 11.20 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=653.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=653.00' (Free Discharge)
↑—**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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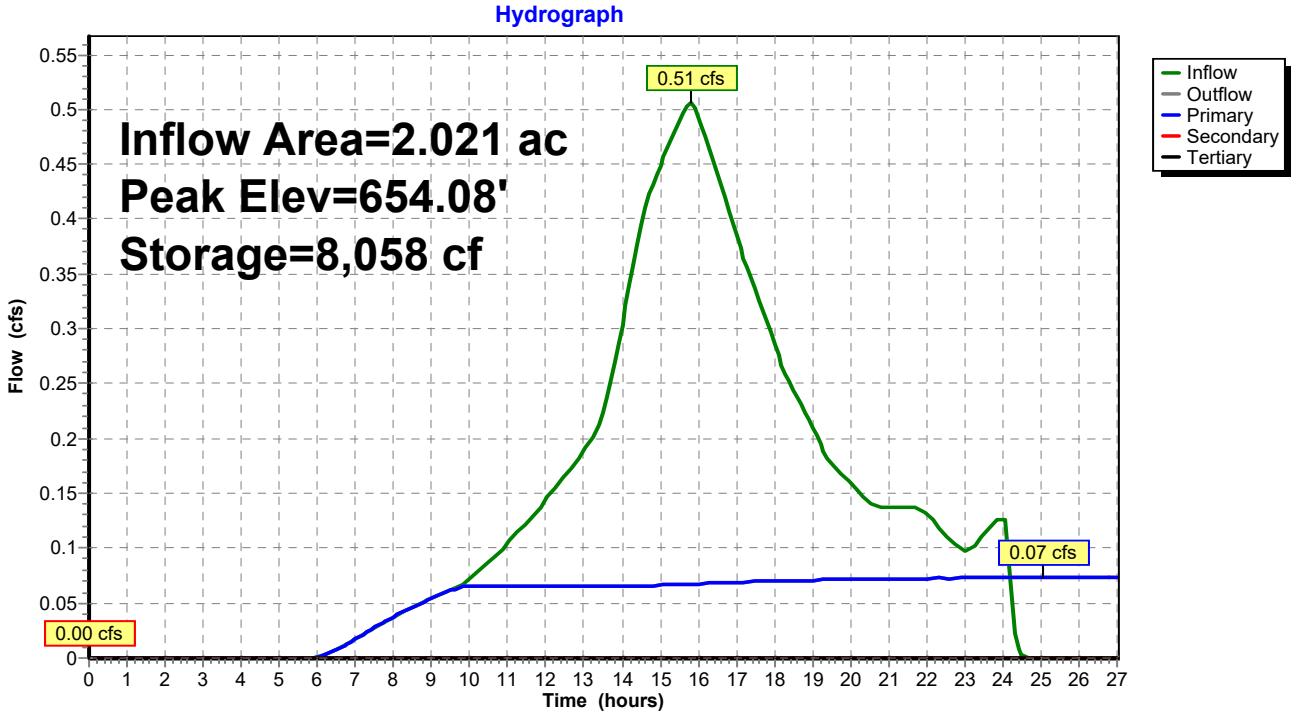
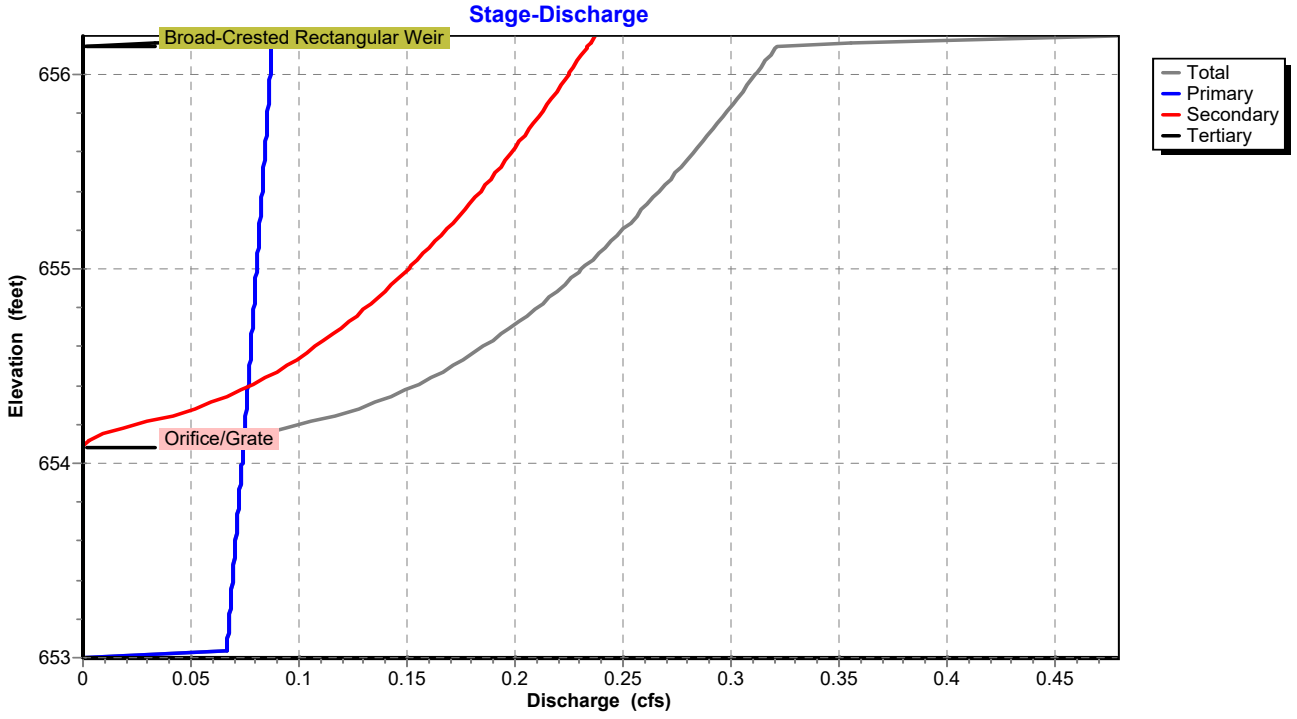
Pond 2P: 2600 Site Detention



Pond 2P: 2600 Site Detention



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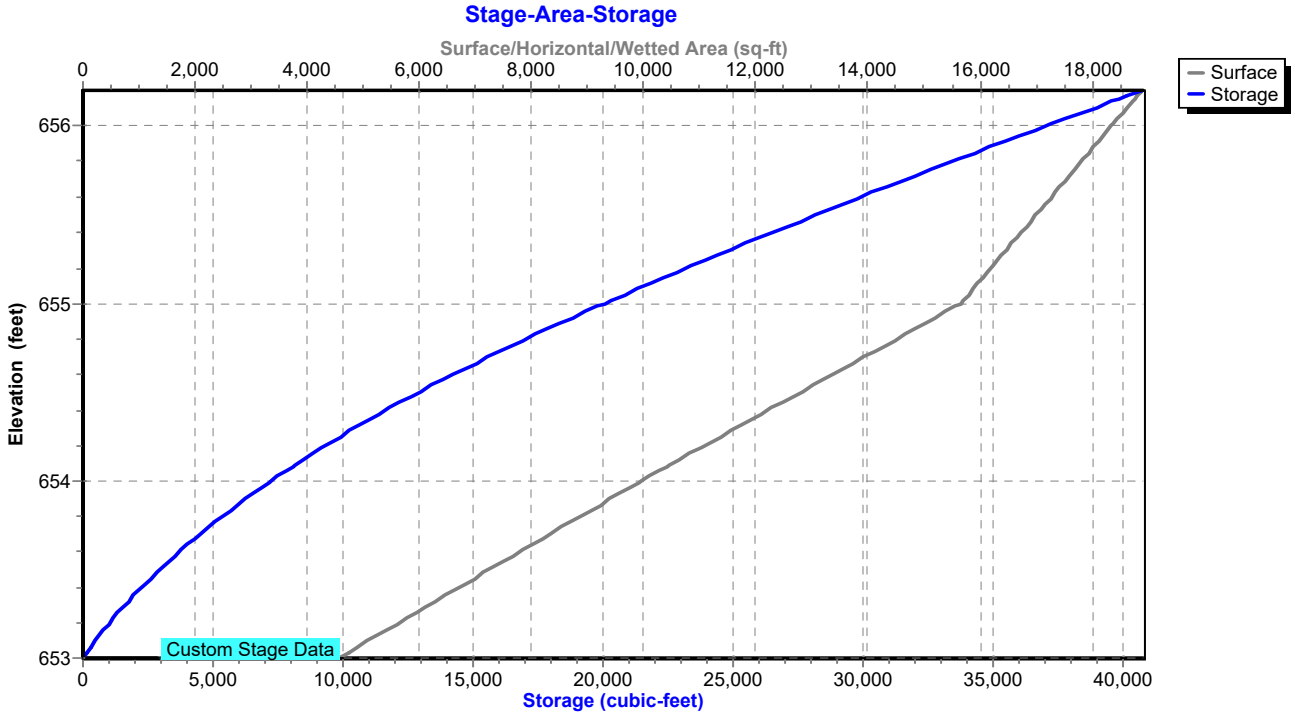
Pond 2P: 2600 Site Detention



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Hydrograph for Pond 2P: 2600 Site Detention

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Tertiary (cfs)
0.00	0.00	0	653.00	0.00	0.00	**0.00**	**0.00**
1.00	0.00	0	653.00	0.00	0.00	0.00	0.00
2.00	0.00	0	653.00	0.00	0.00	0.00	0.00
3.00	0.00	0	653.00	0.00	0.00	0.00	0.00
4.00	0.00	0	653.00	0.00	0.00	0.00	0.00
5.00	0.00	0	653.00	0.00	0.00	0.00	0.00
6.00	0.00	0	653.00	0.00	0.00	0.00	0.00
7.00	0.02	0	653.00	0.02	0.02	0.00	0.00
8.00	0.04	0	653.00	0.04	0.04	0.00	0.00
9.00	0.05	0	653.00	0.05	0.05	0.00	0.00
10.00	0.07	4	653.00	0.07	0.07	0.00	0.00
11.00	0.10	87	653.02	0.06	0.06	0.00	0.00
12.00	0.14	300	653.06	0.06	0.06	0.00	0.00
13.00	0.19	665	653.14	0.07	0.07	0.00	0.00
14.00	0.30	1,268	653.24	0.07	0.07	0.00	0.00
15.00	**0.45**	2,425	653.43	0.07	0.07	0.00	0.00
16.00	**0.49**	3,927	653.63	0.07	0.07	0.00	0.00
17.00	0.38	5,271	653.79	0.07	0.07	0.00	0.00
18.00	0.29	6,229	653.89	0.07	0.07	0.00	0.00
19.00	0.21	6,859	653.96	0.07	0.07	0.00	0.00
20.00	0.16	7,252	654.00	0.07	0.07	0.00	0.00
21.00	0.14	7,511	654.03	0.07	0.07	0.00	0.00
22.00	0.13	7,744	654.05	0.07	0.07	0.00	0.00
23.00	0.10	7,888	654.06	0.07	0.07	0.00	0.00
24.00	0.13	**8,031**	**654.08**	0.07	0.07	0.00	0.00
25.00	0.00	**7,869**	**654.06**	**0.07**	**0.07**	0.00	0.00
26.00	0.00	7,604	654.03	0.07	0.07	0.00	0.00
27.00	0.00	7,338	654.01	0.07	0.07	0.00	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 2P: 2600 Site Detention

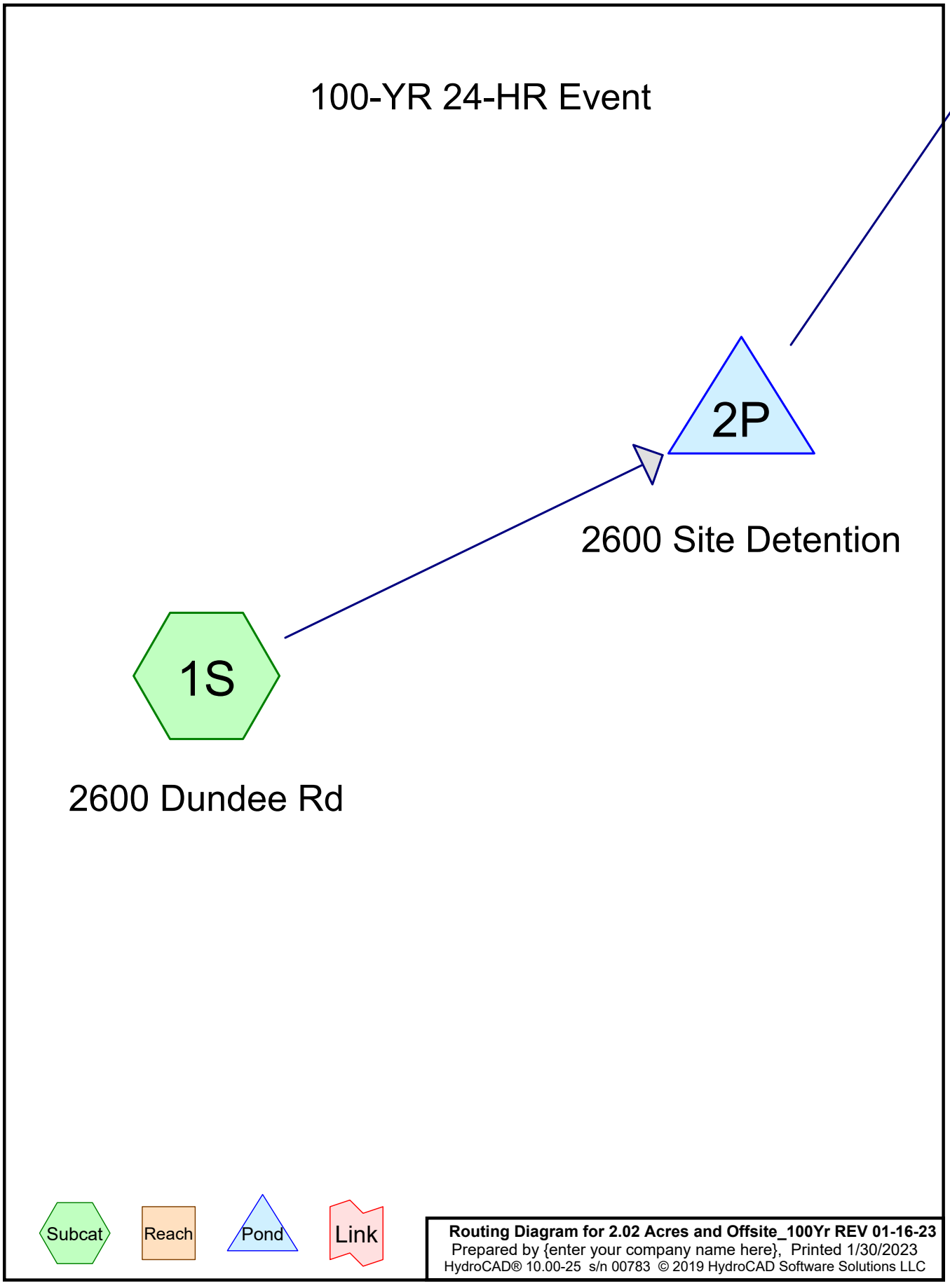
Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)	Tertiary (cfs)
653.00	0.00	0.00	0.00	0.00
653.10	0.07	0.07	0.00	0.00
653.20	0.07	0.07	0.00	0.00
653.30	0.07	0.07	0.00	0.00
653.40	0.07	0.07	0.00	0.00
653.50	0.07	0.07	0.00	0.00
653.60	0.07	0.07	0.00	0.00
653.70	0.07	0.07	0.00	0.00
653.80	0.07	0.07	0.00	0.00
653.90	0.07	0.07	0.00	0.00
654.00	0.07	0.07	0.00	0.00
654.10	0.08	0.07	0.00	0.00
654.20	0.10	0.08	0.02	0.00
654.30	0.13	0.08	0.06	0.00
654.40	0.15	0.08	0.08	0.00
654.50	0.17	0.08	0.09	0.00
654.60	0.19	0.08	0.11	0.00
654.70	0.20	0.08	0.12	0.00
654.80	0.21	0.08	0.13	0.00
654.90	0.22	0.08	0.14	0.00
655.00	0.23	0.08	0.15	0.00
655.10	0.24	0.08	0.16	0.00
655.20	0.25	0.08	0.17	0.00
655.30	0.26	0.08	0.18	0.00
655.40	0.27	0.08	0.18	0.00
655.50	0.28	0.08	0.19	0.00
655.60	0.28	0.08	0.20	0.00
655.70	0.29	0.08	0.21	0.00
655.80	0.30	0.09	0.21	0.00
655.90	0.30	0.09	0.22	0.00
656.00	0.31	0.09	0.22	0.00
656.10	0.32	0.09	0.23	0.00
656.20	**0.48**	**0.09**	**0.24**	**0.15**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 2P: 2600 Site Detention

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
653.00	4,556	0
653.05	4,826	235
653.10	5,096	483
653.15	5,366	744
653.20	5,637	1,019
653.25	5,907	1,308
653.30	6,177	1,610
653.35	6,447	1,926
653.40	6,717	2,255
653.45	6,987	2,597
653.50	7,258	2,953
653.55	7,528	3,323
653.60	7,798	3,706
653.65	8,068	4,103
653.70	8,338	4,513
653.75	8,608	4,937
653.80	8,878	5,374
653.85	9,149	5,824
653.90	9,419	6,289
653.95	9,689	6,766
654.00	9,959	7,258
654.05	10,244	7,763
654.10	10,529	8,282
654.15	10,814	8,815
654.20	11,099	9,363
654.25	11,384	9,925
654.30	11,669	10,502
654.35	11,954	11,092
654.40	12,239	11,697
654.45	12,524	12,316
654.50	12,809	12,950
654.55	13,094	13,597
654.60	13,379	14,259
654.65	13,664	14,935
654.70	13,949	15,625
654.75	14,234	16,330
654.80	14,519	17,049
654.85	14,804	17,782
654.90	15,089	18,529
654.95	15,374	19,291
655.00	15,659	20,067
655.05	15,793	20,853
655.10	15,927	21,646
655.15	16,062	22,446
655.20	16,196	23,252
655.25	16,330	24,065
655.30	16,464	24,885
655.35	16,598	25,712
655.40	16,733	26,545
655.45	16,867	27,385
655.50	17,001	28,232
655.55	17,135	29,085
655.60	17,269	29,945
655.65	17,404	30,812
655.70	17,538	31,685
655.75	17,672	32,566
655.80	17,806	33,453
655.85	17,940	34,346
655.90	18,075	35,247
655.95	18,209	36,154
656.00	18,343	37,068
656.05	18,483	37,988
656.10	18,624	38,916
656.15	18,764	39,851
656.20	**18,905**	**40,792**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

2.02 Acres and Offsite_100Yr REV 01-16-23

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.310	74	>75% Grass cover, Good, HSG C (1S)
0.711	98	Paved, Roofs HSG C (1S)
2.021	**82**	**TOTAL AREA**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

2.02 Acres and Offsite_100Yr REV 01-16-23

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.021	HSG C	1S
0.000	HSG D	
0.000	Other	
2.021		**TOTAL AREA**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

2.02 Acres and Offsite_100Yr REV 01-16-23

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	1.310	0.000	0.000	1.310	>75% Grass cover, Good	1S
0.000	0.000	0.711	0.000	0.000	0.711	Paved, Roofs	1S
0.000	**0.000**	**2.021**	**0.000**	**0.000**	**2.021**	**TOTAL AREA**	

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Time span=0.00-27.00 hrs, dt=0.10 hrs, 271 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: 2600 Dundee Rd Runoff Area=2.021 ac 35.18% Impervious Runoff Depth=6.40"
Flow Length=416' Slope=0.0118 '/' Tc=13.6 min CN=82 Runoff=1.73 cfs 1.078 af

Pond 2P: 2600 Site Detention Peak Elev=655.83' Storage=34,060 cf Inflow=1.73 cfs 1.078 af
Primary=0.08 cfs 0.147 af Secondary=0.21 cfs 0.217 af Tertiary=0.00 cfs 0.000 af Outflow=0.30 cfs 0.364 af

Total Runoff Area = 2.021 ac Runoff Volume = 1.078 af Average Runoff Depth = 6.40"
64.82% Pervious = 1.310 ac 35.18% Impervious = 0.711 ac

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Subcatchment 1S: 2600 Dundee Rd

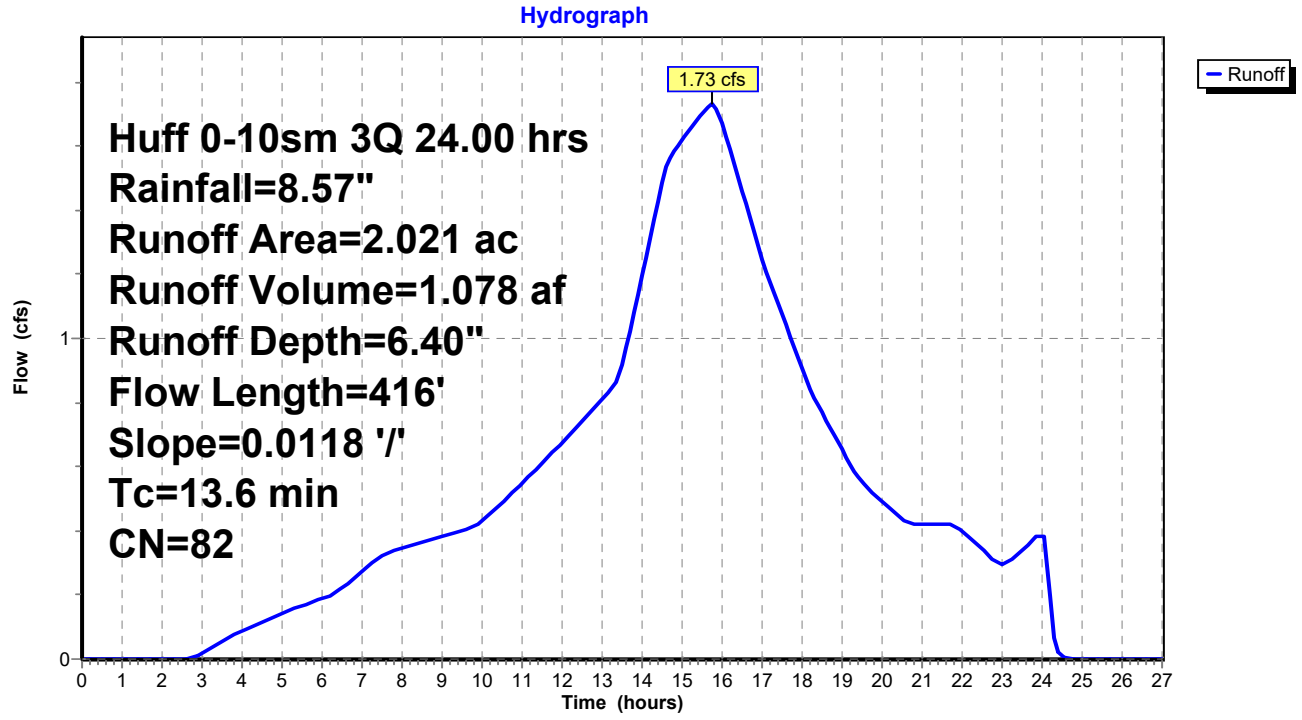
Runoff = 1.73 cfs @ 15.74 hrs, Volume= 1.078 af, Depth= 6.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Huff 0-10sm 3Q 24.00 hrs Rainfall=8.57"

	Area (ac)	CN	Description
*	0.711	98	Paved, Roofs HSG C
	1.310	74	>75% Grass cover, Good, HSG C
	2.021	82	Weighted Average
	1.310		64.82% Pervious Area
	0.711		35.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.6	416	0.0118	0.51		**Lag/CN Method, 2.02 Ac.**

Subcatchment 1S: 2600 Dundee Rd



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Subcatchment 1S: 2600 Dundee Rd

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00
1.00	0.09	0.00	0.00
1.50	0.20	0.00	0.00
2.00	0.30	0.00	0.00
2.50	0.41	0.00	0.00
3.00	0.52	0.00	0.02
3.50	0.63	0.02	0.05
4.00	0.74	0.04	0.09
4.50	0.85	0.06	0.12
5.00	0.96	0.10	0.14
5.50	1.07	0.14	0.17
6.00	1.17	0.18	0.19
6.50	1.29	0.24	0.22
7.00	1.42	0.30	0.27
7.50	1.57	0.38	0.32
8.00	1.71	0.47	0.35
8.50	1.86	0.56	0.37
9.00	2.00	0.65	0.38
9.50	2.15	0.75	0.40
10.00	2.30	0.85	0.43
10.50	2.46	0.97	0.49
11.00	2.64	1.10	0.55
11.50	2.84	1.25	0.61
12.00	3.05	1.41	0.67
12.50	3.27	1.59	0.74
13.00	3.51	1.79	0.81
13.50	3.78	2.01	0.92
14.00	4.11	2.30	1.19
14.50	4.52	2.66	1.48
15.00	4.97	3.05	1.62
15.50	5.43	3.47	**1.70**
16.00	5.88	3.88	**1.67**
16.50	6.28	4.24	1.46
17.00	6.61	4.55	1.24
17.50	6.89	4.82	1.07
18.00	7.13	5.04	0.90
18.50	7.34	5.23	0.77
19.00	7.51	5.39	0.65
19.50	7.65	5.53	0.55
20.00	7.78	5.65	0.49
20.50	7.90	5.76	0.43
21.00	8.00	5.86	0.42
21.50	8.11	5.97	0.42
22.00	8.22	6.07	0.40
22.50	8.31	6.15	0.34
23.00	8.38	6.22	0.29
23.50	8.47	6.31	0.34
24.00	**8.57**	**6.40**	0.40
24.50	8.57	6.40	0.01
25.00	8.57	6.40	0.00
25.50	8.57	6.40	0.00
26.00	8.57	6.40	0.00
26.50	8.57	6.40	0.00
27.00	8.57	6.40	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 2P: 2600 Site Detention

Inflow Area = 2.021 ac, 35.18% Impervious, Inflow Depth = 6.40"
Inflow = 1.73 cfs @ 15.74 hrs, Volume= 1.078 af
Outflow = 0.30 cfs @ 24.21 hrs, Volume= 0.364 af, Atten= 83%, Lag= 507.9 min
Primary = 0.08 cfs @ 24.86 hrs, Volume= 0.147 af
Secondary = 0.21 cfs @ 24.13 hrs, Volume= 0.217 af
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 655.83' @ 24.13 hrs Surf.Area= 17,898 sf Storage= 34,060 cf

Plug-Flow detention time= 490.7 min calculated for 0.362 af (34% of inflow)
Center-of-Mass det. time= 214.5 min (1,122.5 - 908.0)

Volume	Invert	Avail.Storage	Storage Description
#1	653.00'	40,792 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
653.00	4,556	0	0
654.00	9,959	7,258	7,258
655.00	15,659	12,809	20,067
656.00	18,343	17,001	37,068
656.20	18,905	3,725	40,792

Device	Routing	Invert	Outlet Devices
#1	Primary	648.75'	**1.1" Vert. Orifice/Grate** C= 0.610
#2	Secondary	654.08'	**2.5" Vert. Orifice/Grate** C= 0.610
#3	Tertiary	656.15'	**5.0' long x 0.7' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 Coef. (English) 2.76 2.82 2.93 3.09 3.18 3.22 3.27 3.30 3.32 3.31 3.32

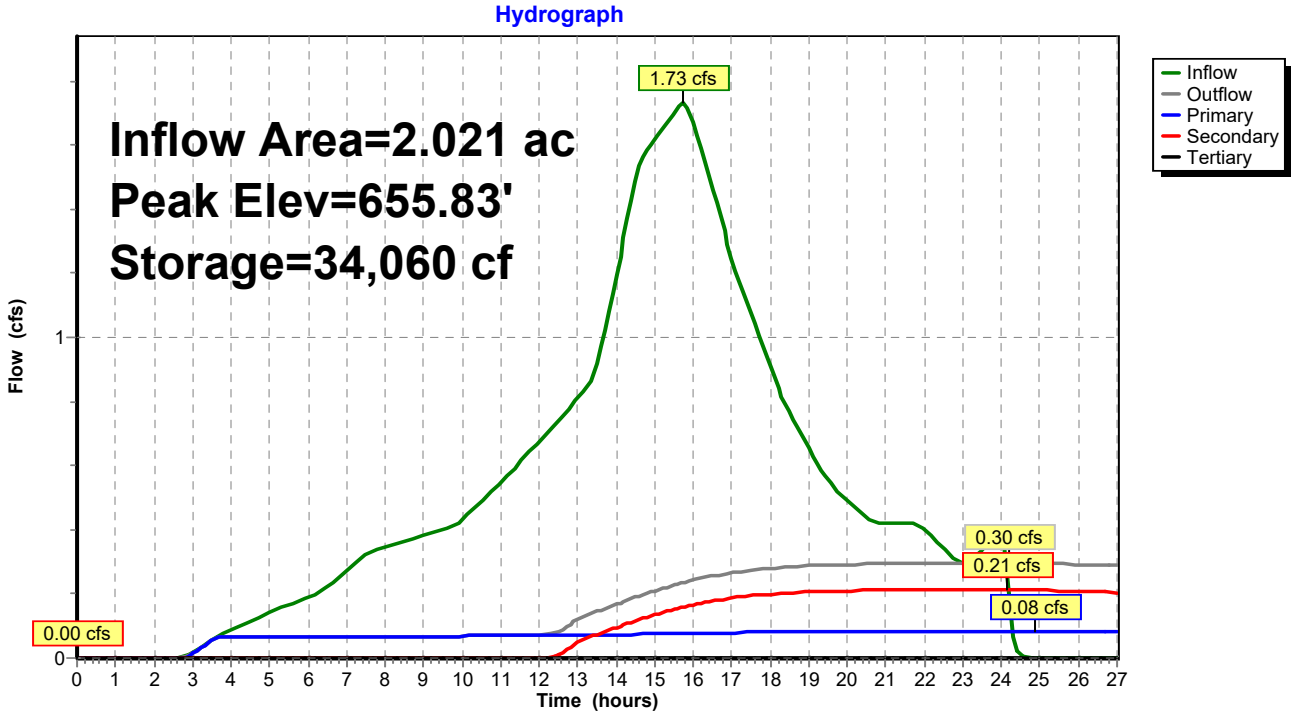
Primary OutFlow Max=0.08 cfs @ 24.86 hrs HW=655.80' TW=649.12' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Orifice Controls 0.08 cfs @ 12.65 fps)

Secondary OutFlow Max=0.21 cfs @ 24.13 hrs HW=655.83' (Free Discharge)
↑—**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 6.29 fps)

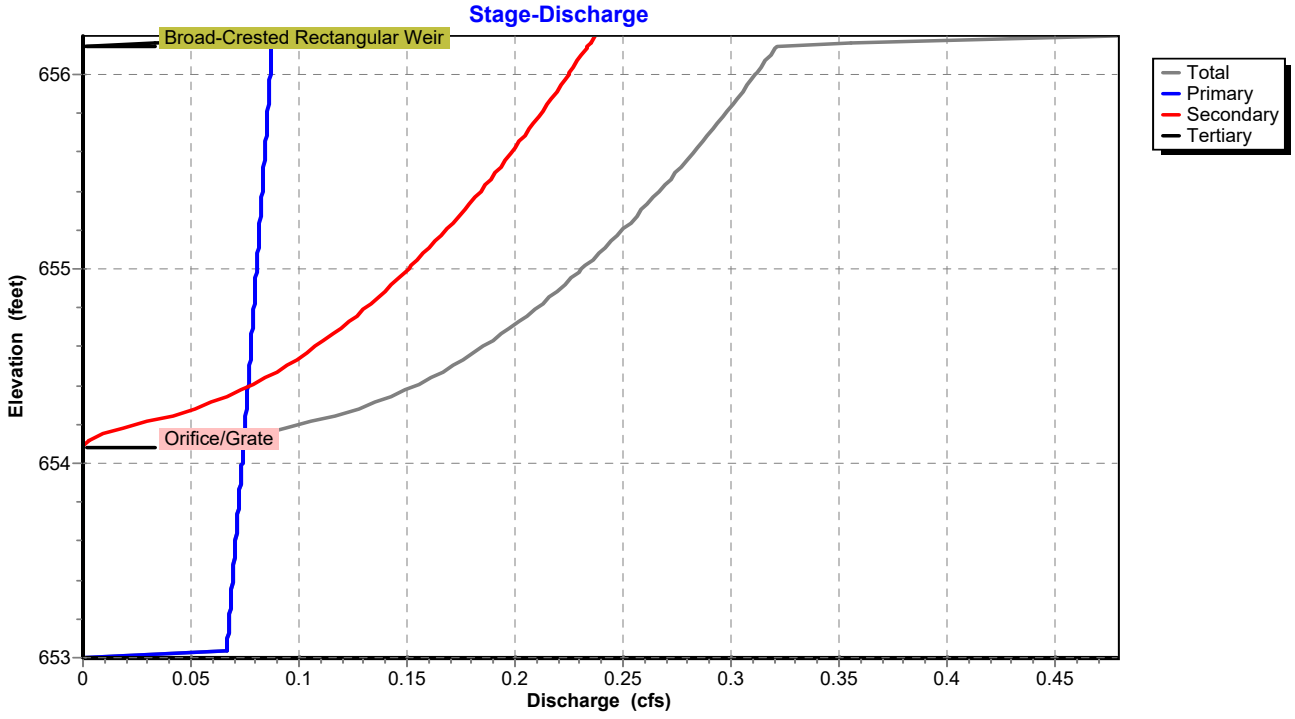
Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=653.00' (Free Discharge)
↑—**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Pond 2P: 2600 Site Detention



Pond 2P: 2600 Site Detention



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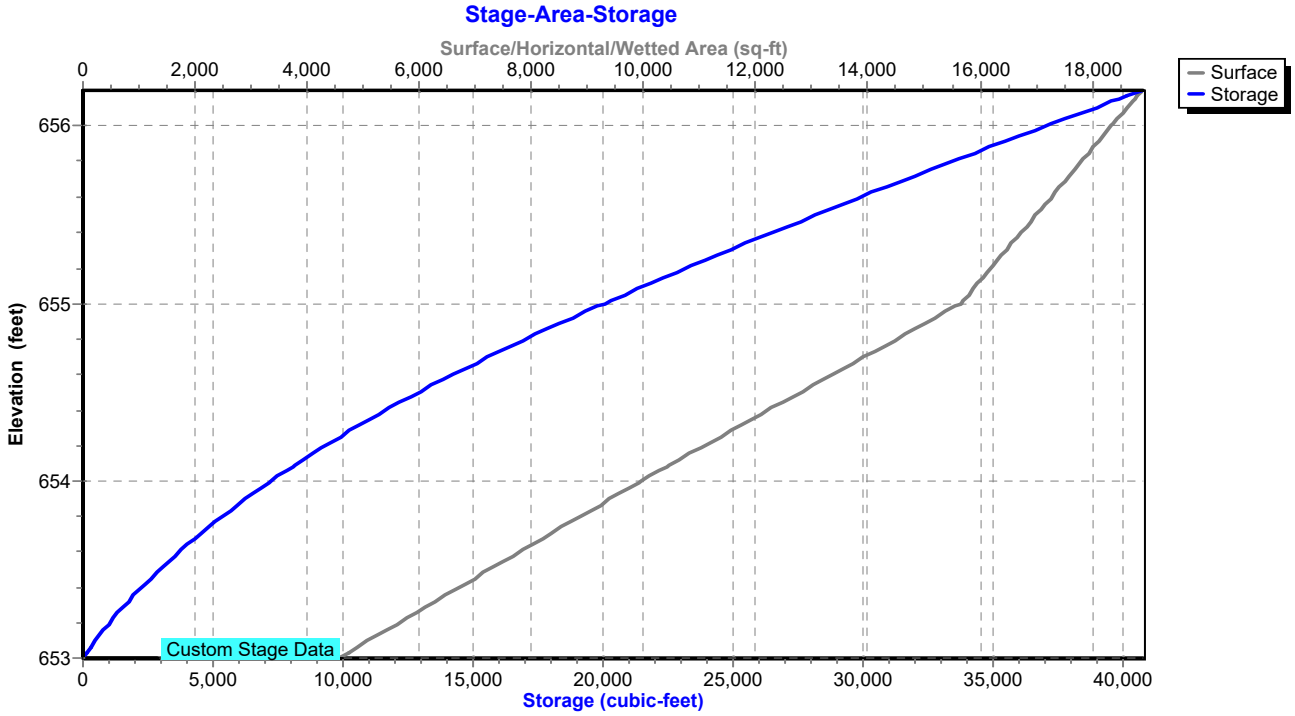
Pond 2P: 2600 Site Detention



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Pond 2P: 2600 Site Detention

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Tertiary (cfs)
0.00	0.00	0	653.00	0.00	0.00	0.00	**0.00**
1.00	0.00	0	653.00	0.00	0.00	0.00	0.00
2.00	0.00	0	653.00	0.00	0.00	0.00	0.00
3.00	0.02	0	653.00	0.02	0.02	0.00	0.00
4.00	0.09	14	653.00	0.06	0.06	0.00	0.00
5.00	0.14	200	653.04	0.06	0.06	0.00	0.00
6.00	0.19	562	653.12	0.07	0.07	0.00	0.00
7.00	0.27	1,135	653.22	0.07	0.07	0.00	0.00
8.00	0.35	2,040	653.37	0.07	0.07	0.00	0.00
9.00	0.38	3,113	653.52	0.07	0.07	0.00	0.00
10.00	0.43	4,308	653.68	0.07	0.07	0.00	0.00
11.00	0.55	5,814	653.85	0.07	0.07	0.00	0.00
12.00	0.67	7,758	654.05	0.07	0.07	0.00	0.00
13.00	0.81	10,108	654.27	0.12	0.07	0.05	0.00
14.00	1.19	13,004	654.50	0.17	0.07	0.09	0.00
15.00	**1.62**	17,546	654.83	0.21	0.07	0.13	0.00
16.00	**1.67**	22,791	655.17	0.24	0.08	0.17	0.00
17.00	1.24	27,119	655.43	0.26	0.08	0.19	0.00
18.00	0.90	30,000	655.60	0.28	0.08	0.20	0.00
19.00	0.65	31,753	655.70	0.29	0.08	0.21	0.00
20.00	0.49	32,722	655.76	0.29	0.08	0.21	0.00
21.00	0.42	33,263	655.79	0.29	0.08	0.21	0.00
22.00	0.40	33,708	655.81	0.30	0.08	0.21	0.00
23.00	0.29	33,871	655.82	0.30	0.08	0.21	0.00
24.00	0.40	**34,028**	**655.83**	**0.30**	**0.08**	**0.21**	0.00
25.00	0.00	**33,269**	**655.79**	**0.29**	**0.08**	**0.21**	0.00
26.00	0.00	32,215	655.73	0.29	0.08	0.21	0.00
27.00	0.00	31,177	655.67	0.29	0.08	0.20	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 2P: 2600 Site Detention

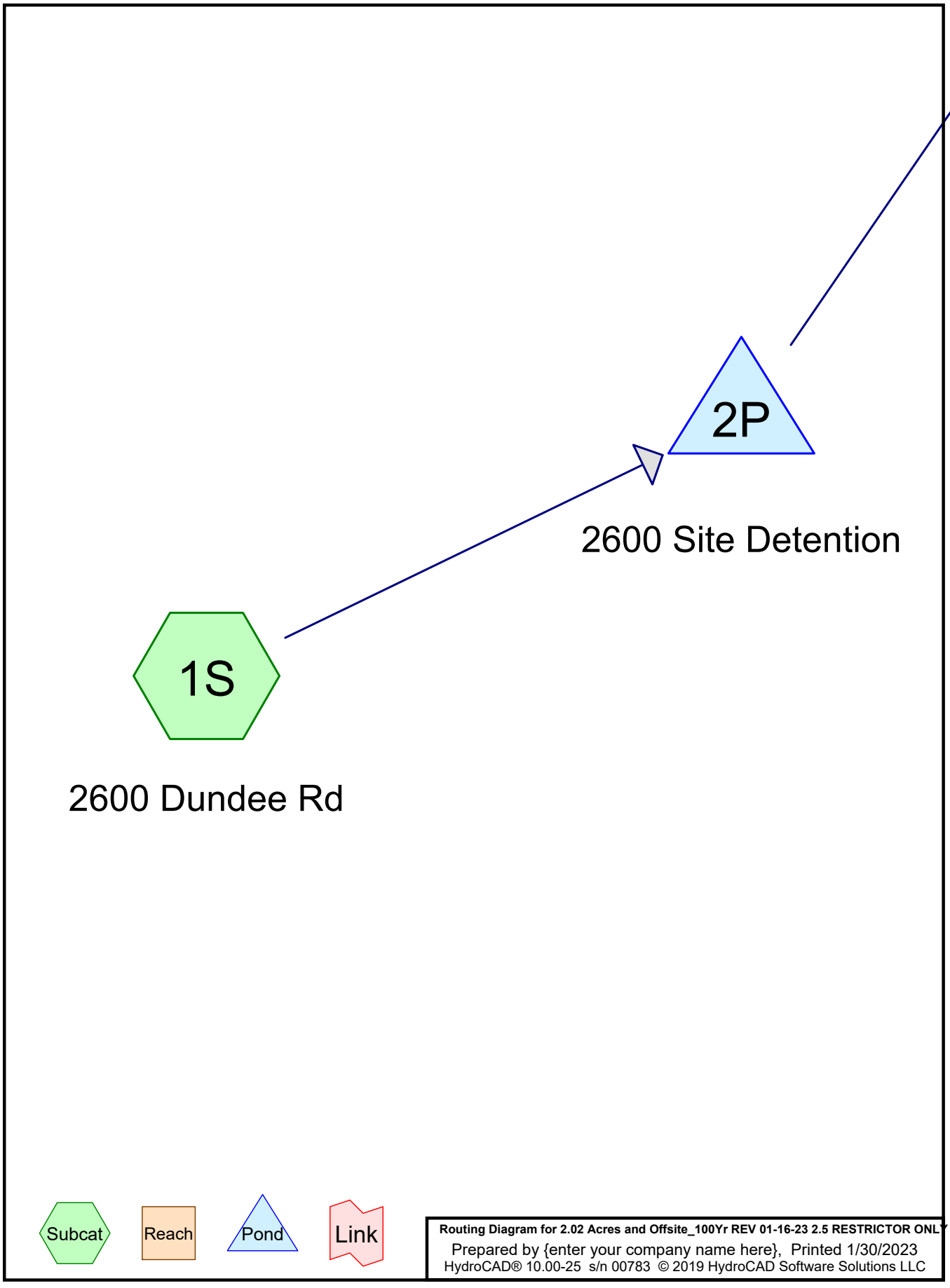
Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)	Tertiary (cfs)
653.00	0.00	0.00	0.00	0.00
653.10	0.07	0.07	0.00	0.00
653.20	0.07	0.07	0.00	0.00
653.30	0.07	0.07	0.00	0.00
653.40	0.07	0.07	0.00	0.00
653.50	0.07	0.07	0.00	0.00
653.60	0.07	0.07	0.00	0.00
653.70	0.07	0.07	0.00	0.00
653.80	0.07	0.07	0.00	0.00
653.90	0.07	0.07	0.00	0.00
654.00	0.07	0.07	0.00	0.00
654.10	0.08	0.07	0.00	0.00
654.20	0.10	0.08	0.02	0.00
654.30	0.13	0.08	0.06	0.00
654.40	0.15	0.08	0.08	0.00
654.50	0.17	0.08	0.09	0.00
654.60	0.19	0.08	0.11	0.00
654.70	0.20	0.08	0.12	0.00
654.80	0.21	0.08	0.13	0.00
654.90	0.22	0.08	0.14	0.00
655.00	0.23	0.08	0.15	0.00
655.10	0.24	0.08	0.16	0.00
655.20	0.25	0.08	0.17	0.00
655.30	0.26	0.08	0.18	0.00
655.40	0.27	0.08	0.18	0.00
655.50	0.28	0.08	0.19	0.00
655.60	0.28	0.08	0.20	0.00
655.70	0.29	0.08	0.21	0.00
655.80	0.30	0.09	0.21	0.00
655.90	0.30	0.09	0.22	0.00
656.00	0.31	0.09	0.22	0.00
656.10	0.32	0.09	0.23	0.00
656.20	**0.48**	**0.09**	**0.24**	**0.15**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 2P: 2600 Site Detention

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
653.00	4,556	0
653.05	4,826	235
653.10	5,096	483
653.15	5,366	744
653.20	5,637	1,019
653.25	5,907	1,308
653.30	6,177	1,610
653.35	6,447	1,926
653.40	6,717	2,255
653.45	6,987	2,597
653.50	7,258	2,953
653.55	7,528	3,323
653.60	7,798	3,706
653.65	8,068	4,103
653.70	8,338	4,513
653.75	8,608	4,937
653.80	8,878	5,374
653.85	9,149	5,824
653.90	9,419	6,289
653.95	9,689	6,766
654.00	9,959	7,258
654.05	10,244	7,763
654.10	10,529	8,282
654.15	10,814	8,815
654.20	11,099	9,363
654.25	11,384	9,925
654.30	11,669	10,502
654.35	11,954	11,092
654.40	12,239	11,697
654.45	12,524	12,316
654.50	12,809	12,950
654.55	13,094	13,597
654.60	13,379	14,259
654.65	13,664	14,935
654.70	13,949	15,625
654.75	14,234	16,330
654.80	14,519	17,049
654.85	14,804	17,782
654.90	15,089	18,529
654.95	15,374	19,291
655.00	15,659	20,067
655.05	15,793	20,853
655.10	15,927	21,646
655.15	16,062	22,446
655.20	16,196	23,252
655.25	16,330	24,065
655.30	16,464	24,885
655.35	16,598	25,712
655.40	16,733	26,545
655.45	16,867	27,385
655.50	17,001	28,232
655.55	17,135	29,085
655.60	17,269	29,945
655.65	17,404	30,812
655.70	17,538	31,685
655.75	17,672	32,566
655.80	17,806	33,453
655.85	17,940	34,346
655.90	18,075	35,247
655.95	18,209	36,154
656.00	18,343	37,068
656.05	18,483	37,988
656.10	18,624	38,916
656.15	18,764	39,851
656.20	**18,905**	**40,792**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.310	74	>75% Grass cover, Good, HSG C (1S)
0.711	98	Paved, Roofs HSG C (1S)
2.021	**82**	**TOTAL AREA**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.021	HSG C	1S
0.000	HSG D	
0.000	Other	
2.021		**TOTAL AREA**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	1.310	0.000	0.000	1.310	>75% Grass cover, Good	1S
0.000	0.000	0.711	0.000	0.000	0.711	Paved, Roofs	1S
0.000	**0.000**	**2.021**	**0.000**	**0.000**	**2.021**	**TOTAL AREA**	

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Time span=0.00-27.00 hrs, dt=0.10 hrs, 271 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: 2600 Dundee Rd Runoff Area=2.021 ac 35.18% Impervious Runoff Depth=6.40"
Flow Length=416' Slope=0.0118 '/' Tc=13.6 min CN=82 Runoff=1.73 cfs 1.078 af

Pond 2P: 2600 Site Detention Peak Elev=655.17' Storage=22,808 cf Inflow=1.73 cfs 1.078 af
Outflow=0.41 cfs 0.660 af

Total Runoff Area = 2.021 ac Runoff Volume = 1.078 af Average Runoff Depth = 6.40"
64.82% Pervious = 1.310 ac 35.18% Impervious = 0.711 ac

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Subcatchment 1S: 2600 Dundee Rd

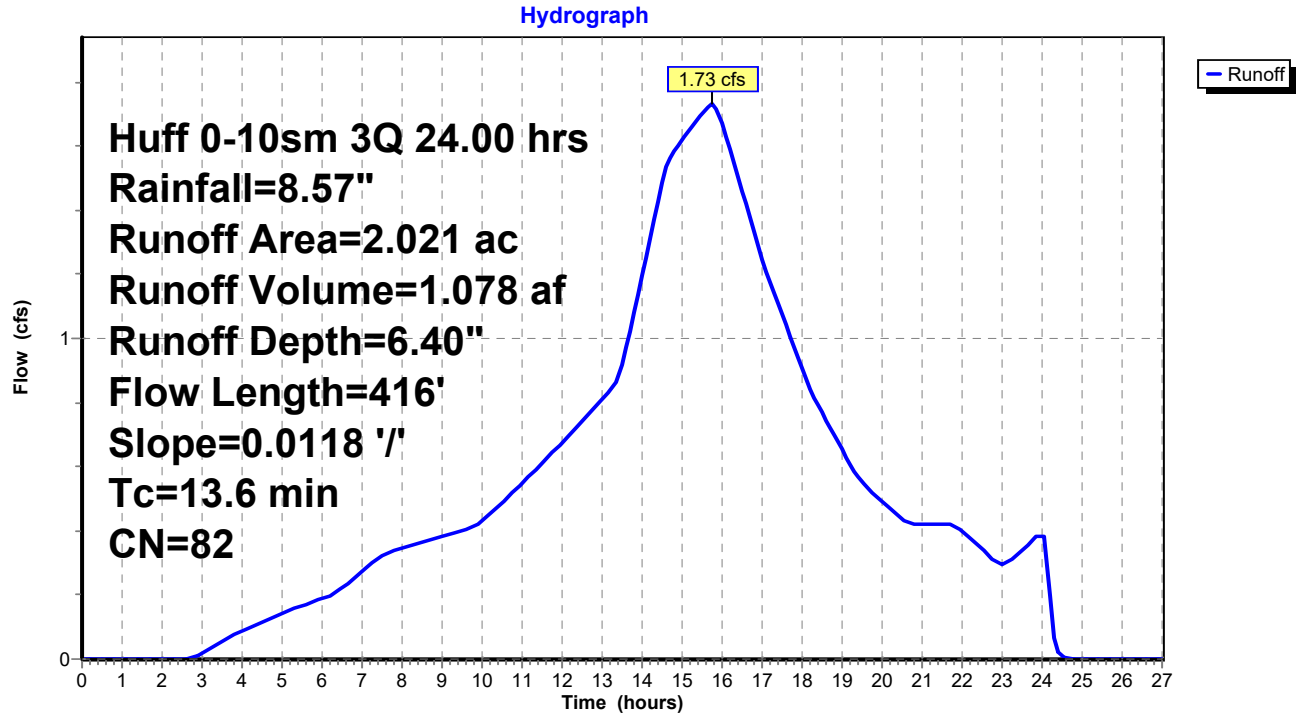
Runoff = 1.73 cfs @ 15.74 hrs, Volume= 1.078 af, Depth= 6.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Huff 0-10sm 3Q 24.00 hrs Rainfall=8.57"

	Area (ac)	CN	Description
*	0.711	98	Paved, Roofs HSG C
	1.310	74	>75% Grass cover, Good, HSG C
	2.021	82	Weighted Average
	1.310		64.82% Pervious Area
	0.711		35.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.6	416	0.0118	0.51		**Lag/CN Method, 2.02 Ac.**

Subcatchment 1S: 2600 Dundee Rd



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Subcatchment 1S: 2600 Dundee Rd

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00
1.00	0.09	0.00	0.00
1.50	0.20	0.00	0.00
2.00	0.30	0.00	0.00
2.50	0.41	0.00	0.00
3.00	0.52	0.00	0.02
3.50	0.63	0.02	0.05
4.00	0.74	0.04	0.09
4.50	0.85	0.06	0.12
5.00	0.96	0.10	0.14
5.50	1.07	0.14	0.17
6.00	1.17	0.18	0.19
6.50	1.29	0.24	0.22
7.00	1.42	0.30	0.27
7.50	1.57	0.38	0.32
8.00	1.71	0.47	0.35
8.50	1.86	0.56	0.37
9.00	2.00	0.65	0.38
9.50	2.15	0.75	0.40
10.00	2.30	0.85	0.43
10.50	2.46	0.97	0.49
11.00	2.64	1.10	0.55
11.50	2.84	1.25	0.61
12.00	3.05	1.41	0.67
12.50	3.27	1.59	0.74
13.00	3.51	1.79	0.81
13.50	3.78	2.01	0.92
14.00	4.11	2.30	1.19
14.50	4.52	2.66	1.48
15.00	4.97	3.05	1.62
15.50	5.43	3.47	**1.70**
16.00	5.88	3.88	**1.67**
16.50	6.28	4.24	1.46
17.00	6.61	4.55	1.24
17.50	6.89	4.82	1.07
18.00	7.13	5.04	0.90
18.50	7.34	5.23	0.77
19.00	7.51	5.39	0.65
19.50	7.65	5.53	0.55
20.00	7.78	5.65	0.49
20.50	7.90	5.76	0.43
21.00	8.00	5.86	0.42
21.50	8.11	5.97	0.42
22.00	8.22	6.07	0.40
22.50	8.31	6.15	0.34
23.00	8.38	6.22	0.29
23.50	8.47	6.31	0.34
24.00	**8.57**	**6.40**	0.40
24.50	8.57	6.40	0.01
25.00	8.57	6.40	0.00
25.50	8.57	6.40	0.00
26.00	8.57	6.40	0.00
26.50	8.57	6.40	0.00
27.00	8.57	6.40	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 2P: 2600 Site Detention

Inflow Area = 2.021 ac, 35.18% Impervious, Inflow Depth = 6.40"
Inflow = 1.73 cfs @ 15.74 hrs, Volume= 1.078 af
Outflow = 0.41 cfs @ 24.76 hrs, Volume= 0.660 af, Atten= 77%, Lag= 541.0 min
Primary = 0.41 cfs @ 24.76 hrs, Volume= 0.660 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 655.17' @ 21.96 hrs Surf.Area= 16,122 sf Storage= 22,808 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 92.7 min (1,000.7 - 908.0)

Volume	Invert	Avail.Storage	Storage Description
#1	653.00'	40,792 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
653.00	4,556	0	0
654.00	9,959	7,258	7,258
655.00	15,659	12,809	20,067
656.00	18,343	17,001	37,068
656.20	18,905	3,725	40,792

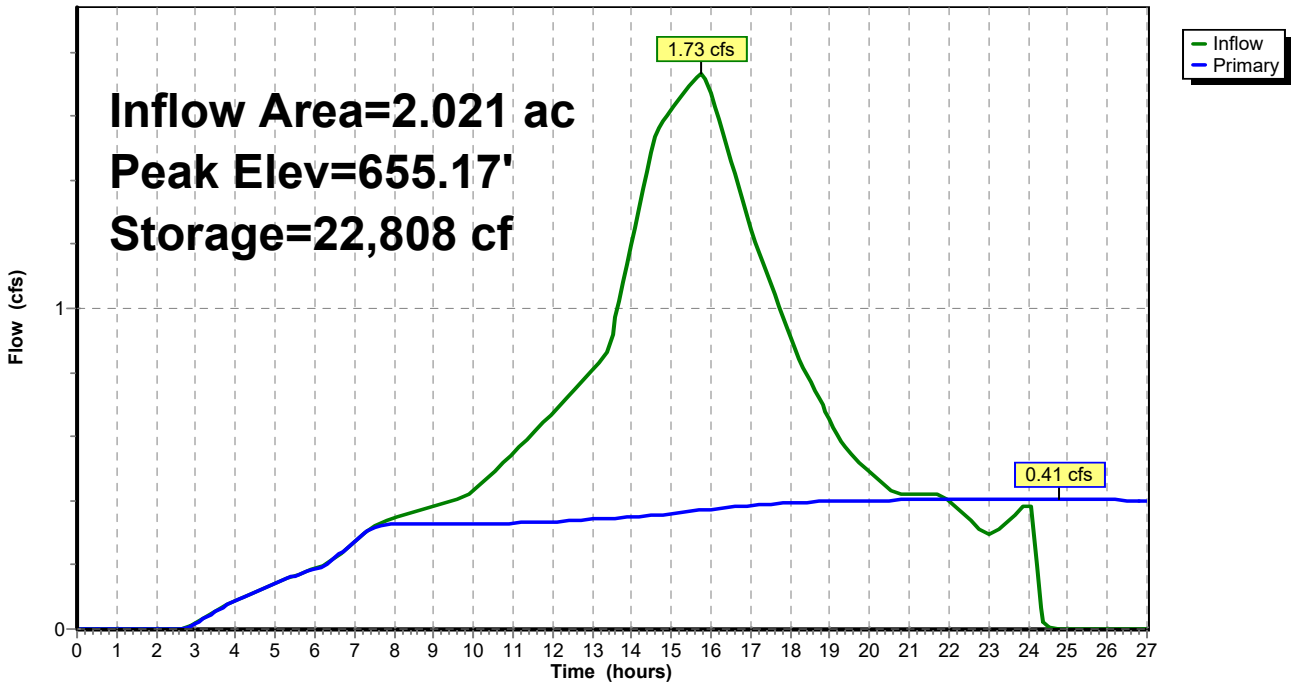
Device	Routing	Invert	Outlet Devices
#1	Primary	648.75'	**2.5" Vert. Orifice/Grate** C= 0.610

Primary OutFlow Max=0.41 cfs @ 24.76 hrs HW=655.09' TW=649.19' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Orifice Controls 0.41 cfs @ 11.89 fps)

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

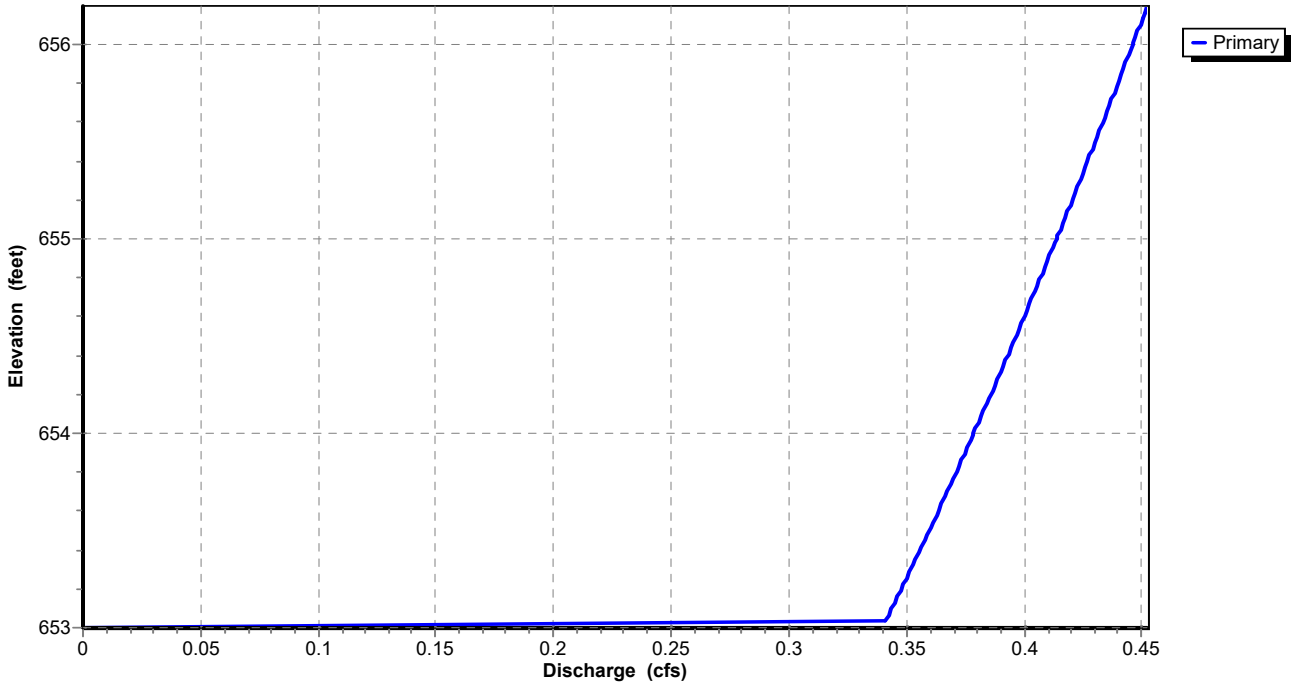
Pond 2P: 2600 Site Detention

Hydrograph



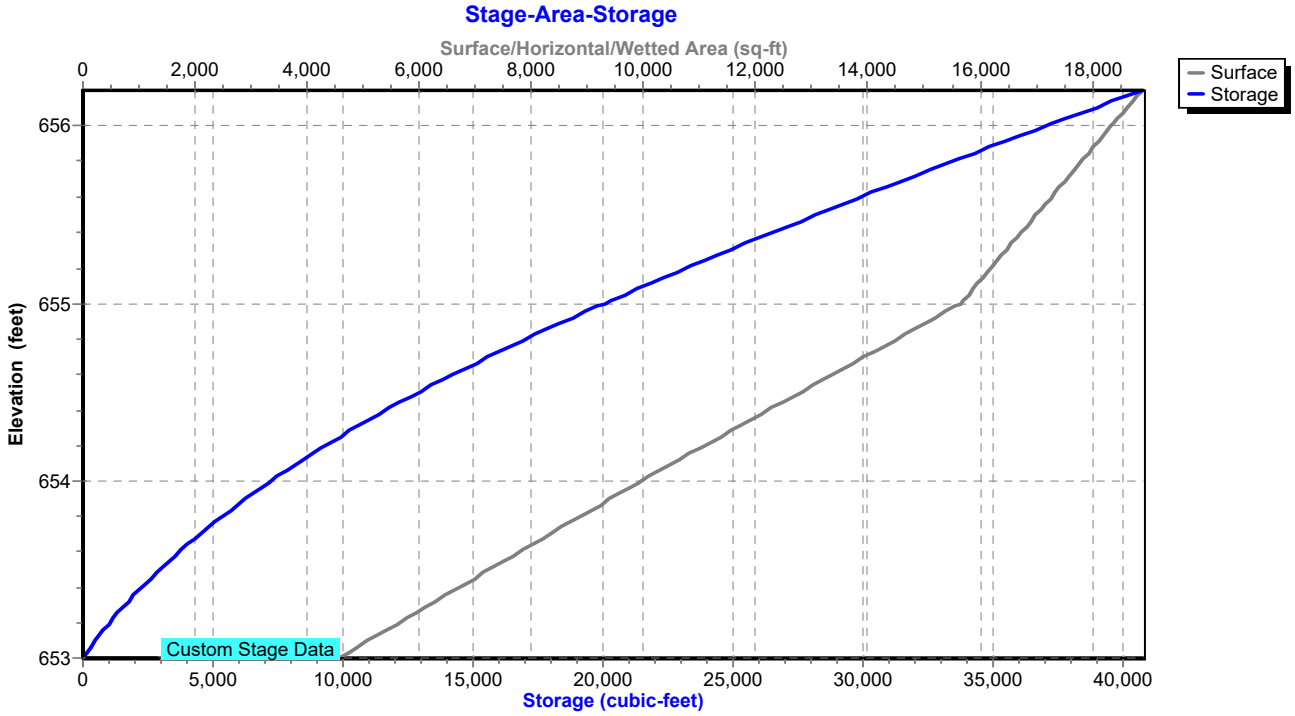
Pond 2P: 2600 Site Detention

Stage-Discharge



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Pond 2P: 2600 Site Detention



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Pond 2P: 2600 Site Detention

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0	653.00	0.00
1.00	0.00	0	653.00	0.00
2.00	0.00	0	653.00	0.00
3.00	0.02	0	653.00	0.02
4.00	0.09	0	653.00	0.09
5.00	0.14	0	653.00	0.14
6.00	0.19	0	653.00	0.19
7.00	0.27	0	653.00	0.27
8.00	0.35	23	653.00	0.32
9.00	0.38	168	653.04	0.32
10.00	0.43	435	653.09	0.33
11.00	0.55	1,008	653.20	0.33
12.00	0.67	2,011	653.36	0.33
13.00	0.81	3,458	653.57	0.34
14.00	1.19	5,635	653.83	0.35
15.00	**1.62**	9,582	654.22	0.36
16.00	**1.67**	14,324	654.60	0.37
17.00	1.24	18,206	654.88	0.38
18.00	0.90	20,670	655.04	0.39
19.00	0.65	22,022	655.12	0.40
20.00	0.49	22,598	655.16	0.40
21.00	0.42	22,749	655.17	0.40
22.00	0.40	**22,807**	**655.17**	0.40
23.00	0.29	22,584	655.16	0.40
24.00	0.40	22,356	655.14	**0.40**
25.00	0.00	21,208	655.07	**0.40**
26.00	0.00	19,755	654.98	0.40
27.00	0.00	18,313	654.89	0.40

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 2P: 2600 Site Detention

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
653.00	0.00	654.04	0.38	655.08	0.42	656.12	0.45
653.02	0.34	654.06	0.38	655.10	0.42	656.14	0.45
653.04	0.34	654.08	0.38	655.12	0.42	656.16	0.45
653.06	0.34	654.10	0.38	655.14	0.42	656.18	0.45
653.08	0.34	654.12	0.38	655.16	0.42	656.20	**0.45**
653.10	0.34	654.14	0.38	655.18	0.42		
653.12	0.34	654.16	0.38	655.20	0.42		
653.14	0.35	654.18	0.39	655.22	0.42		
653.16	0.35	654.20	0.39	655.24	0.42		
653.18	0.35	654.22	0.39	655.26	0.42		
653.20	0.35	654.24	0.39	655.28	0.42		
653.22	0.35	654.26	0.39	655.30	0.42		
653.24	0.35	654.28	0.39	655.32	0.42		
653.26	0.35	654.30	0.39	655.34	0.42		
653.28	0.35	654.32	0.39	655.36	0.43		
653.30	0.35	654.34	0.39	655.38	0.43		
653.32	0.35	654.36	0.39	655.40	0.43		
653.34	0.35	654.38	0.39	655.42	0.43		
653.36	0.35	654.40	0.39	655.44	0.43		
653.38	0.36	654.42	0.39	655.46	0.43		
653.40	0.36	654.44	0.39	655.48	0.43		
653.42	0.36	654.46	0.40	655.50	0.43		
653.44	0.36	654.48	0.40	655.52	0.43		
653.46	0.36	654.50	0.40	655.54	0.43		
653.48	0.36	654.52	0.40	655.56	0.43		
653.50	0.36	654.54	0.40	655.58	0.43		
653.52	0.36	654.56	0.40	655.60	0.43		
653.54	0.36	654.58	0.40	655.62	0.43		
653.56	0.36	654.60	0.40	655.64	0.43		
653.58	0.36	654.62	0.40	655.66	0.44		
653.60	0.36	654.64	0.40	655.68	0.44		
653.62	0.36	654.66	0.40	655.70	0.44		
653.64	0.37	654.68	0.40	655.72	0.44		
653.66	0.37	654.70	0.40	655.74	0.44		
653.68	0.37	654.72	0.40	655.76	0.44		
653.70	0.37	654.74	0.40	655.78	0.44		
653.72	0.37	654.76	0.41	655.80	0.44		
653.74	0.37	654.78	0.41	655.82	0.44		
653.76	0.37	654.80	0.41	655.84	0.44		
653.78	0.37	654.82	0.41	655.86	0.44		
653.80	0.37	654.84	0.41	655.88	0.44		
653.82	0.37	654.86	0.41	655.90	0.44		
653.84	0.37	654.88	0.41	655.92	0.44		
653.86	0.37	654.90	0.41	655.94	0.44		
653.88	0.37	654.92	0.41	655.96	0.44		
653.90	0.37	654.94	0.41	655.98	0.45		
653.92	0.38	654.96	0.41	656.00	0.45		
653.94	0.38	654.98	0.41	656.02	0.45		
653.96	0.38	655.00	0.41	656.04	0.45		
653.98	0.38	655.02	0.41	656.06	0.45		
654.00	0.38	655.04	0.42	656.08	0.45		
654.02	0.38	655.06	0.42	656.10	0.45		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 2P: 2600 Site Detention

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
653.00	4,556	0
653.05	4,826	235
653.10	5,096	483
653.15	5,366	744
653.20	5,637	1,019
653.25	5,907	1,308
653.30	6,177	1,610
653.35	6,447	1,926
653.40	6,717	2,255
653.45	6,987	2,597
653.50	7,258	2,953
653.55	7,528	3,323
653.60	7,798	3,706
653.65	8,068	4,103
653.70	8,338	4,513
653.75	8,608	4,937
653.80	8,878	5,374
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654.00	9,959	7,258
654.05	10,244	7,763
654.10	10,529	8,282
654.15	10,814	8,815
654.20	11,099	9,363
654.25	11,384	9,925
654.30	11,669	10,502
654.35	11,954	11,092
654.40	12,239	11,697
654.45	12,524	12,316
654.50	12,809	12,950
654.55	13,094	13,597
654.60	13,379	14,259
654.65	13,664	14,935
654.70	13,949	15,625
654.75	14,234	16,330
654.80	14,519	17,049
654.85	14,804	17,782
654.90	15,089	18,529
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655.15	16,062	22,446
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655.25	16,330	24,065
655.30	16,464	24,885
655.35	16,598	25,712
655.40	16,733	26,545
655.45	16,867	27,385
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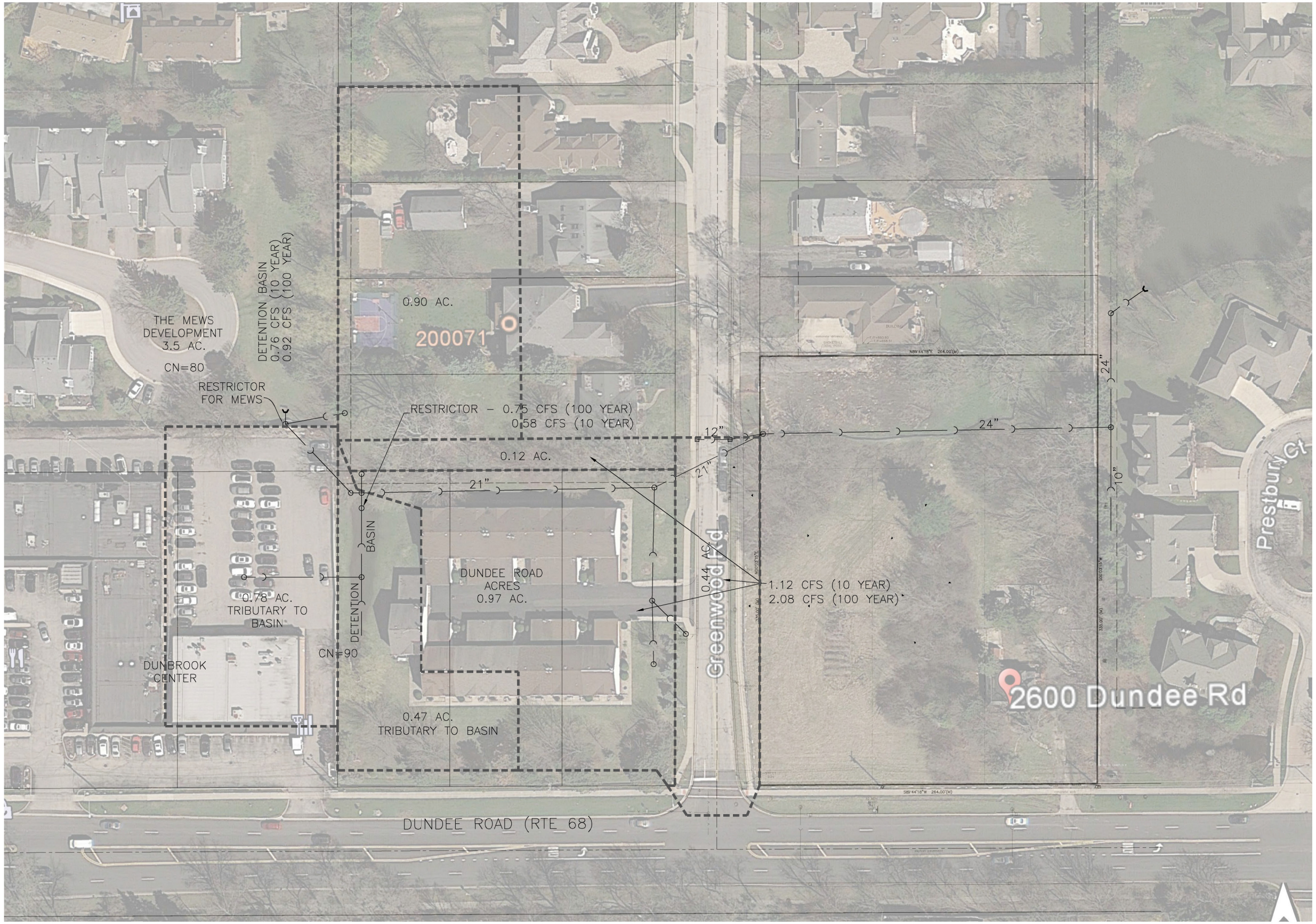
655.55	17,135	29,085
655.60	17,269	29,945
655.65	17,404	30,812
655.70	17,538	31,685
655.75	17,672	32,566
655.80	17,806	33,453
655.85	17,940	34,346
655.90	18,075	35,247
655.95	18,209	36,154
656.00	18,343	37,068
656.05	18,483	37,988
656.10	18,624	38,916
656.15	18,764	39,851
656.20	**18,905**	**40,792**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

100-Year
Offsite Capacity Analysis

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)



OFFSITE-TRIBUTARY EXHIBIT

N

REVISIONS

DATE	DESCRIPTION	DRAWN
05/07/19	IDOT REVIEW	S.R.M

IG CONSULTING, INC.
INFRACON & GEOCON
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e-mail: ig@igconsulting.net

OFFSITE– TRIBUTARY EXHIBIT | DESIGN: J.K. | DRAFTING: S.R.M. | SCALE: 1"=80' | DATE: 02/01/18

FIRM NO. 184-001330

DUNWOOD ESTATES SUBDIVISION
DUNDEE ROAD & GREENWOOD ROAD
NORTHBROOK, ILLINOIS

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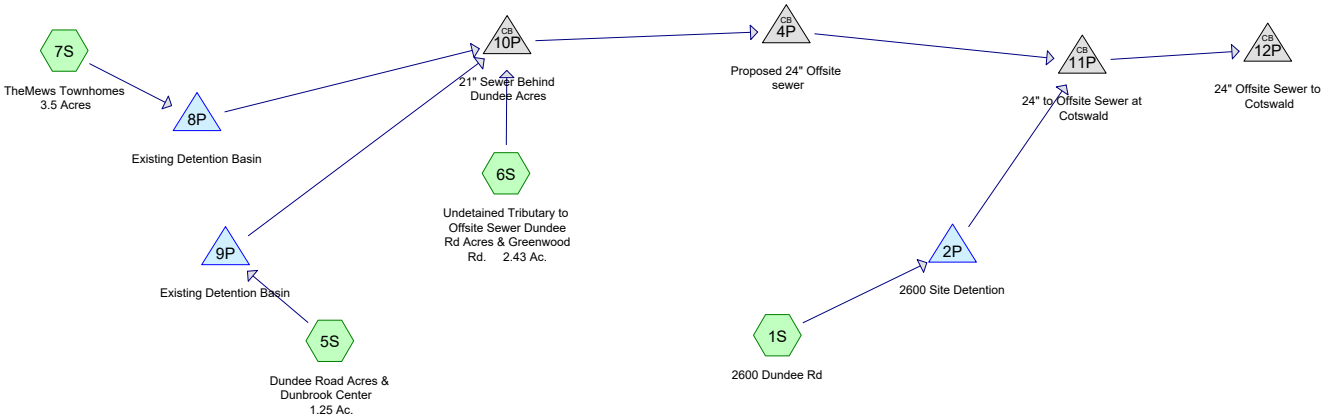
PROJECT No. 16153

1 of 1



Subcat Reach Pond Link

Routing Diagram for 2.02 Acres and Offsite_100Yr REV 01-16-23
Prepared by {enter your company name here}, Printed 1/30/2023
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Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

2.02 Acres and Offsite_100Yr REV 01-16-23

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.790	74	>75% Grass cover, Good, HSG C (1S, 6S)
0.850	98	Impervious Area (5S)
0.950	98	Paved parking, HSG A (6S)
0.711	98	Paved, Roofs HSG C (1S)
0.400	74	Pervious Area (5S)
3.500	80	Townhome Development (7S)
9.201	**83**	**TOTAL AREA**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.950	HSG A	6S
0.000	HSG B	
3.501	HSG C	1S, 6S
0.000	HSG D	
4.750	Other	5S, 7S
9.201		**TOTAL AREA**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

2.02 Acres and Offsite_100Yr REV 01-16-23

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	2.790	0.000	0.000	2.790	>75% Grass cover, Good	1S, 6S
0.000	0.000	0.000	0.000	0.850	0.850	Impervious Area	5S
0.950	0.000	0.000	0.000	0.000	0.950	Paved parking	6S
0.000	0.000	0.711	0.000	0.000	0.711	Paved, Roofs	1S
0.000	0.000	0.000	0.000	0.400	0.400	Pervious Area	5S
0.000	0.000	0.000	0.000	3.500	3.500	Townhome Development	7S
0.950	**0.000**	**3.501**	**0.000**	**4.750**	**9.201**	**TOTAL AREA**	

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

2.02 Acres and Offsite_100Yr REV 01-16-23

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Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	4P	653.55	650.26	341.0	0.0096	0.013	24.0	0.0	0.0
2	10P	655.00	653.55	322.0	0.0045	0.013	21.0	0.0	0.0
3	11P	648.71	648.50	10.0	0.0210	0.010	24.0	0.0	0.0
4	12P	647.43	647.10	40.0	0.0082	0.013	24.0	0.0	0.0

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Time span=0.00-27.00 hrs, dt=0.10 hrs, 271 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: 2600 Dundee Rd Runoff Area=2.021 ac 35.18% Impervious Runoff Depth=6.40"
Flow Length=416' Slope=0.0118 '/' Tc=13.6 min CN=82 Runoff=1.73 cfs 1.078 af

Subcatchment 5S: Dundee Road Acres & Runoff Area=1.250 ac 68.00% Impervious Runoff Depth=7.37"
Flow Length=200' Slope=0.0100 '/' Tc=6.2 min CN=90 Runoff=1.15 cfs 0.767 af

Subcatchment 6S: Undetained Tributary to Runoff Area=2.430 ac 39.09% Impervious Runoff Depth=6.52"
Flow Length=525' Tc=31.4 min CN=83 Runoff=2.08 cfs 1.321 af

Subcatchment 7S: TheMews Townhomes Runoff Area=3.500 ac 0.00% Impervious Runoff Depth=6.16"
Flow Length=591' Slope=0.0100 '/' Tc=20.9 min CN=80 Runoff=2.91 cfs 1.797 af

Pond 2P: 2600 Site Detention Peak Elev=655.83' Storage=34,060 cf Inflow=1.73 cfs 1.078 af
Primary=0.08 cfs 0.147 af Secondary=0.21 cfs 0.217 af Tertiary=0.00 cfs 0.000 af Outflow=0.30 cfs 0.364 af

Pond 4P: Proposed 24" Offsite sewer Peak Elev=654.36' Inflow=3.66 cfs 3.447 af
24.0" Round Culvert n=0.013 L=341.0' S=0.0096 '/' Outflow=3.66 cfs 3.447 af

Pond 8P: Existing Detention Basin Peak Elev=661.22' Storage=31,604 cf Inflow=2.91 cfs 1.797 af
Outflow=0.92 cfs 1.358 af

Pond 9P: Existing Detention Basin Peak Elev=659.20' Storage=4,170 cf Inflow=1.15 cfs 0.767 af
Primary=0.75 cfs 0.768 af Secondary=0.00 cfs 0.000 af Outflow=0.75 cfs 0.768 af

Pond 10P: 21" Sewer Behind Dundee Acres Peak Elev=655.98' Inflow=3.66 cfs 3.447 af
21.0" Round Culvert n=0.013 L=322.0' S=0.0045 '/' Outflow=3.66 cfs 3.447 af

Pond 11P: 24" to Offsite Sewer at Cotswald Peak Elev=649.59' Inflow=3.73 cfs 3.594 af
24.0" Round Culvert n=0.010 L=10.0' S=0.0210 '/' Outflow=3.73 cfs 3.594 af

Pond 12P: 24" Offsite Sewer to Cotswald Peak Elev=648.33' Inflow=3.73 cfs 3.594 af
24.0" Round Culvert n=0.013 L=40.0' S=0.0082 '/' Outflow=3.73 cfs 3.594 af

Total Runoff Area = 9.201 ac Runoff Volume = 4.964 af Average Runoff Depth = 6.47"
72.71% Pervious = 6.690 ac 27.29% Impervious = 2.511 ac

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Subcatchment 1S: 2600 Dundee Rd

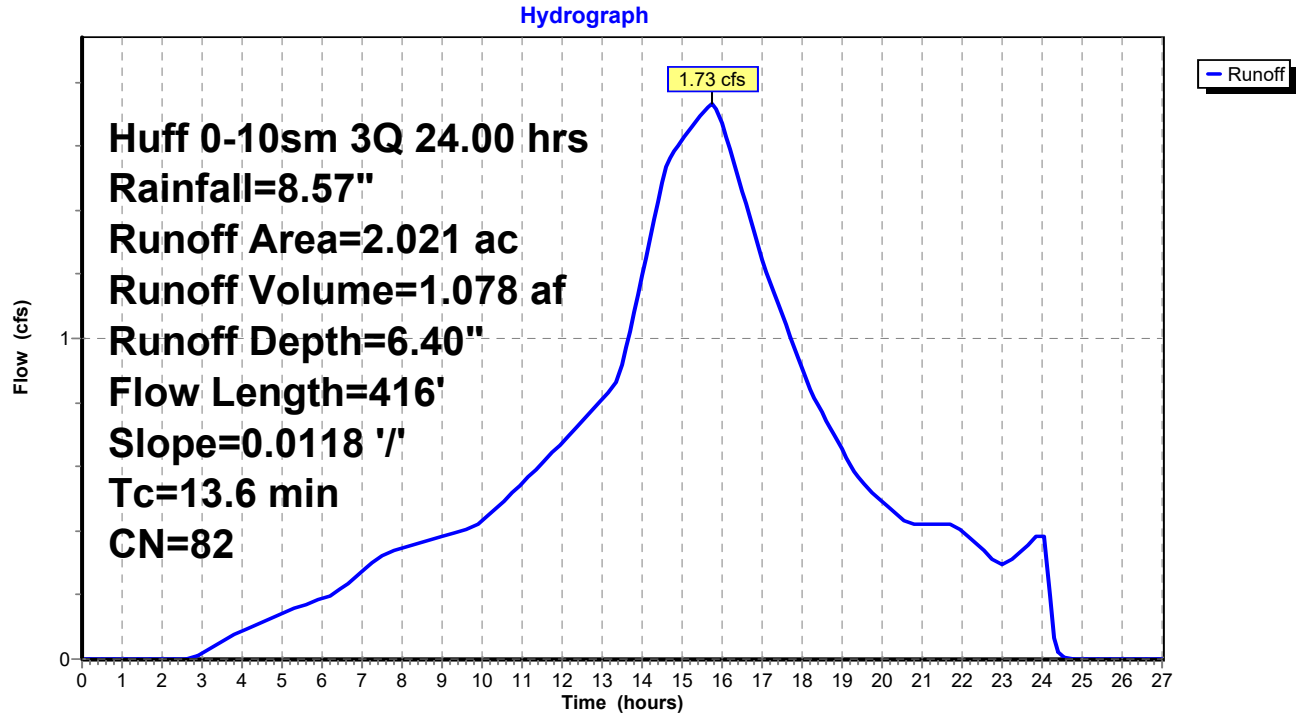
Runoff = 1.73 cfs @ 15.74 hrs, Volume= 1.078 af, Depth= 6.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Huff 0-10sm 3Q 24.00 hrs Rainfall=8.57"

	Area (ac)	CN	Description
*	0.711	98	Paved, Roofs HSG C
	1.310	74	>75% Grass cover, Good, HSG C
	2.021	82	Weighted Average
	1.310		64.82% Pervious Area
	0.711		35.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.6	416	0.0118	0.51		**Lag/CN Method, 2.02 Ac.**

Subcatchment 1S: 2600 Dundee Rd



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Subcatchment 1S: 2600 Dundee Rd

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00
1.00	0.09	0.00	0.00
1.50	0.20	0.00	0.00
2.00	0.30	0.00	0.00
2.50	0.41	0.00	0.00
3.00	0.52	0.00	0.02
3.50	0.63	0.02	0.05
4.00	0.74	0.04	0.09
4.50	0.85	0.06	0.12
5.00	0.96	0.10	0.14
5.50	1.07	0.14	0.17
6.00	1.17	0.18	0.19
6.50	1.29	0.24	0.22
7.00	1.42	0.30	0.27
7.50	1.57	0.38	0.32
8.00	1.71	0.47	0.35
8.50	1.86	0.56	0.37
9.00	2.00	0.65	0.38
9.50	2.15	0.75	0.40
10.00	2.30	0.85	0.43
10.50	2.46	0.97	0.49
11.00	2.64	1.10	0.55
11.50	2.84	1.25	0.61
12.00	3.05	1.41	0.67
12.50	3.27	1.59	0.74
13.00	3.51	1.79	0.81
13.50	3.78	2.01	0.92
14.00	4.11	2.30	1.19
14.50	4.52	2.66	1.48
15.00	4.97	3.05	1.62
15.50	5.43	3.47	**1.70**
16.00	5.88	3.88	**1.67**
16.50	6.28	4.24	1.46
17.00	6.61	4.55	1.24
17.50	6.89	4.82	1.07
18.00	7.13	5.04	0.90
18.50	7.34	5.23	0.77
19.00	7.51	5.39	0.65
19.50	7.65	5.53	0.55
20.00	7.78	5.65	0.49
20.50	7.90	5.76	0.43
21.00	8.00	5.86	0.42
21.50	8.11	5.97	0.42
22.00	8.22	6.07	0.40
22.50	8.31	6.15	0.34
23.00	8.38	6.22	0.29
23.50	8.47	6.31	0.34
24.00	**8.57**	**6.40**	0.40
24.50	8.57	6.40	0.01
25.00	8.57	6.40	0.00
25.50	8.57	6.40	0.00
26.00	8.57	6.40	0.00
26.50	8.57	6.40	0.00
27.00	8.57	6.40	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Subcatchment 5S: Dundee Road Acres & Dunbrook Center 1.25 Ac.

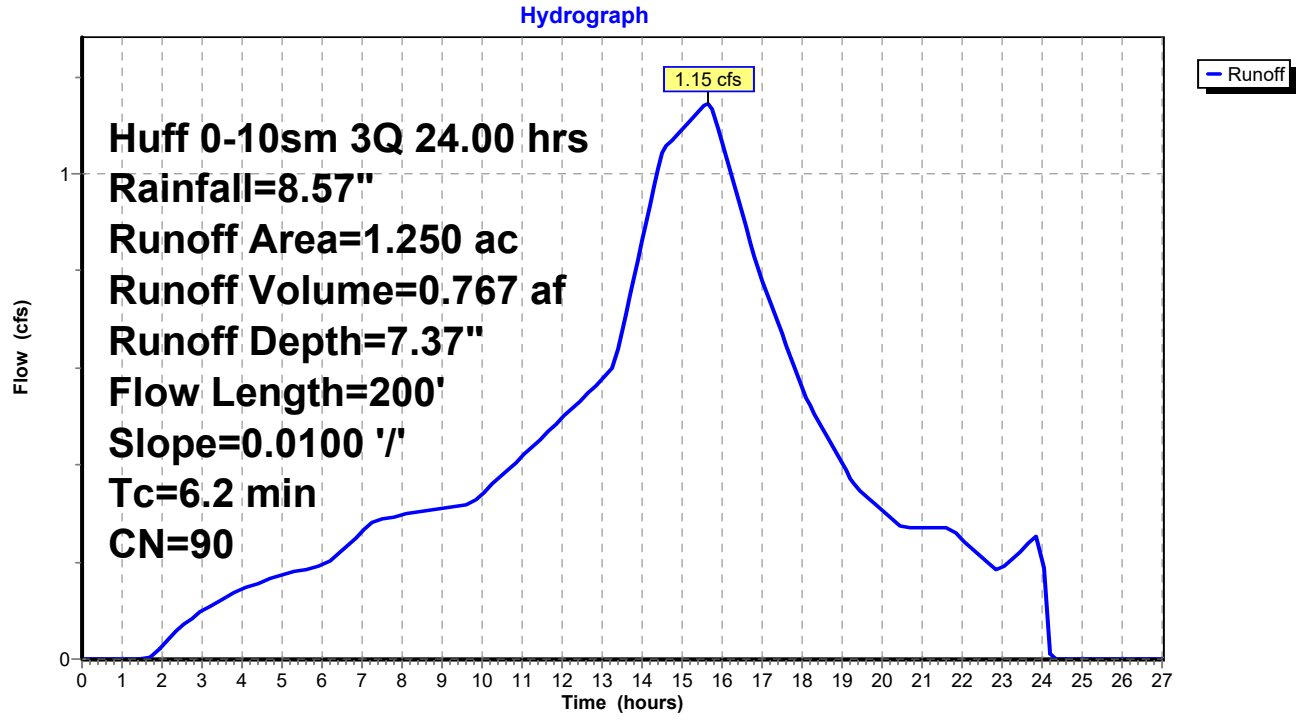
Runoff = 1.15 cfs @ 15.65 hrs, Volume= 0.767 af, Depth= 7.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Huff 0-10sm 3Q 24.00 hrs Rainfall=8.57"

	Area (ac)	CN	Description
*	0.850	98	Impervious Area
*	0.400	74	Pervious Area
	1.250	90	Weighted Average
	0.400		32.00% Pervious Area
	0.850		68.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	200	0.0100	0.54		**Lag/CN Method, parking lot**

Subcatchment 5S: Dundee Road Acres & Dunbrook Center 1.25 Ac.



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Subcatchment 5S: Dundee Road Acres & Dunbrook Center 1.25 Ac.

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00
1.00	0.09	0.00	0.00
1.50	0.20	0.00	0.00
2.00	0.30	0.01	0.03
2.50	0.41	0.03	0.07
3.00	0.52	0.06	0.10
3.50	0.63	0.11	0.12
4.00	0.74	0.16	0.14
4.50	0.85	0.23	0.16
5.00	0.96	0.29	0.17
5.50	1.07	0.36	0.18
6.00	1.17	0.44	0.19
6.50	1.29	0.52	0.22
7.00	1.42	0.62	0.26
7.50	1.57	0.74	0.29
8.00	1.71	0.85	0.30
8.50	1.86	0.97	0.30
9.00	2.00	1.09	0.31
9.50	2.15	1.22	0.32
10.00	2.30	1.35	0.34
10.50	2.46	1.50	0.38
11.00	2.64	1.66	0.42
11.50	2.84	1.83	0.46
12.00	3.05	2.03	0.50
12.50	3.27	2.23	0.54
13.00	3.51	2.46	0.58
13.50	3.78	2.71	0.68
14.00	4.11	3.03	0.86
14.50	4.52	3.42	1.04
15.00	4.97	3.85	1.09
15.50	5.43	4.29	**1.14**
16.00	5.88	4.73	**1.07**
16.50	6.28	5.11	0.92
17.00	6.61	5.44	0.78
17.50	6.89	5.72	0.67
18.00	7.13	5.95	0.56
18.50	7.34	6.15	0.48
19.00	7.51	6.32	0.40
19.50	7.65	6.46	0.34
20.00	7.78	6.59	0.31
20.50	7.90	6.70	0.27
21.00	8.00	6.81	0.27
21.50	8.11	6.92	0.27
22.00	8.22	7.02	0.25
22.50	8.31	7.11	0.21
23.00	8.38	7.18	0.19
23.50	8.47	7.27	0.23
24.00	**8.57**	**7.37**	0.26
24.50	8.57	7.37	0.00
25.00	8.57	7.37	0.00
25.50	8.57	7.37	0.00
26.00	8.57	7.37	0.00
26.50	8.57	7.37	0.00
27.00	8.57	7.37	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

nary for Subcatchment 6S: Undetained Tributary to Offsite Sewer Dundee Rd Acres & Greenwood .

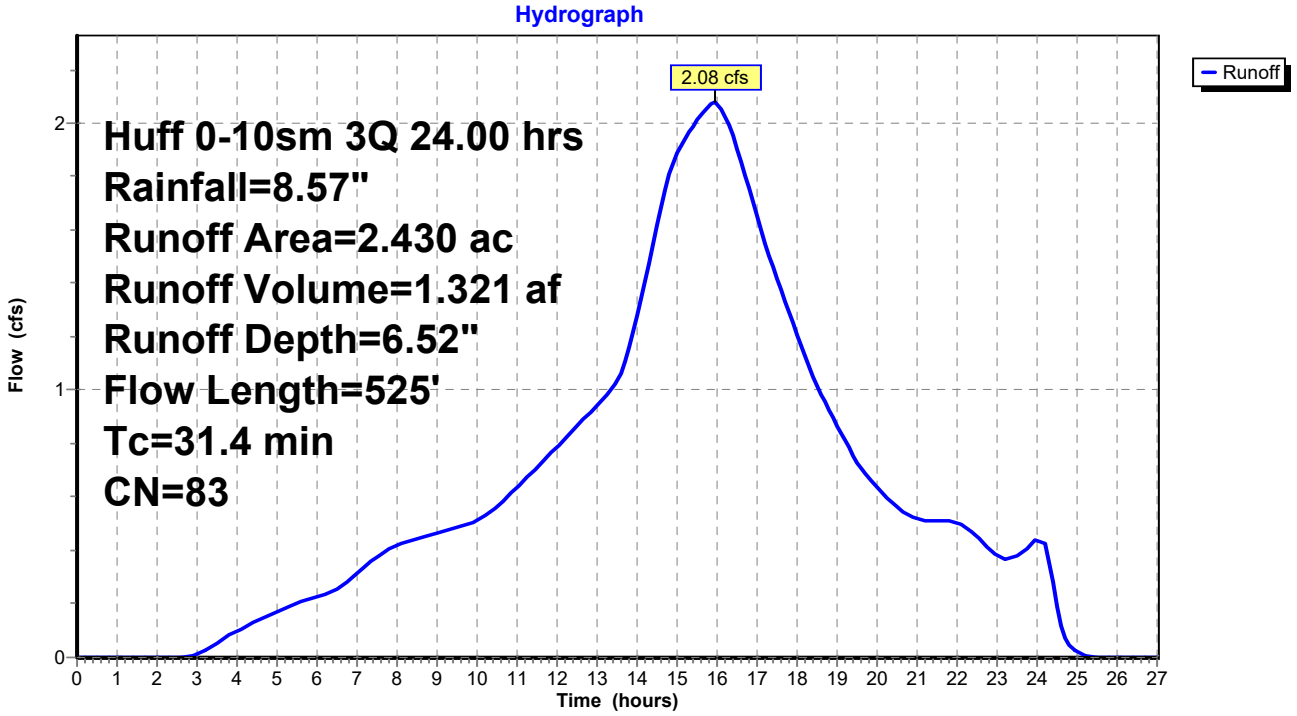
Runoff = 2.08 cfs @ 15.93 hrs, Volume= 1.321 af, Depth= 6.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Huff 0-10sm 3Q 24.00 hrs Rainfall=8.57"

Area (ac)	CN	Description
1.480	74	>75% Grass cover, Good, HSG C
0.950	98	Paved parking, HSG A
2.430	83	Weighted Average
1.480		60.91% Pervious Area
0.950		39.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.7	150	0.0100	0.09		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.04"
4.7	375	0.0080	1.34		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
31.4	525	Total			

Subcatchment 6S: Undetained Tributary to Offsite Sewer Dundee Rd Acres & Greenwood Rd. 2 A



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

drograph for Subcatchment 6S: Undetained Tributary to Offsite Sewer Dundee Rd Acres & Greenwood Rc 2.

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	8.57	6.52	0.00
0.50	0.02	0.00	0.00	26.50	8.57	6.52	0.00
1.00	0.09	0.00	0.00	27.00	8.57	6.52	0.00
1.50	0.20	0.00	0.00				
2.00	0.30	0.00	0.00				
2.50	0.41	0.00	0.00				
3.00	0.52	0.01	0.01				
3.50	0.63	0.02	0.06				
4.00	0.74	0.05	0.10				
4.50	0.85	0.08	0.14				
5.00	0.96	0.12	0.17				
5.50	1.07	0.16	0.20				
6.00	1.17	0.21	0.23				
6.50	1.29	0.27	0.26				
7.00	1.42	0.34	0.31				
7.50	1.57	0.42	0.38				
8.00	1.71	0.51	0.42				
8.50	1.86	0.60	0.45				
9.00	2.00	0.70	0.47				
9.50	2.15	0.80	0.49				
10.00	2.30	0.90	0.51				
10.50	2.46	1.03	0.56				
11.00	2.64	1.16	0.64				
11.50	2.84	1.32	0.71				
12.00	3.05	1.48	0.79				
12.50	3.27	1.67	0.86				
13.00	3.51	1.87	0.94				
13.50	3.78	2.09	1.03				
14.00	4.11	2.38	1.28				
14.50	4.52	2.75	1.62				
15.00	4.97	3.15	1.89				
15.50	5.43	3.57	**2.01**				
16.00	5.88	3.98	**2.07**				
16.50	6.28	4.35	1.90				
17.00	6.61	4.66	1.65				
17.50	6.89	4.93	1.41				
18.00	7.13	5.15	1.21				
18.50	7.34	5.35	1.02				
19.00	7.51	5.51	0.87				
19.50	7.65	5.65	0.73				
20.00	7.78	5.77	0.63				
20.50	7.90	5.88	0.56				
21.00	8.00	5.98	0.52				
21.50	8.11	6.09	0.51				
22.00	8.22	6.18	0.50				
22.50	8.31	6.27	0.45				
23.00	8.38	6.34	0.38				
23.50	8.47	6.43	0.38				
24.00	**8.57**	**6.52**	0.44				
24.50	8.57	6.52	0.19				
25.00	8.57	6.52	0.02				
25.50	8.57	6.52	0.00				

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Subcatchment 7S: TheMews Townhomes 3.5 Acres

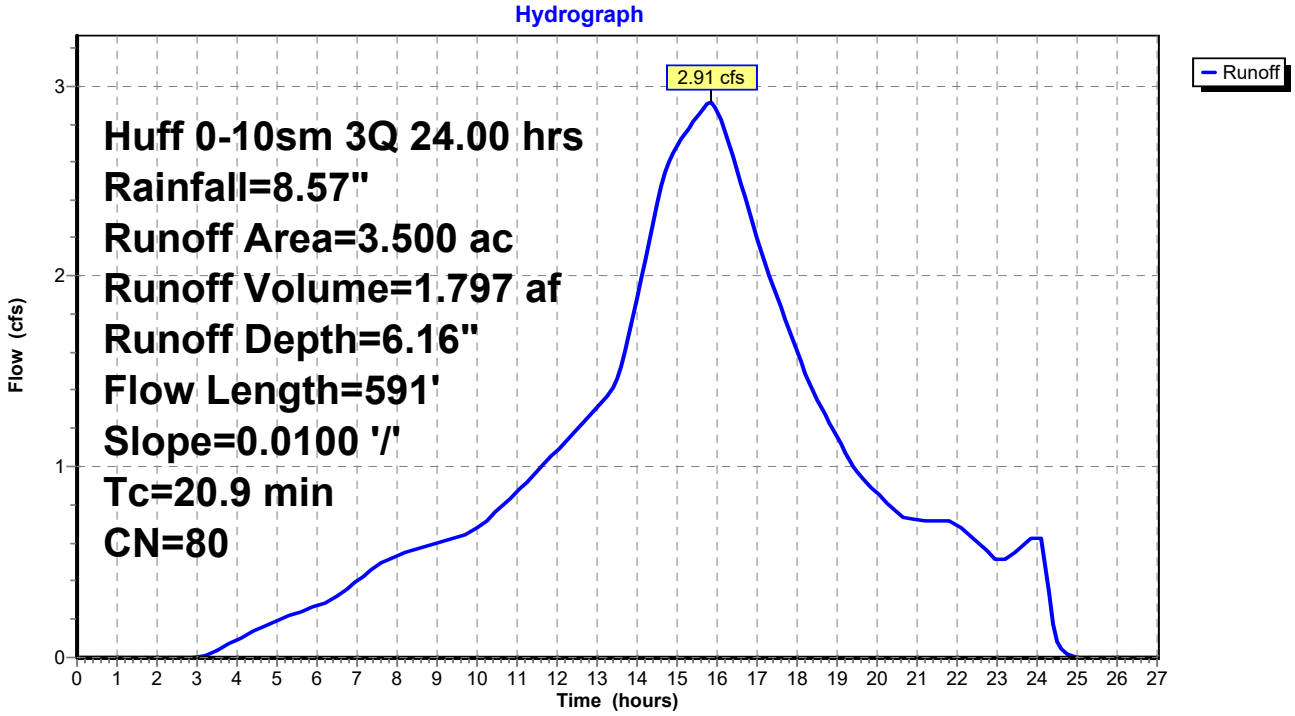
Runoff = 2.91 cfs @ 15.83 hrs, Volume= 1.797 af, Depth= 6.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Huff 0-10sm 3Q 24.00 hrs Rainfall=8.57"

	Area (ac)	CN	Description
*	3.500	80	Townhome Development
	3.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.9	591	0.0100	0.47		**Lag/CN Method,**

Subcatchment 7S: TheMews Townhomes 3.5 Acres



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Subcatchment 7S: TheMews Townhomes 3.5 Acres

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00
1.00	0.09	0.00	0.00
1.50	0.20	0.00	0.00
2.00	0.30	0.00	0.00
2.50	0.41	0.00	0.00
3.00	0.52	0.00	0.00
3.50	0.63	0.01	0.04
4.00	0.74	0.02	0.09
4.50	0.85	0.04	0.15
5.00	0.96	0.07	0.19
5.50	1.07	0.10	0.23
6.00	1.17	0.14	0.27
6.50	1.29	0.19	0.32
7.00	1.42	0.25	0.40
7.50	1.57	0.32	0.49
8.00	1.71	0.40	0.53
8.50	1.86	0.48	0.57
9.00	2.00	0.56	0.60
9.50	2.15	0.65	0.63
10.00	2.30	0.75	0.68
10.50	2.46	0.86	0.77
11.00	2.64	0.99	0.87
11.50	2.84	1.13	0.98
12.00	3.05	1.28	1.09
12.50	3.27	1.46	1.20
13.00	3.51	1.64	1.31
13.50	3.78	1.86	1.46
14.00	4.11	2.14	1.89
14.50	4.52	2.48	2.38
15.00	4.97	2.87	2.69
15.50	5.43	3.27	**2.84**
16.00	5.88	3.68	**2.87**
16.50	6.28	4.03	2.56
17.00	6.61	4.33	2.20
17.50	6.89	4.60	1.89
18.00	7.13	4.82	1.61
18.50	7.34	5.01	1.36
19.00	7.51	5.17	1.16
19.50	7.65	5.30	0.97
20.00	7.78	5.42	0.86
20.50	7.90	5.53	0.76
21.00	8.00	5.63	0.72
21.50	8.11	5.73	0.72
22.00	8.22	5.83	0.70
22.50	8.31	5.91	0.61
23.00	8.38	5.98	0.51
23.50	8.47	6.07	0.56
24.00	**8.57**	**6.16**	0.66
24.50	8.57	6.16	0.08
25.00	8.57	6.16	0.00
25.50	8.57	6.16	0.00
26.00	8.57	6.16	0.00
26.50	8.57	6.16	0.00
27.00	8.57	6.16	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 2P: 2600 Site Detention

Inflow Area = 2.021 ac, 35.18% Impervious, Inflow Depth = 6.40"
Inflow = 1.73 cfs @ 15.74 hrs, Volume= 1.078 af
Outflow = 0.30 cfs @ 24.21 hrs, Volume= 0.364 af, Atten= 83%, Lag= 507.9 min
Primary = 0.08 cfs @ 24.86 hrs, Volume= 0.147 af
Secondary = 0.21 cfs @ 24.13 hrs, Volume= 0.217 af
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 655.83' @ 24.13 hrs Surf.Area= 17,898 sf Storage= 34,060 cf

Plug-Flow detention time= 490.7 min calculated for 0.362 af (34% of inflow)
Center-of-Mass det. time= 214.5 min (1,122.5 - 908.0)

Volume	Invert	Avail.Storage	Storage Description
#1	653.00'	40,792 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
653.00	4,556	0	0
654.00	9,959	7,258	7,258
655.00	15,659	12,809	20,067
656.00	18,343	17,001	37,068
656.20	18,905	3,725	40,792

Device	Routing	Invert	Outlet Devices
#1	Primary	648.75'	**1.1" Vert. Orifice/Grate** C= 0.610
#2	Secondary	654.08'	**2.5" Vert. Orifice/Grate** C= 0.610
#3	Tertiary	656.15'	**5.0' long x 0.7' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 Coef. (English) 2.76 2.82 2.93 3.09 3.18 3.22 3.27 3.30 3.32 3.31 3.32

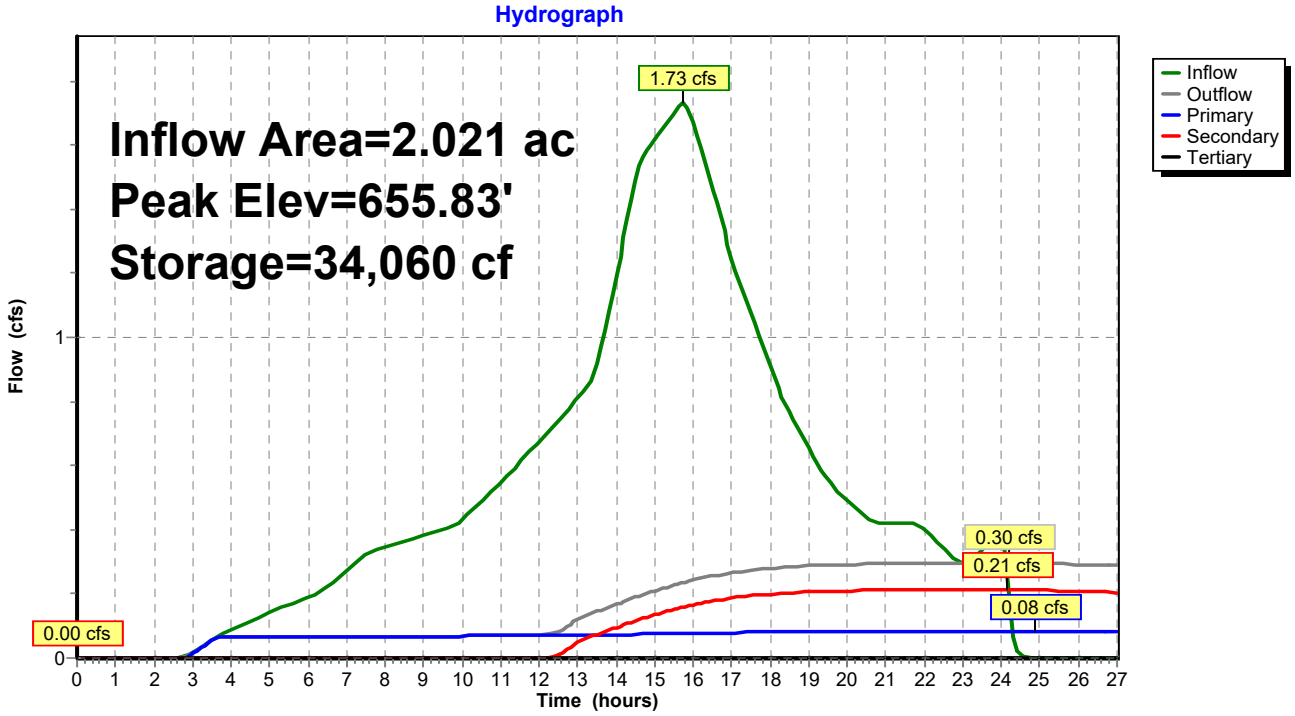
Primary OutFlow Max=0.08 cfs @ 24.86 hrs HW=655.80' TW=649.12' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Orifice Controls 0.08 cfs @ 12.65 fps)

Secondary OutFlow Max=0.21 cfs @ 24.13 hrs HW=655.83' (Free Discharge)
↑—**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 6.29 fps)

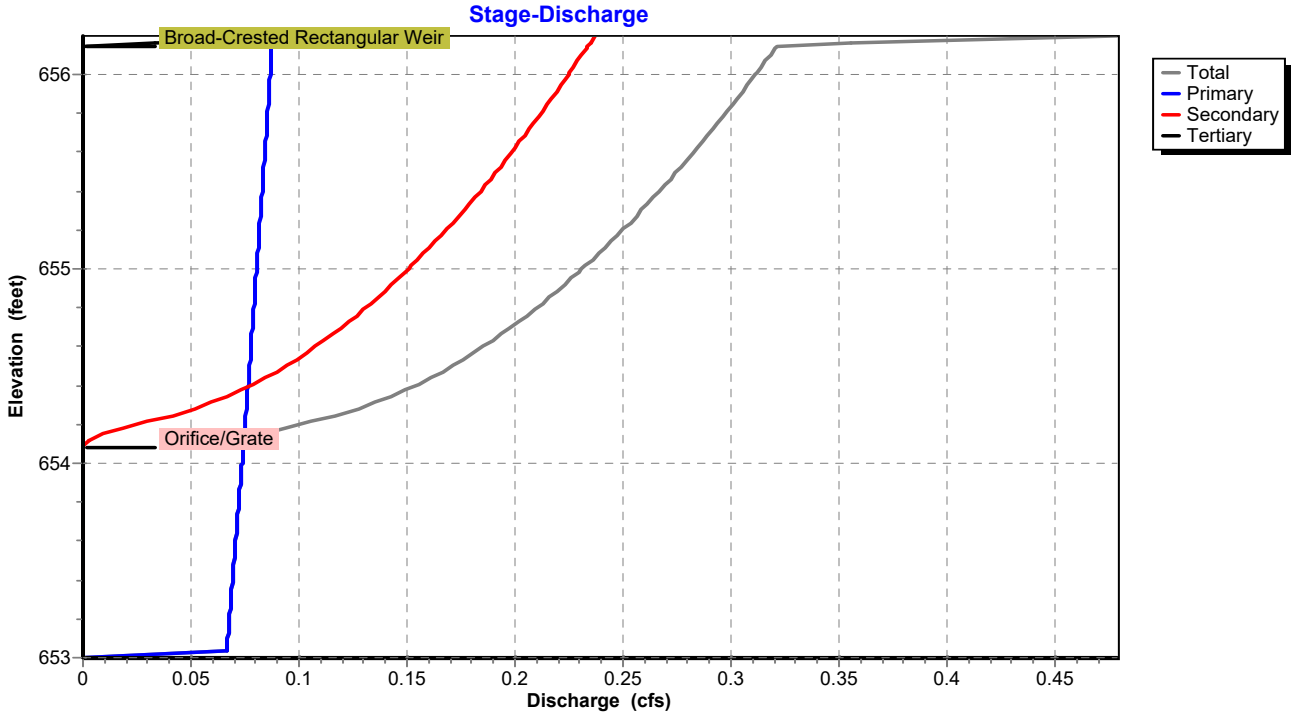
Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=653.00' (Free Discharge)
↑—**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Pond 2P: 2600 Site Detention



Pond 2P: 2600 Site Detention



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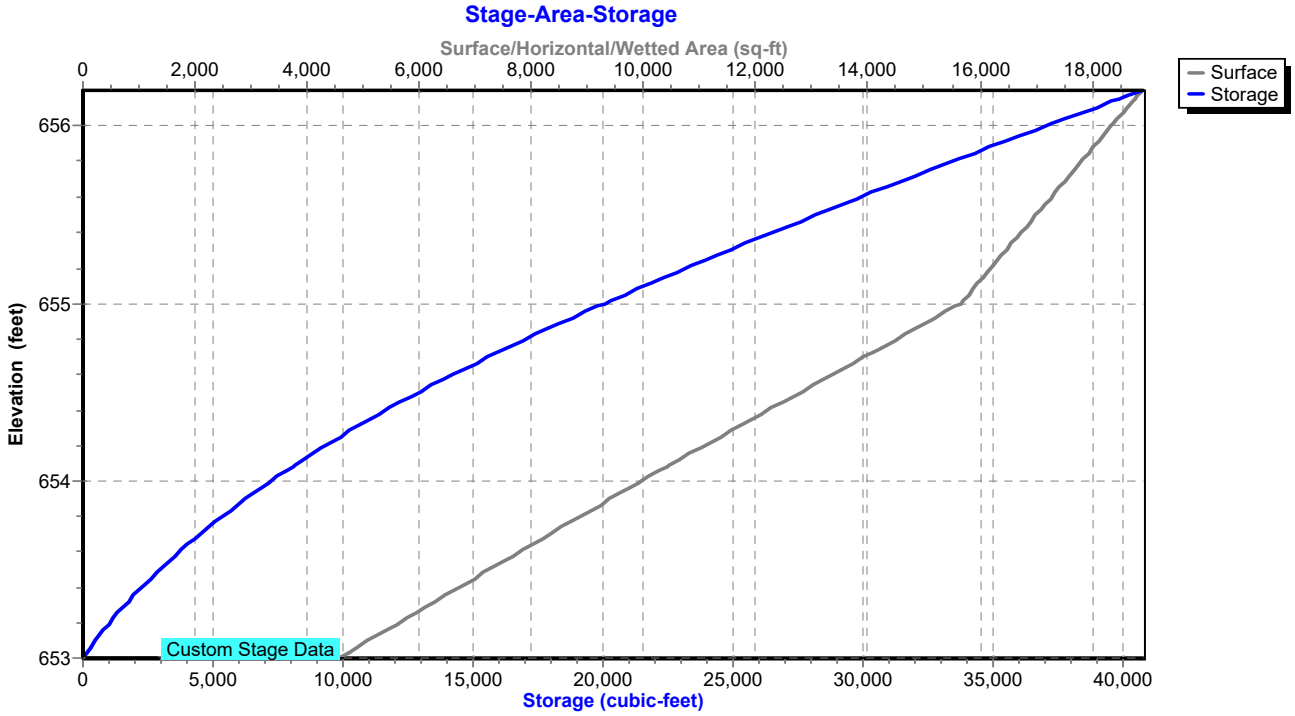
Pond 2P: 2600 Site Detention



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Pond 2P: 2600 Site Detention

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Tertiary (cfs)
0.00	0.00	0	653.00	0.00	0.00	0.00	**0.00**
1.00	0.00	0	653.00	0.00	0.00	0.00	0.00
2.00	0.00	0	653.00	0.00	0.00	0.00	0.00
3.00	0.02	0	653.00	0.02	0.02	0.00	0.00
4.00	0.09	14	653.00	0.06	0.06	0.00	0.00
5.00	0.14	200	653.04	0.06	0.06	0.00	0.00
6.00	0.19	562	653.12	0.07	0.07	0.00	0.00
7.00	0.27	1,135	653.22	0.07	0.07	0.00	0.00
8.00	0.35	2,040	653.37	0.07	0.07	0.00	0.00
9.00	0.38	3,113	653.52	0.07	0.07	0.00	0.00
10.00	0.43	4,308	653.68	0.07	0.07	0.00	0.00
11.00	0.55	5,814	653.85	0.07	0.07	0.00	0.00
12.00	0.67	7,758	654.05	0.07	0.07	0.00	0.00
13.00	0.81	10,108	654.27	0.12	0.07	0.05	0.00
14.00	1.19	13,004	654.50	0.17	0.07	0.09	0.00
15.00	**1.62**	17,546	654.83	0.21	0.07	0.13	0.00
16.00	**1.67**	22,791	655.17	0.24	0.08	0.17	0.00
17.00	1.24	27,119	655.43	0.26	0.08	0.19	0.00
18.00	0.90	30,000	655.60	0.28	0.08	0.20	0.00
19.00	0.65	31,753	655.70	0.29	0.08	0.21	0.00
20.00	0.49	32,722	655.76	0.29	0.08	0.21	0.00
21.00	0.42	33,263	655.79	0.29	0.08	0.21	0.00
22.00	0.40	33,708	655.81	0.30	0.08	0.21	0.00
23.00	0.29	33,871	655.82	0.30	0.08	0.21	0.00
24.00	0.40	**34,028**	**655.83**	**0.30**	**0.08**	**0.21**	0.00
25.00	0.00	**33,269**	**655.79**	**0.29**	**0.08**	**0.21**	0.00
26.00	0.00	32,215	655.73	0.29	0.08	0.21	0.00
27.00	0.00	31,177	655.67	0.29	0.08	0.20	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 2P: 2600 Site Detention

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)	Tertiary (cfs)
653.00	0.00	0.00	0.00	0.00
653.10	0.07	0.07	0.00	0.00
653.20	0.07	0.07	0.00	0.00
653.30	0.07	0.07	0.00	0.00
653.40	0.07	0.07	0.00	0.00
653.50	0.07	0.07	0.00	0.00
653.60	0.07	0.07	0.00	0.00
653.70	0.07	0.07	0.00	0.00
653.80	0.07	0.07	0.00	0.00
653.90	0.07	0.07	0.00	0.00
654.00	0.07	0.07	0.00	0.00
654.10	0.08	0.07	0.00	0.00
654.20	0.10	0.08	0.02	0.00
654.30	0.13	0.08	0.06	0.00
654.40	0.15	0.08	0.08	0.00
654.50	0.17	0.08	0.09	0.00
654.60	0.19	0.08	0.11	0.00
654.70	0.20	0.08	0.12	0.00
654.80	0.21	0.08	0.13	0.00
654.90	0.22	0.08	0.14	0.00
655.00	0.23	0.08	0.15	0.00
655.10	0.24	0.08	0.16	0.00
655.20	0.25	0.08	0.17	0.00
655.30	0.26	0.08	0.18	0.00
655.40	0.27	0.08	0.18	0.00
655.50	0.28	0.08	0.19	0.00
655.60	0.28	0.08	0.20	0.00
655.70	0.29	0.08	0.21	0.00
655.80	0.30	0.09	0.21	0.00
655.90	0.30	0.09	0.22	0.00
656.00	0.31	0.09	0.22	0.00
656.10	0.32	0.09	0.23	0.00
656.20	**0.48**	**0.09**	**0.24**	**0.15**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 2P: 2600 Site Detention

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
653.00	4,556	0
653.05	4,826	235
653.10	5,096	483
653.15	5,366	744
653.20	5,637	1,019
653.25	5,907	1,308
653.30	6,177	1,610
653.35	6,447	1,926
653.40	6,717	2,255
653.45	6,987	2,597
653.50	7,258	2,953
653.55	7,528	3,323
653.60	7,798	3,706
653.65	8,068	4,103
653.70	8,338	4,513
653.75	8,608	4,937
653.80	8,878	5,374
653.85	9,149	5,824
653.90	9,419	6,289
653.95	9,689	6,766
654.00	9,959	7,258
654.05	10,244	7,763
654.10	10,529	8,282
654.15	10,814	8,815
654.20	11,099	9,363
654.25	11,384	9,925
654.30	11,669	10,502
654.35	11,954	11,092
654.40	12,239	11,697
654.45	12,524	12,316
654.50	12,809	12,950
654.55	13,094	13,597
654.60	13,379	14,259
654.65	13,664	14,935
654.70	13,949	15,625
654.75	14,234	16,330
654.80	14,519	17,049
654.85	14,804	17,782
654.90	15,089	18,529
654.95	15,374	19,291
655.00	15,659	20,067
655.05	15,793	20,853
655.10	15,927	21,646
655.15	16,062	22,446
655.20	16,196	23,252
655.25	16,330	24,065
655.30	16,464	24,885
655.35	16,598	25,712
655.40	16,733	26,545
655.45	16,867	27,385
655.50	17,001	28,232
655.55	17,135	29,085
655.60	17,269	29,945
655.65	17,404	30,812
655.70	17,538	31,685
655.75	17,672	32,566
655.80	17,806	33,453
655.85	17,940	34,346
655.90	18,075	35,247
655.95	18,209	36,154
656.00	18,343	37,068
656.05	18,483	37,988
656.10	18,624	38,916
656.15	18,764	39,851
656.20	**18,905**	**40,792**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 4P: Proposed 24" Offsite sewer

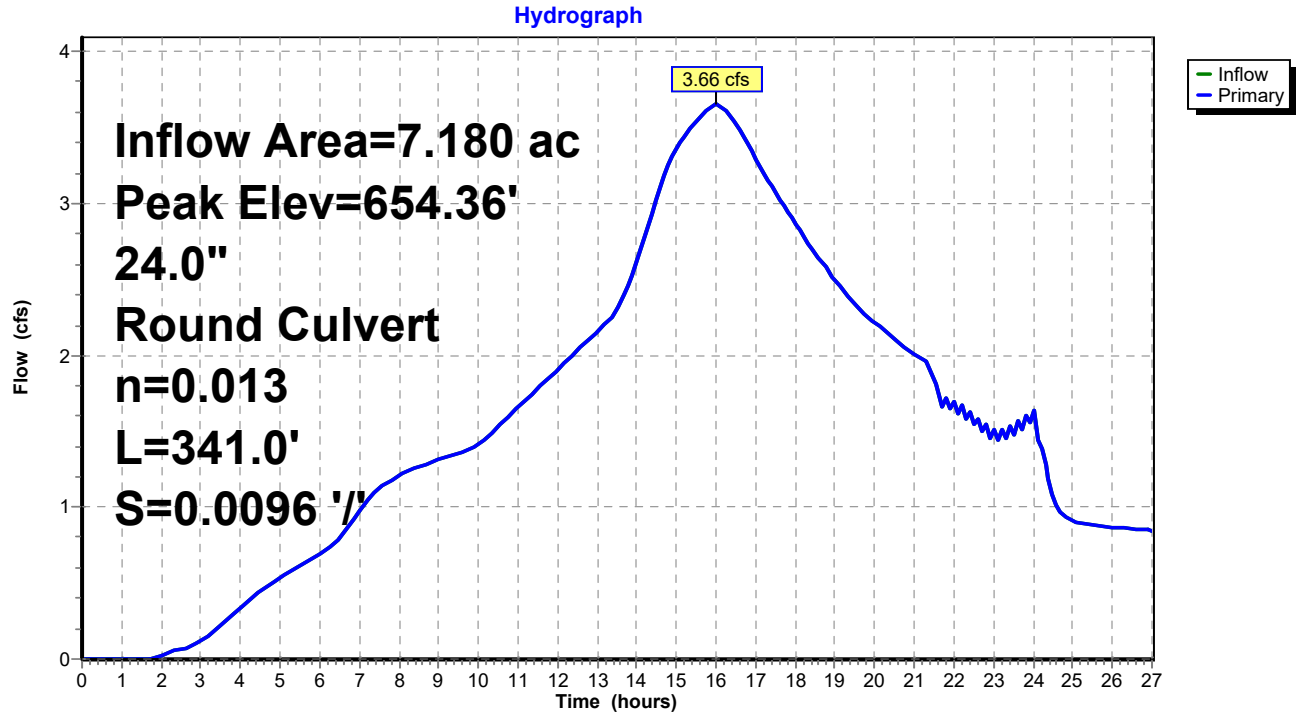
Inflow Area = 7.180 ac, 25.07% Impervious, Inflow Depth > 5.76"
Inflow = 3.66 cfs @ 16.00 hrs, Volume= 3.447 af
Outflow = 3.66 cfs @ 16.00 hrs, Volume= 3.447 af, Atten= 0%, Lag= 0.0 min
Primary = 3.66 cfs @ 16.00 hrs, Volume= 3.447 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 654.36' @ 16.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	653.55'	**24.0" Round Proposed 24" Storm Sewer for Offsite** L= 341.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 653.55' / 650.26' S= 0.0096 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf

Primary OutFlow Max=3.66 cfs @ 16.00 hrs HW=654.36' TW=649.59' (Dynamic Tailwater)
└─**1=Proposed 24" Storm Sewer for Offsite** (Inlet Controls 3.66 cfs @ 3.06 fps)

Pond 4P: Proposed 24" Offsite sewer



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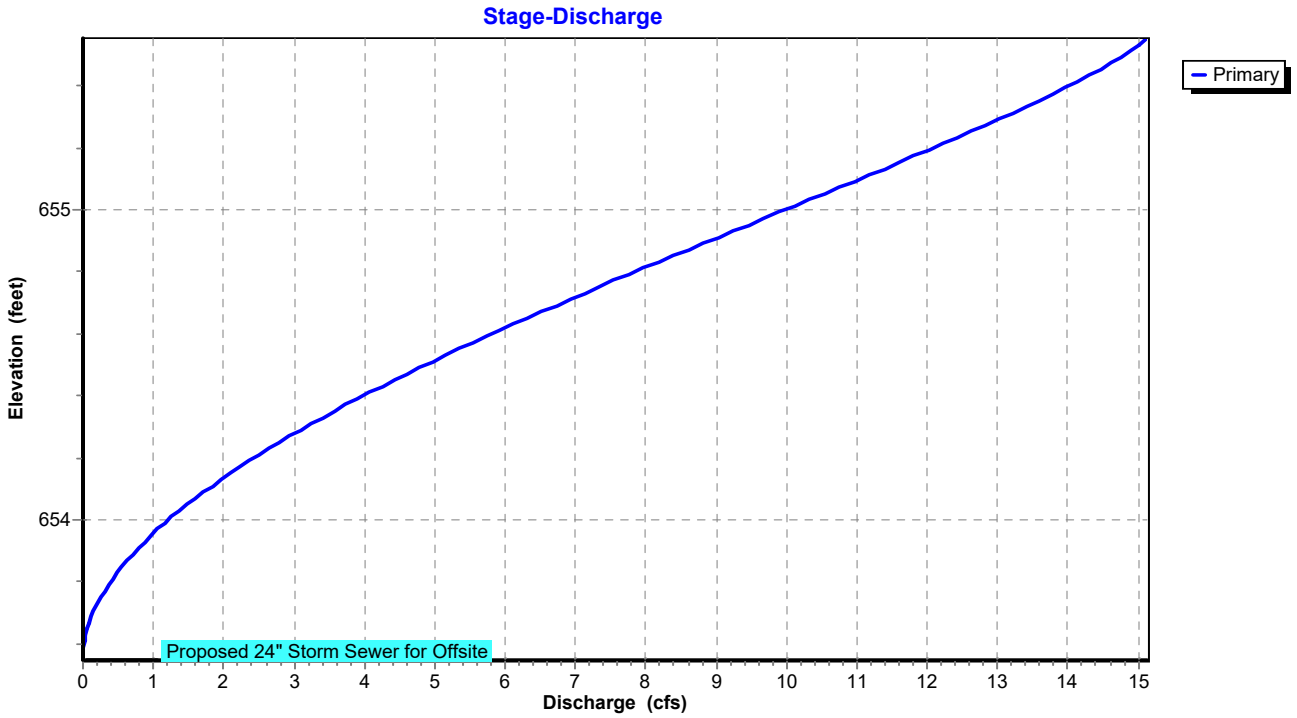
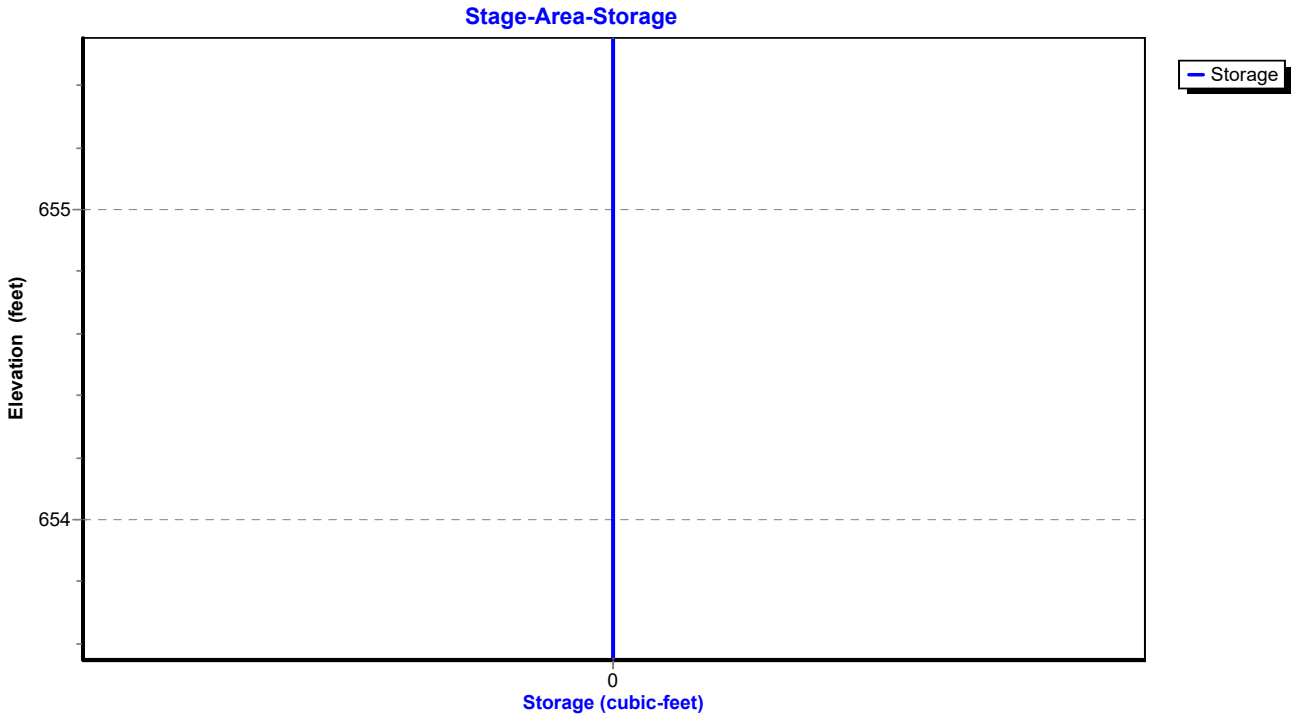
Pond 4P: Proposed 24" Offsite sewer



Pond 4P: Proposed 24" Offsite sewer



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Hydrograph for Pond 4P: Proposed 24" Offsite sewer

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	653.55	0.00
0.50	0.00	653.55	0.00
1.00	0.00	653.55	0.00
1.50	0.00	653.55	0.00
2.00	0.03	653.62	0.03
2.50	0.07	653.66	0.07
3.00	0.11	653.69	0.11
3.50	0.22	653.74	0.22
4.00	0.34	653.78	0.34
4.50	0.44	653.82	0.44
5.00	0.54	653.85	0.54
5.50	0.62	653.87	0.62
6.00	0.69	653.89	0.69
6.50	0.80	653.91	0.80
7.00	0.98	653.95	0.98
7.50	1.13	653.98	1.13
8.00	1.21	654.00	1.21
8.50	1.27	654.01	1.27
9.00	1.31	654.02	1.31
9.50	1.36	654.03	1.36
10.00	1.42	654.04	1.42
10.50	1.53	654.06	1.53
11.00	1.66	654.08	1.66
11.50	1.78	654.10	1.78
12.00	1.91	654.12	1.91
12.50	2.04	654.14	2.04
13.00	2.16	654.16	2.16
13.50	2.30	654.18	2.30
14.00	2.61	654.22	2.61
14.50	3.02	654.28	3.02
15.00	3.36	654.32	3.36
15.50	3.54	654.35	3.54
16.00	**3.66**	**654.36**	**3.66**
16.50	3.52	654.34	3.52
17.00	3.29	654.32	3.29
17.50	3.07	654.29	3.07
18.00	2.86	654.26	2.86
18.50	2.66	654.23	2.66
19.00	2.50	654.21	2.50
19.50	2.34	654.19	2.34
20.00	2.22	654.17	2.22
20.50	2.11	654.15	2.11
21.00	2.01	654.14	2.01
21.50	1.90	654.12	1.90
22.00	1.70	654.09	1.70
22.50	1.54	654.06	1.54
23.00	1.51	654.06	1.51
23.50	1.48	654.05	1.48
24.00	1.64	654.08	1.64
24.50	1.09	653.98	1.09
25.00	0.91	653.94	0.91
25.50	0.88	653.93	0.88
26.00	0.87	653.93	0.87
26.50	0.86	653.93	0.86
27.00	0.85	653.92	0.85

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 4P: Proposed 24" Offsite sewer

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
653.55	0.00	654.07	1.59	654.59	5.73	655.11	11.18
653.56	0.00	654.08	1.65	654.60	5.83	655.12	11.29
653.57	0.00	654.09	1.71	654.61	5.93	655.13	11.39
653.58	0.00	654.10	1.77	654.62	6.02	655.14	11.50
653.59	0.01	654.11	1.83	654.63	6.12	655.15	11.60
653.60	0.01	654.12	1.90	654.64	6.22	655.16	11.71
653.61	0.02	654.13	1.96	654.65	6.32	655.17	11.81
653.62	0.03	654.14	2.03	654.66	6.42	655.18	11.92
653.63	0.04	654.15	2.09	654.67	6.52	655.19	12.02
653.64	0.05	654.16	2.16	654.68	6.62	655.20	12.12
653.65	0.06	654.17	2.22	654.69	6.72	655.21	12.23
653.66	0.07	654.18	2.29	654.70	6.83	655.22	12.33
653.67	0.08	654.19	2.36	654.71	6.93	655.23	12.43
653.68	0.10	654.20	2.43	654.72	7.03	655.24	12.53
653.69	0.12	654.21	2.50	654.73	7.13	655.25	12.63
653.70	0.14	654.22	2.57	654.74	7.24	655.26	12.73
653.71	0.16	654.23	2.64	654.75	7.34	655.27	12.83
653.72	0.18	654.24	2.72	654.76	7.44	655.28	12.93
653.73	0.20	654.25	2.79	654.77	7.55	655.29	13.03
653.74	0.22	654.26	2.87	654.78	7.65	655.30	13.13
653.75	0.25	654.27	2.94	654.79	7.76	655.31	13.23
653.76	0.27	654.28	3.02	654.80	7.86	655.32	13.32
653.77	0.30	654.29	3.09	654.81	7.97	655.33	13.42
653.78	0.33	654.30	3.17	654.82	8.07	655.34	13.51
653.79	0.36	654.31	3.25	654.83	8.18	655.35	13.60
653.80	0.39	654.32	3.33	654.84	8.29	655.36	13.70
653.81	0.42	654.33	3.41	654.85	8.39	655.37	13.79
653.82	0.45	654.34	3.49	654.86	8.50	655.38	13.88
653.83	0.48	654.35	3.57	654.87	8.60	655.39	13.97
653.84	0.52	654.36	3.66	654.88	8.71	655.40	14.05
653.85	0.55	654.37	3.74	654.89	8.82	655.41	14.14
653.86	0.59	654.38	3.82	654.90	8.93	655.42	14.22
653.87	0.62	654.39	3.91	654.91	9.03	655.43	14.31
653.88	0.66	654.40	3.99	654.92	9.14	655.44	14.39
653.89	0.70	654.41	4.08	654.93	9.25	655.45	14.47
653.90	0.74	654.42	4.17	654.94	9.36	655.46	14.55
653.91	0.79	654.43	4.25	654.95	9.46	655.47	14.62
653.92	0.83	654.44	4.34	654.96	9.57	655.48	14.70
653.93	0.87	654.45	4.43	654.97	9.68	655.49	14.77
653.94	0.92	654.46	4.52	654.98	9.79	655.50	14.84
653.95	0.96	654.47	4.61	654.99	9.89	655.51	14.90
653.96	1.01	654.48	4.70	655.00	10.00	655.52	14.97
653.97	1.06	654.49	4.79	655.01	10.11	655.53	15.03
653.98	1.11	654.50	4.88	655.02	10.22	655.54	15.08
653.99	1.16	654.51	4.97	655.03	10.32	655.55	**15.13**
654.00	1.21	654.52	5.07	655.04	10.43		
654.01	1.26	654.53	5.16	655.05	10.54		
654.02	1.31	654.54	5.25	655.06	10.65		
654.03	1.37	654.55	5.35	655.07	10.75		
654.04	1.42	654.56	5.44	655.08	10.86		
654.05	1.48	654.57	5.54	655.09	10.97		
654.06	1.54	654.58	5.64	655.10	11.07		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 4P: Proposed 24" Offsite sewer

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
653.55	**0**	654.59	0
653.57	0	654.61	0
653.59	0	654.63	0
653.61	0	654.65	0
653.63	0	654.67	0
653.65	0	654.69	0
653.67	0	654.71	0
653.69	0	654.73	0
653.71	0	654.75	0
653.73	0	654.77	0
653.75	0	654.79	0
653.77	0	654.81	0
653.79	0	654.83	0
653.81	0	654.85	0
653.83	0	654.87	0
653.85	0	654.89	0
653.87	0	654.91	0
653.89	0	654.93	0
653.91	0	654.95	0
653.93	0	654.97	0
653.95	0	654.99	0
653.97	0	655.01	0
653.99	0	655.03	0
654.01	0	655.05	0
654.03	0	655.07	0
654.05	0	655.09	0
654.07	0	655.11	0
654.09	0	655.13	0
654.11	0	655.15	0
654.13	0	655.17	0
654.15	0	655.19	0
654.17	0	655.21	0
654.19	0	655.23	0
654.21	0	655.25	0
654.23	0	655.27	0
654.25	0	655.29	0
654.27	0	655.31	0
654.29	0	655.33	0
654.31	0	655.35	0
654.33	0	655.37	0
654.35	0	655.39	0
654.37	0	655.41	0
654.39	0	655.43	0
654.41	0	655.45	0
654.43	0	655.47	0
654.45	0	655.49	0
654.47	0	655.51	0
654.49	0	655.53	0
654.51	0	655.55	0
654.53	0		
654.55	0		
654.57	0		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 8P: Existing Detention Basin

Inflow Area = 3.500 ac, 0.00% Impervious, Inflow Depth = 6.16"
Inflow = 2.91 cfs @ 15.83 hrs, Volume= 1.797 af
Outflow = 0.92 cfs @ 19.69 hrs, Volume= 1.358 af, Atten= 68%, Lag= 231.9 min
Primary = 0.92 cfs @ 19.69 hrs, Volume= 1.358 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 661.22' @ 19.69 hrs Surf.Area= 17,307 sf Storage= 31,604 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 124.2 min (1,047.7 - 923.5)

Volume	Invert	Avail.Storage	Storage Description
#1	657.50'	36,586 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
657.50	30	0	0
658.00	988	255	255
659.00	5,850	3,419	3,674
660.00	13,015	9,433	13,106
661.50	18,292	23,480	36,586

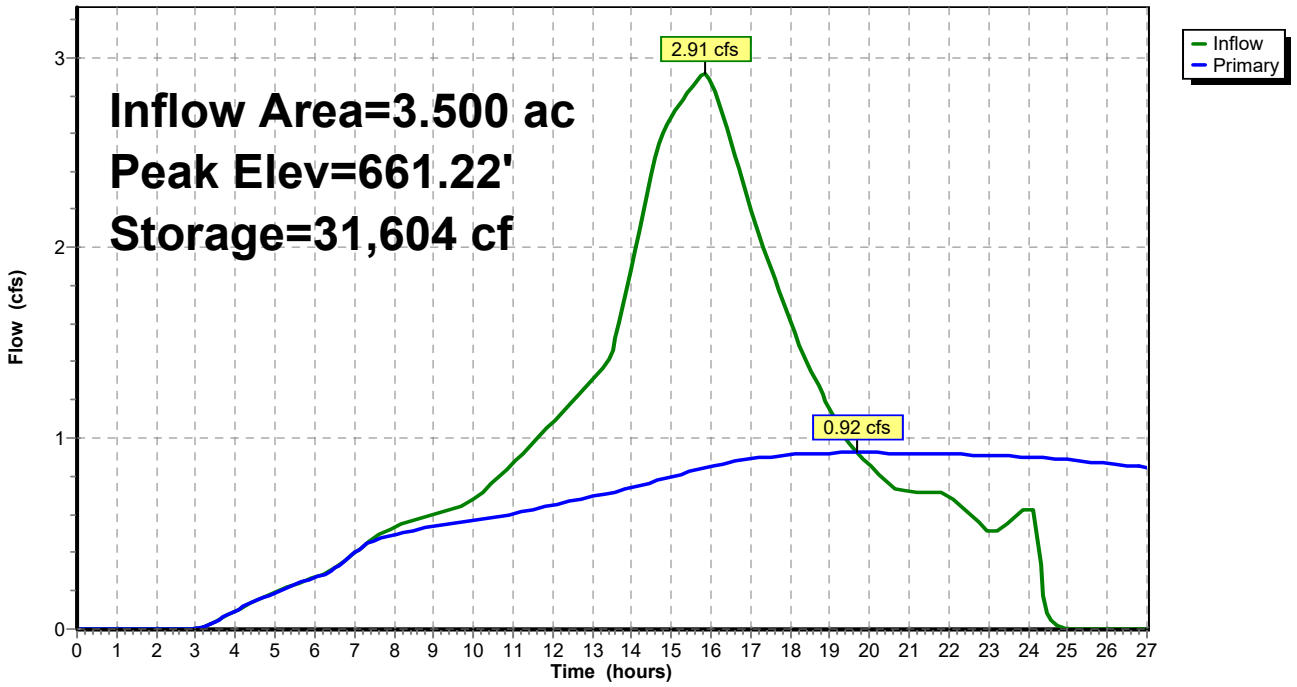
Device	Routing	Invert	Outlet Devices
#1	Primary	656.21'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.92 cfs @ 19.69 hrs HW=661.22' TW=655.76' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Orifice Controls 0.92 cfs @ 10.60 fps)

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

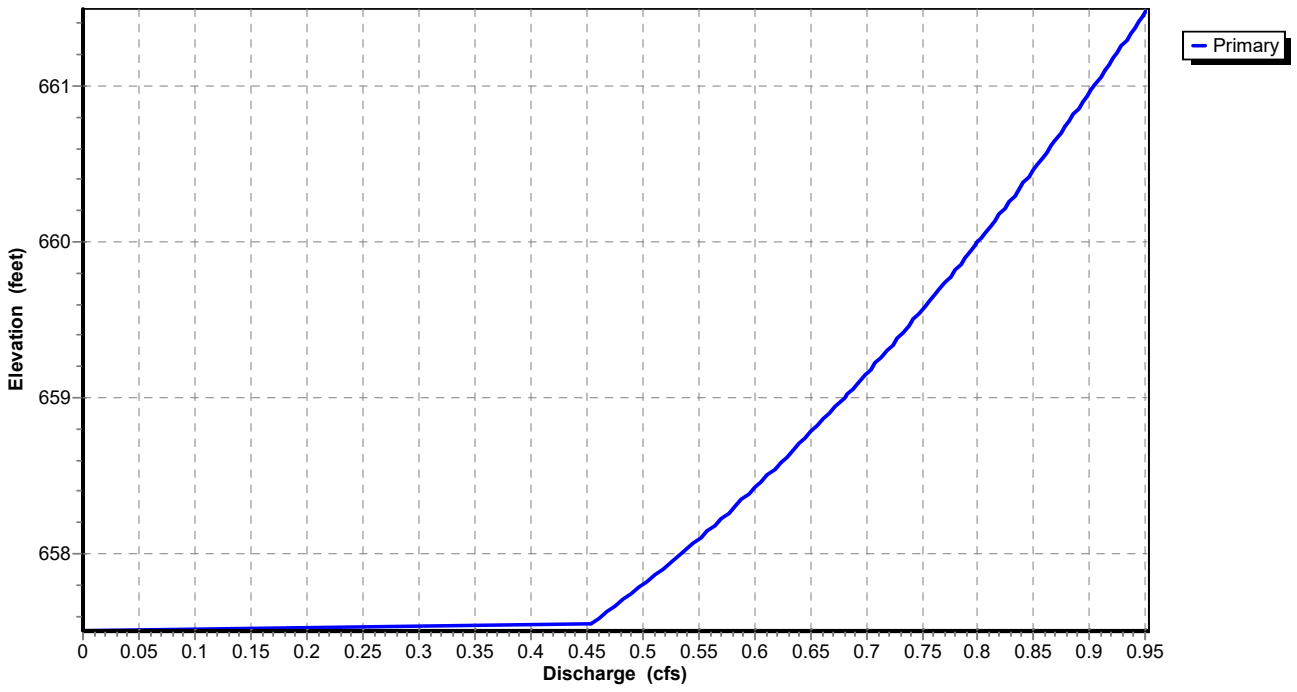
Pond 8P: Existing Detention Basin

Hydrograph



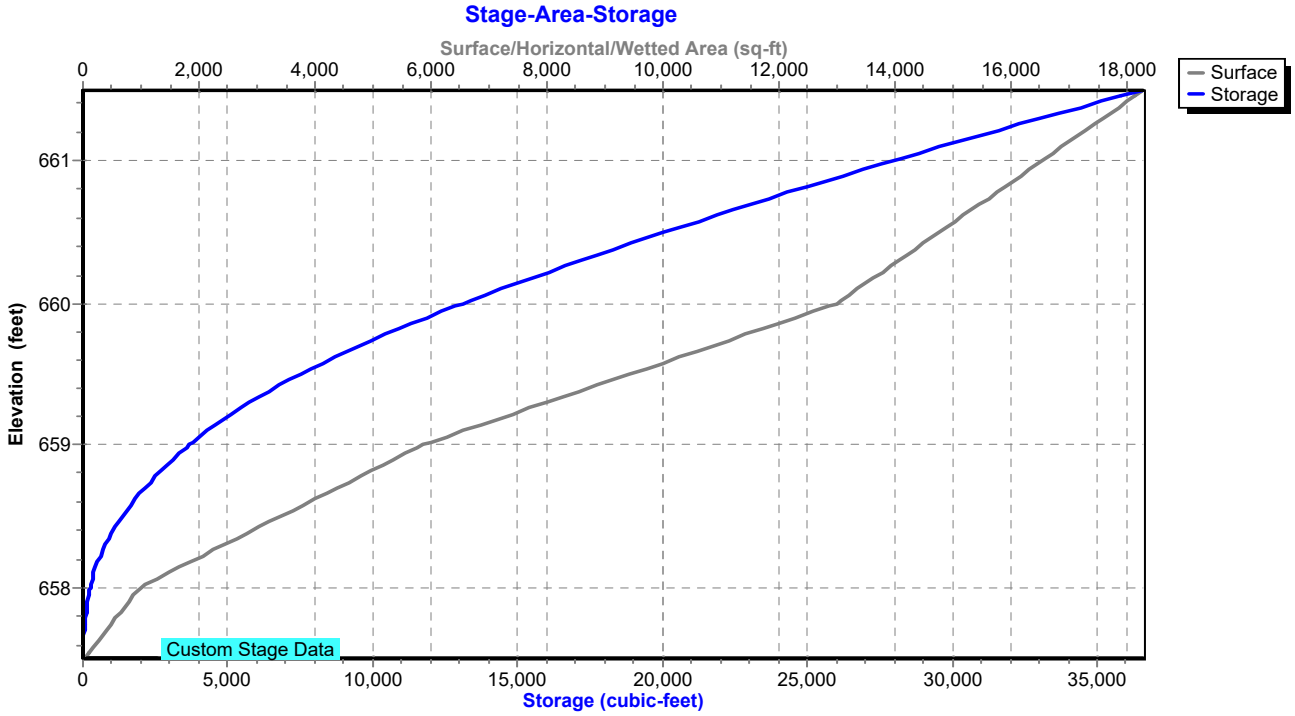
Pond 8P: Existing Detention Basin

Stage-Discharge



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Pond 8P: Existing Detention Basin



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Pond 8P: Existing Detention Basin

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0	657.50	0.00
1.00	0.00	0	657.50	0.00
2.00	0.00	0	657.50	0.00
3.00	0.00	0	657.50	0.00
4.00	0.09	0	657.50	0.09
5.00	0.19	0	657.50	0.19
6.00	0.27	0	657.50	0.27
7.00	0.40	0	657.50	0.40
8.00	0.53	70	657.76	0.49
9.00	0.60	266	658.01	0.54
10.00	0.68	560	658.21	0.57
11.00	0.87	1,221	658.46	0.61
12.00	1.09	2,476	658.77	0.65
13.00	1.31	4,370	659.11	0.69
14.00	1.89	7,261	659.48	0.74
15.00	**2.69**	12,944	659.99	0.80
16.00	**2.87**	20,141	660.51	0.85
17.00	2.20	26,175	660.90	0.89
18.00	1.61	29,738	661.11	0.91
19.00	1.16	**31,340**	**661.20**	**0.92**
20.00	0.86	**31,567**	**661.22**	**0.92**
21.00	0.72	31,024	661.19	0.92
22.00	0.70	30,299	661.14	0.92
23.00	0.51	29,186	661.08	0.91
24.00	0.66	27,958	661.00	0.90
25.00	0.00	25,520	660.86	0.89
26.00	0.00	22,355	660.65	0.87
27.00	0.00	19,265	660.45	0.85

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 8P: Existing Detention Basin

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
657.50	0.00	658.54	0.62	659.58	0.75	660.62	0.87
657.52	0.45	658.56	0.62	659.60	0.75	660.64	0.87
657.54	0.45	658.58	0.62	659.62	0.76	660.66	0.87
657.56	0.46	658.60	0.63	659.64	0.76	660.68	0.87
657.58	0.46	658.62	0.63	659.66	0.76	660.70	0.87
657.60	0.46	658.64	0.63	659.68	0.76	660.72	0.88
657.62	0.47	658.66	0.63	659.70	0.77	660.74	0.88
657.64	0.47	658.68	0.64	659.72	0.77	660.76	0.88
657.66	0.48	658.70	0.64	659.74	0.77	660.78	0.88
657.68	0.48	658.72	0.64	659.76	0.77	660.80	0.88
657.70	0.48	658.74	0.65	659.78	0.78	660.82	0.89
657.72	0.49	658.76	0.65	659.80	0.78	660.84	0.89
657.74	0.49	658.78	0.65	659.82	0.78	660.86	0.89
657.76	0.49	658.80	0.65	659.84	0.78	660.88	0.89
657.78	0.50	658.82	0.66	659.86	0.78	660.90	0.89
657.80	0.50	658.84	0.66	659.88	0.79	660.92	0.90
657.82	0.50	658.86	0.66	659.90	0.79	660.94	0.90
657.84	0.51	658.88	0.66	659.92	0.79	660.96	0.90
657.86	0.51	658.90	0.67	659.94	0.79	660.98	0.90
657.88	0.52	658.92	0.67	659.96	0.80	661.00	0.90
657.90	0.52	658.94	0.67	659.98	0.80	661.02	0.91
657.92	0.52	658.96	0.68	660.00	0.80	661.04	0.91
657.94	0.53	658.98	0.68	660.02	0.80	661.06	0.91
657.96	0.53	659.00	0.68	660.04	0.80	661.08	0.91
657.98	0.53	659.02	0.68	660.06	0.81	661.10	0.91
658.00	0.54	659.04	0.69	660.08	0.81	661.12	0.92
658.02	0.54	659.06	0.69	660.10	0.81	661.14	0.92
658.04	0.54	659.08	0.69	660.12	0.81	661.16	0.92
658.06	0.55	659.10	0.69	660.14	0.82	661.18	0.92
658.08	0.55	659.12	0.70	660.16	0.82	661.20	0.92
658.10	0.55	659.14	0.70	660.18	0.82	661.22	0.92
658.12	0.55	659.16	0.70	660.20	0.82	661.24	0.93
658.14	0.56	659.18	0.70	660.22	0.82	661.26	0.93
658.16	0.56	659.20	0.71	660.24	0.83	661.28	0.93
658.18	0.56	659.22	0.71	660.26	0.83	661.30	0.93
658.20	0.57	659.24	0.71	660.28	0.83	661.32	0.93
658.22	0.57	659.26	0.71	660.30	0.83	661.34	0.94
658.24	0.57	659.28	0.72	660.32	0.83	661.36	0.94
658.26	0.58	659.30	0.72	660.34	0.84	661.38	0.94
658.28	0.58	659.32	0.72	660.36	0.84	661.40	0.94
658.30	0.58	659.34	0.72	660.38	0.84	661.42	0.94
658.32	0.59	659.36	0.73	660.40	0.84	661.44	0.95
658.34	0.59	659.38	0.73	660.42	0.84	661.46	0.95
658.36	0.59	659.40	0.73	660.44	0.85	661.48	0.95
658.38	0.59	659.42	0.73	660.46	0.85	661.50	**0.95**
658.40	0.60	659.44	0.74	660.48	0.85		
658.42	0.60	659.46	0.74	660.50	0.85		
658.44	0.60	659.48	0.74	660.52	0.86		
658.46	0.61	659.50	0.74	660.54	0.86		
658.48	0.61	659.52	0.74	660.56	0.86		
658.50	0.61	659.54	0.75	660.58	0.86		
658.52	0.62	659.56	0.75	660.60	0.86		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 8P: Existing Detention Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
657.50	30	0
657.55	126	4
657.60	222	13
657.65	317	26
657.70	413	44
657.75	509	67
657.80	605	95
657.85	701	128
657.90	796	165
657.95	892	207
658.00	988	255
658.05	1,231	310
658.10	1,474	378
658.15	1,717	457
658.20	1,960	549
658.25	2,204	653
658.30	2,447	770
658.35	2,690	898
658.40	2,933	1,039
658.45	3,176	1,191
658.50	3,419	1,356
658.55	3,662	1,533
658.60	3,905	1,722
658.65	4,148	1,924
658.70	4,391	2,137
658.75	4,635	2,363
658.80	4,878	2,601
658.85	5,121	2,851
658.90	5,364	3,113
658.95	5,607	3,387
659.00	5,850	3,674
659.05	6,208	3,975
659.10	6,567	4,294
659.15	6,925	4,632
659.20	7,283	4,987
659.25	7,641	5,360
659.30	7,999	5,751
659.35	8,358	6,160
659.40	8,716	6,587
659.45	9,074	7,031
659.50	9,433	7,494
659.55	9,791	7,975
659.60	10,149	8,473
659.65	10,507	8,990
659.70	10,866	9,524
659.75	11,224	10,076
659.80	11,582	10,646
659.85	11,940	11,234
659.90	12,298	11,840
659.95	12,657	12,464
660.00	13,015	13,106
660.05	13,191	13,761
660.10	13,367	14,425
660.15	13,543	15,098
660.20	13,719	15,779
660.25	13,895	16,470
660.30	14,070	17,169
660.35	14,246	17,877
660.40	14,422	18,593
660.45	14,598	19,319
660.50	14,774	20,053
660.55	14,950	20,796
660.60	15,126	21,548
660.65	15,302	22,309
660.70	15,478	23,078
660.75	15,654	23,857
660.80	15,829	24,644
660.85	16,005	25,440
660.90	16,181	26,244
660.95	16,357	27,058
661.00	16,533	27,880
661.05	16,709	28,711
661.10	16,885	29,551
661.15	17,061	30,400
661.20	17,237	31,257
661.25	17,413	32,123
661.30	17,588	32,998
661.35	17,764	33,882
661.40	17,940	34,775
661.45	18,116	35,676
661.50	**18,292**	**36,586**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 9P: Existing Detention Basin

Inflow Area = 1.250 ac, 68.00% Impervious, Inflow Depth = 7.37"
Inflow = 1.15 cfs @ 15.65 hrs, Volume= 0.767 af
Outflow = 0.75 cfs @ 17.14 hrs, Volume= 0.768 af, Atten= 35%, Lag= 89.7 min
Primary = 0.75 cfs @ 17.14 hrs, Volume= 0.768 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 659.20' @ 17.14 hrs Surf.Area= 4,199 sf Storage= 4,170 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 35.5 min (898.0 - 862.5)

Volume	Invert	Avail.Storage	Storage Description
#1	657.00'	11,464 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
657.00	5	0	0
657.50	550	139	139
660.50	7,000	11,325	11,464

Device	Routing	Invert	Outlet Devices
#1	Primary	655.85'	**4.0" Vert. Orifice/Grate** C= 0.600
#2	Secondary	659.50'	**5.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

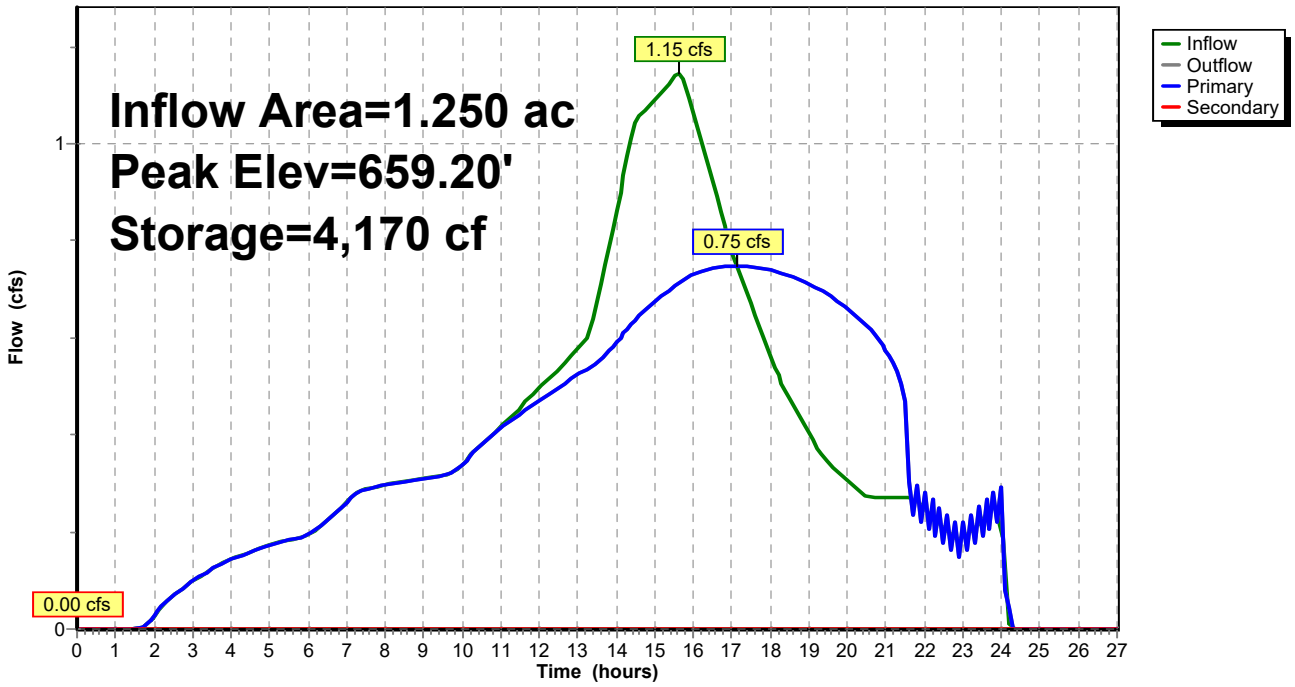
Primary OutFlow Max=0.75 cfs @ 17.14 hrs HW=659.20' TW=655.91' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Orifice Controls 0.75 cfs @ 8.59 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=657.00' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

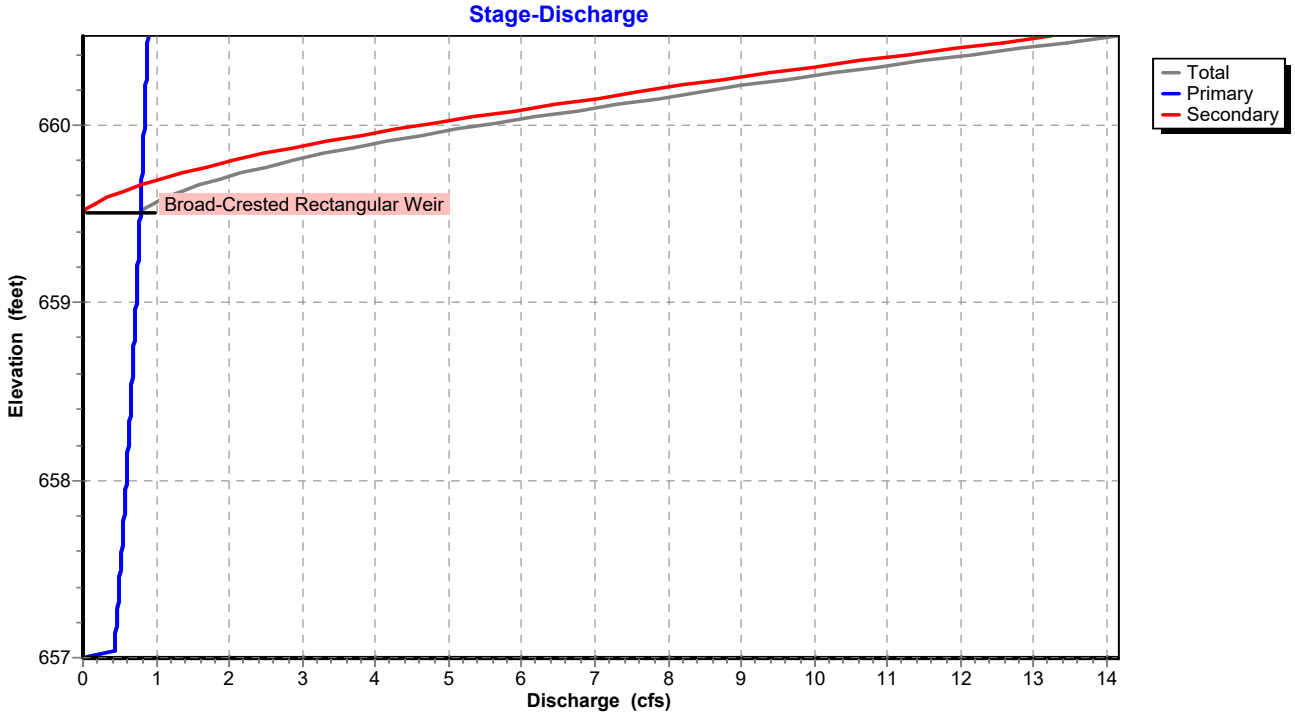
Pond 9P: Existing Detention Basin

Hydrograph



Pond 9P: Existing Detention Basin

Stage-Discharge



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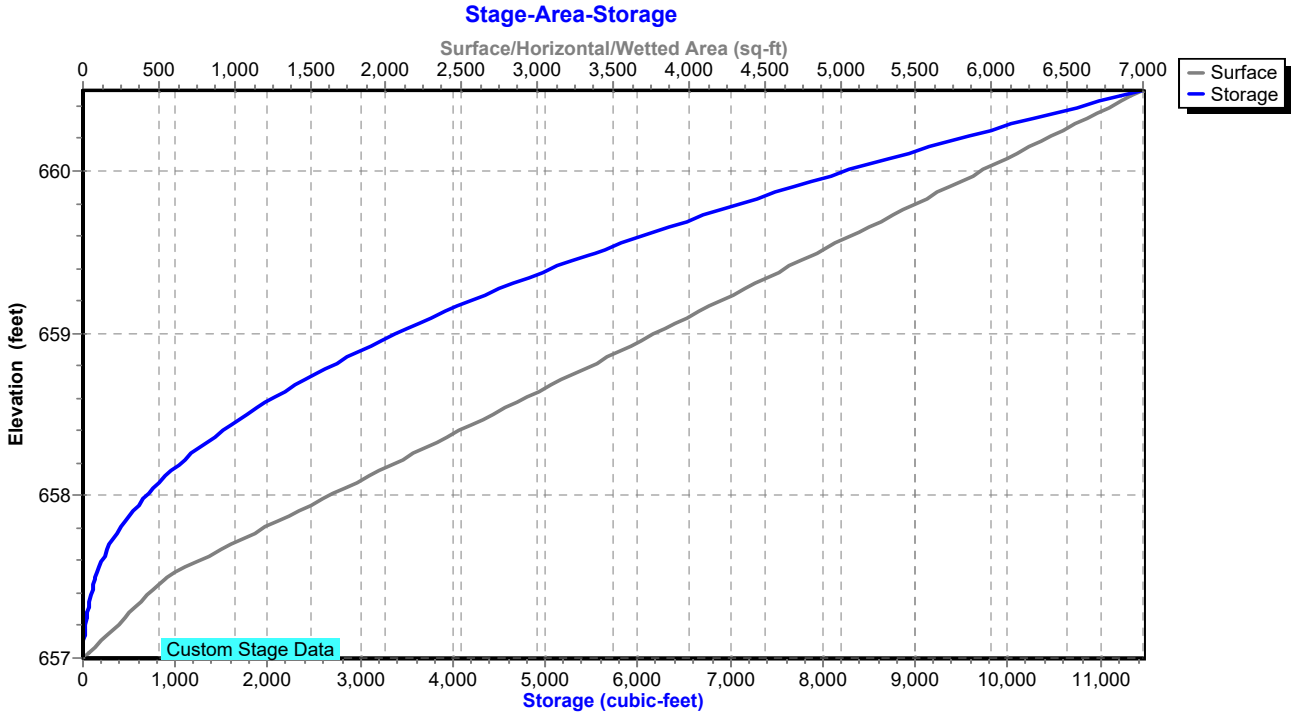
Pond 9P: Existing Detention Basin



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Pond 9P: Existing Detention Basin

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	657.00	0.00	0.00	**0.00**
1.00	0.00	0	657.00	0.00	0.00	0.00
2.00	0.03	0	657.00	0.03	0.03	0.00
3.00	0.10	0	657.00	0.10	0.10	0.00
4.00	0.14	0	657.00	0.14	0.14	0.00
5.00	0.17	0	657.00	0.17	0.17	0.00
6.00	0.19	0	657.00	0.19	0.19	0.00
7.00	0.26	0	657.00	0.26	0.26	0.00
8.00	0.30	0	657.00	0.30	0.30	0.00
9.00	0.31	0	657.00	0.31	0.31	0.00
10.00	0.34	0	657.00	0.34	0.34	0.00
11.00	0.42	0	657.02	0.42	0.42	0.00
12.00	0.50	44	657.28	0.47	0.47	0.00
13.00	0.58	182	657.57	0.52	0.52	0.00
14.00	0.86	676	658.00	0.59	0.59	0.00
15.00	**1.09**	2,035	658.60	0.67	0.67	0.00
16.00	**1.07**	3,522	659.04	0.73	0.73	0.00
17.00	0.78	**4,161**	**659.20**	**0.75**	**0.75**	0.00
18.00	0.56	**3,885**	**659.13**	**0.74**	**0.74**	0.00
19.00	0.40	2,985	658.89	0.71	0.71	0.00
20.00	0.31	1,755	658.50	0.66	0.66	0.00
21.00	0.27	517	657.89	0.58	0.58	0.00
22.00	0.25	0	657.00	0.28	0.28	0.00
23.00	0.19	0	657.00	0.22	0.22	0.00
24.00	0.26	0	657.00	0.29	0.29	0.00
25.00	0.00	0	657.00	0.00	0.00	0.00
26.00	0.00	0	657.00	0.00	0.00	0.00
27.00	0.00	0	657.00	0.00	0.00	0.00

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 9P: Existing Detention Basin

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
657.00	0.00	0.00	0.00
657.05	0.43	0.43	0.00
657.10	0.44	0.44	0.00
657.15	0.45	0.45	0.00
657.20	0.46	0.46	0.00
657.25	0.47	0.47	0.00
657.30	0.48	0.48	0.00
657.35	0.49	0.49	0.00
657.40	0.49	0.49	0.00
657.45	0.50	0.50	0.00
657.50	0.51	0.51	0.00
657.55	0.52	0.52	0.00
657.60	0.53	0.53	0.00
657.65	0.54	0.54	0.00
657.70	0.55	0.55	0.00
657.75	0.55	0.55	0.00
657.80	0.56	0.56	0.00
657.85	0.57	0.57	0.00
657.90	0.58	0.58	0.00
657.95	0.58	0.58	0.00
658.00	0.59	0.59	0.00
658.05	0.60	0.60	0.00
658.10	0.61	0.61	0.00
658.15	0.61	0.61	0.00
658.20	0.62	0.62	0.00
658.25	0.63	0.63	0.00
658.30	0.63	0.63	0.00
658.35	0.64	0.64	0.00
658.40	0.65	0.65	0.00
658.45	0.66	0.66	0.00
658.50	0.66	0.66	0.00
658.55	0.67	0.67	0.00
658.60	0.68	0.68	0.00
658.65	0.68	0.68	0.00
658.70	0.69	0.69	0.00
658.75	0.69	0.69	0.00
658.80	0.70	0.70	0.00
658.85	0.71	0.71	0.00
658.90	0.71	0.71	0.00
658.95	0.72	0.72	0.00
659.00	0.73	0.73	0.00
659.05	0.73	0.73	0.00
659.10	0.74	0.74	0.00
659.15	0.74	0.74	0.00
659.20	0.75	0.75	0.00
659.25	0.76	0.76	0.00
659.30	0.76	0.76	0.00
659.35	0.77	0.77	0.00
659.40	0.77	0.77	0.00
659.45	0.78	0.78	0.00
659.50	0.78	0.78	0.00
659.55	0.93	0.79	0.14
659.60	1.18	0.80	0.39
659.65	1.51	0.80	0.71
659.70	1.90	0.81	1.09
659.75	2.36	0.81	1.55
659.80	2.88	0.82	2.06
659.85	3.46	0.82	2.63
659.90	4.09	0.83	3.26
659.95	4.77	0.83	3.93
660.00	5.49	0.84	4.65
660.05	6.26	0.84	5.41
660.10	7.08	0.85	6.23
660.15	7.87	0.85	7.02
660.20	8.69	0.86	7.83
660.25	9.54	0.86	8.68
660.30	10.42	0.87	9.55
660.35	11.32	0.87	10.44
660.40	12.24	0.88	11.36
660.45	13.18	0.88	12.29
660.50	**14.14**	**0.89**	**13.25**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 9P: Existing Detention Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
657.00	5	0
657.05	59	2
657.10	114	6
657.15	168	13
657.20	223	23
657.25	278	35
657.30	332	51
657.35	387	69
657.40	441	89
657.45	496	113
657.50	550	139
657.55	657	169
657.60	765	205
657.65	872	245
657.70	980	292
657.75	1,088	343
657.80	1,195	400
657.85	1,303	463
657.90	1,410	531
657.95	1,518	604
658.00	1,625	683
658.05	1,732	766
658.10	1,840	856
658.15	1,947	950
658.20	2,055	1,051
658.25	2,163	1,156
658.30	2,270	1,267
658.35	2,378	1,383
658.40	2,485	1,504
658.45	2,593	1,631
658.50	2,700	1,764
658.55	2,807	1,901
658.60	2,915	2,045
658.65	3,022	2,193
658.70	3,130	2,347
658.75	3,238	2,506
658.80	3,345	2,670
658.85	3,453	2,840
658.90	3,560	3,016
658.95	3,668	3,196
659.00	3,775	3,383
659.05	3,882	3,574
659.10	3,990	3,771
659.15	4,097	3,973
659.20	4,205	4,181
659.25	4,313	4,393
659.30	4,420	4,612
659.35	4,528	4,835
659.40	4,635	5,064
659.45	4,743	5,299
659.50	4,850	5,539
659.55	4,957	5,784
659.60	5,065	6,035
659.65	5,172	6,290
659.70	5,280	6,552
659.75	5,388	6,818
659.80	5,495	7,090
659.85	5,603	7,368
659.90	5,710	7,651
659.95	5,818	7,939
660.00	5,925	8,233
660.05	6,032	8,531
660.10	6,140	8,836
660.15	6,247	9,145
660.20	6,355	9,461
660.25	6,463	9,781
660.30	6,570	10,107
660.35	6,678	10,438
660.40	6,785	10,774
660.45	6,893	11,116
660.50	**7,000**	**11,464**

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 10P: 21" Sewer Behind Dundee Acres

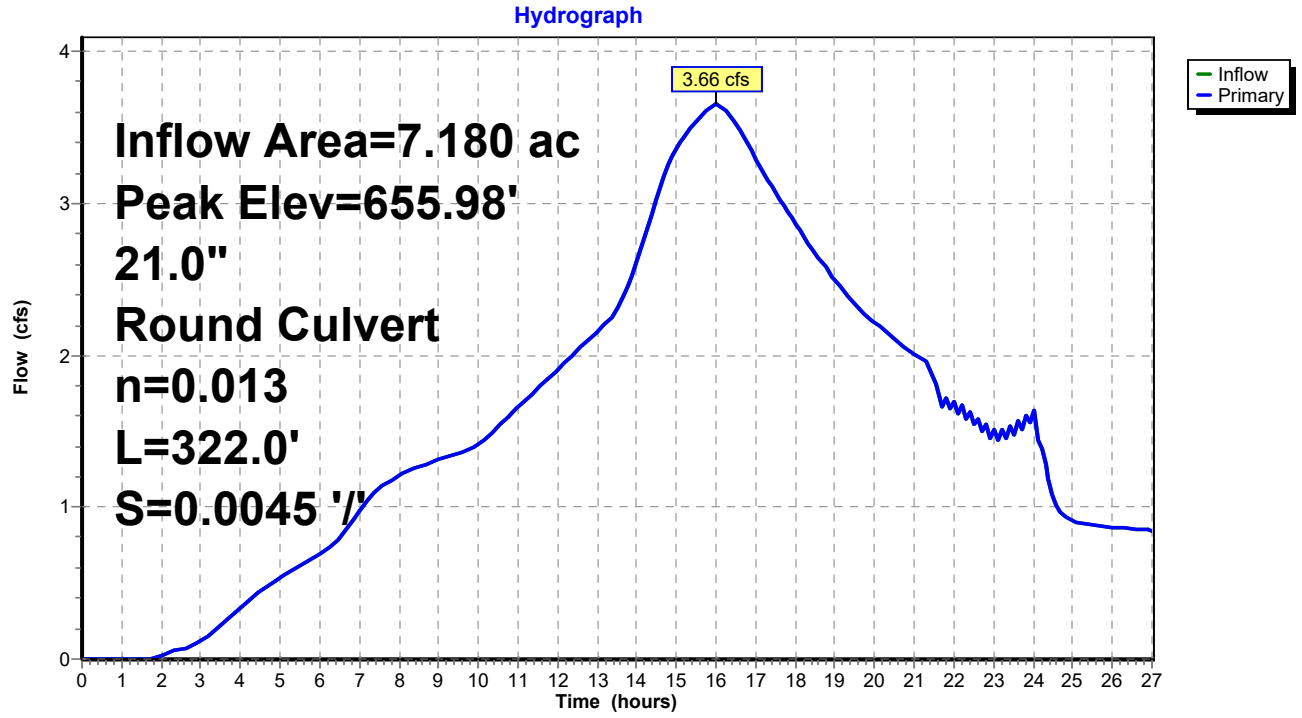
Inflow Area = 7.180 ac, 25.07% Impervious, Inflow Depth > 5.76"
Inflow = 3.66 cfs @ 16.00 hrs, Volume= 3.447 af
Outflow = 3.66 cfs @ 16.00 hrs, Volume= 3.447 af, Atten= 0%, Lag= 0.0 min
Primary = 3.66 cfs @ 16.00 hrs, Volume= 3.447 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 655.98' @ 16.01 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	655.00'	**21.0" Round Sewer Behind Dundee Acres** L= 322.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 655.00' / 653.55' S= 0.0045 '/' Cc= 0.900 n= 0.013, Flow Area= 2.41 sf

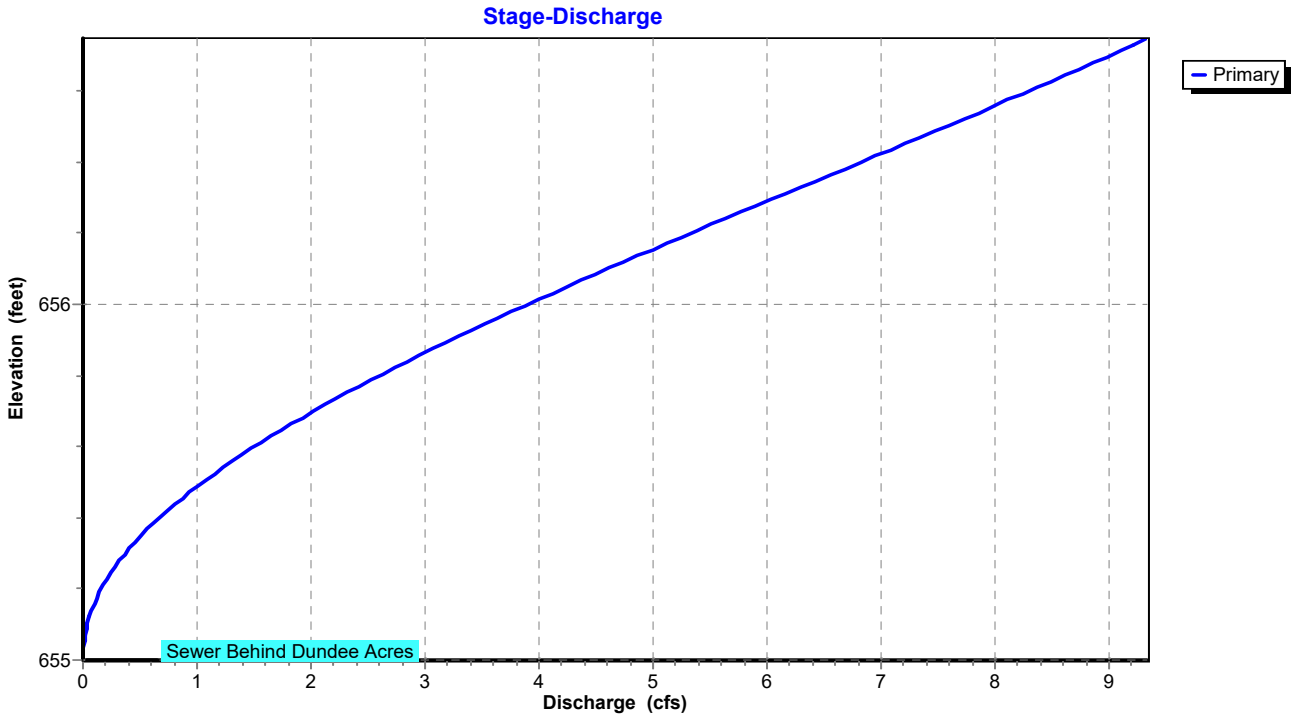
Primary OutFlow Max=3.66 cfs @ 16.00 hrs HW=655.98' TW=654.36' (Dynamic Tailwater)
└─**1=Sewer Behind Dundee Acres** (Outlet Controls 3.66 cfs @ 3.82 fps)

Pond 10P: 21" Sewer Behind Dundee Acres

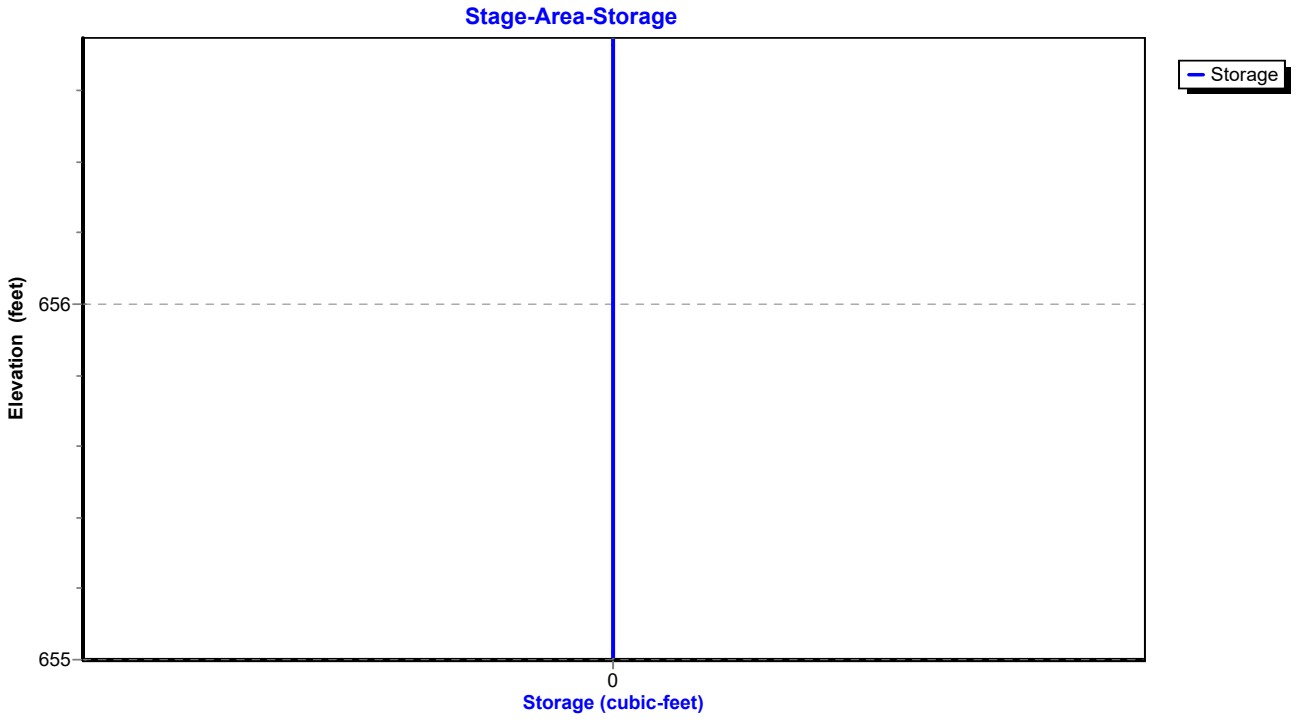


Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Pond 10P: 21" Sewer Behind Dundee Acres



Pond 10P: 21" Sewer Behind Dundee Acres



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Pond 10P: 21" Sewer Behind Dundee Acres

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	655.00	0.00
0.50	0.00	655.00	0.00
1.00	0.00	655.00	0.00
1.50	0.00	655.00	0.00
2.00	0.03	655.09	0.03
2.50	0.07	655.13	0.07
3.00	0.11	655.17	0.11
3.50	0.22	655.23	0.22
4.00	0.34	655.29	0.34
4.50	0.44	655.33	0.44
5.00	0.54	655.36	0.54
5.50	0.62	655.39	0.62
6.00	0.69	655.41	0.69
6.50	0.80	655.44	0.80
7.00	0.98	655.48	0.98
7.50	1.13	655.52	1.13
8.00	1.21	655.54	1.21
8.50	1.27	655.55	1.27
9.00	1.31	655.56	1.31
9.50	1.36	655.57	1.36
10.00	1.42	655.59	1.42
10.50	1.53	655.61	1.53
11.00	1.66	655.64	1.66
11.50	1.78	655.66	1.78
12.00	1.91	655.69	1.91
12.50	2.04	655.71	2.04
13.00	2.16	655.73	2.16
13.50	2.30	655.76	2.30
14.00	2.61	655.81	2.61
14.50	3.02	655.88	3.02
15.00	3.36	655.93	3.36
15.50	3.54	655.96	3.54
16.00	**3.66**	**655.98**	**3.66**
16.50	3.52	655.96	3.52
17.00	3.29	655.92	3.29
17.50	3.07	655.89	3.07
18.00	2.86	655.85	2.86
18.50	2.66	655.82	2.66
19.00	2.50	655.79	2.50
19.50	2.34	655.77	2.34
20.00	2.22	655.74	2.22
20.50	2.11	655.72	2.11
21.00	2.01	655.71	2.01
21.50	1.90	655.69	1.90
22.00	1.70	655.64	1.70
22.50	1.54	655.61	1.54
23.00	1.51	655.61	1.51
23.50	1.48	655.60	1.48
24.00	1.64	655.63	1.64
24.50	1.09	655.51	1.09
25.00	0.91	655.47	0.91
25.50	0.88	655.46	0.88
26.00	0.87	655.46	0.87
26.50	0.86	655.45	0.86
27.00	0.85	655.45	0.85

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 10P: 21" Sewer Behind Dundee Acres

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
655.00	0.00	655.52	1.13	656.04	4.17	656.56	8.00
655.01	0.00	655.53	1.18	656.05	4.24	656.57	8.07
655.02	0.00	655.54	1.22	656.06	4.31	656.58	8.14
655.03	0.00	655.55	1.27	656.07	4.38	656.59	8.22
655.04	0.01	655.56	1.31	656.08	4.45	656.60	8.29
655.05	0.01	655.57	1.36	656.09	4.52	656.61	8.36
655.06	0.01	655.58	1.40	656.10	4.59	656.62	8.43
655.07	0.02	655.59	1.45	656.11	4.67	656.63	8.50
655.08	0.02	655.60	1.50	656.12	4.74	656.64	8.57
655.09	0.03	655.61	1.55	656.13	4.81	656.65	8.64
655.10	0.04	655.62	1.60	656.14	4.88	656.66	8.71
655.11	0.04	655.63	1.65	656.15	4.95	656.67	8.78
655.12	0.05	655.64	1.70	656.16	5.03	656.68	8.85
655.13	0.06	655.65	1.75	656.17	5.10	656.69	8.92
655.14	0.08	655.66	1.80	656.18	5.17	656.70	8.99
655.15	0.09	655.67	1.86	656.19	5.25	656.71	9.06
655.16	0.10	655.68	1.91	656.20	5.32	656.72	9.13
655.17	0.11	655.69	1.96	656.21	5.39	656.73	9.19
655.18	0.13	655.70	2.02	656.22	5.47	656.74	9.26
655.19	0.14	655.71	2.07	656.23	5.54	656.75	**9.33**
655.20	0.16	655.72	2.13	656.24	5.62		
655.21	0.18	655.73	2.19	656.25	5.69		
655.22	0.20	655.74	2.24	656.26	5.77		
655.23	0.21	655.75	2.30	656.27	5.84		
655.24	0.23	655.76	2.36	656.28	5.91		
655.25	0.25	655.77	2.42	656.29	5.99		
655.26	0.28	655.78	2.48	656.30	6.06		
655.27	0.30	655.79	2.54	656.31	6.14		
655.28	0.32	655.80	2.60	656.32	6.21		
655.29	0.35	655.81	2.66	656.33	6.29		
655.30	0.37	655.82	2.72	656.34	6.36		
655.31	0.40	655.83	2.78	656.35	6.44		
655.32	0.42	655.84	2.84	656.36	6.51		
655.33	0.45	655.85	2.90	656.37	6.59		
655.34	0.48	655.86	2.97	656.38	6.66		
655.35	0.51	655.87	3.03	656.39	6.74		
655.36	0.54	655.88	3.09	656.40	6.81		
655.37	0.57	655.89	3.16	656.41	6.89		
655.38	0.60	655.90	3.22	656.42	6.96		
655.39	0.64	655.91	3.29	656.43	7.04		
655.40	0.67	655.92	3.35	656.44	7.11		
655.41	0.70	655.93	3.42	656.45	7.19		
655.42	0.74	655.94	3.49	656.46	7.26		
655.43	0.78	655.95	3.55	656.47	7.34		
655.44	0.81	655.96	3.62	656.48	7.41		
655.45	0.85	655.97	3.69	656.49	7.48		
655.46	0.89	655.98	3.75	656.50	7.56		
655.47	0.93	655.99	3.82	656.51	7.63		
655.48	0.97	656.00	3.89	656.52	7.71		
655.49	1.01	656.01	3.96	656.53	7.78		
655.50	1.05	656.02	4.03	656.54	7.85		
655.51	1.09	656.03	4.10	656.55	7.93		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 10P: 21" Sewer Behind Dundee Acres

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
655.00	**0**	656.04	0
655.02	0	656.06	0
655.04	0	656.08	0
655.06	0	656.10	0
655.08	0	656.12	0
655.10	0	656.14	0
655.12	0	656.16	0
655.14	0	656.18	0
655.16	0	656.20	0
655.18	0	656.22	0
655.20	0	656.24	0
655.22	0	656.26	0
655.24	0	656.28	0
655.26	0	656.30	0
655.28	0	656.32	0
655.30	0	656.34	0
655.32	0	656.36	0
655.34	0	656.38	0
655.36	0	656.40	0
655.38	0	656.42	0
655.40	0	656.44	0
655.42	0	656.46	0
655.44	0	656.48	0
655.46	0	656.50	0
655.48	0	656.52	0
655.50	0	656.54	0
655.52	0	656.56	0
655.54	0	656.58	0
655.56	0	656.60	0
655.58	0	656.62	0
655.60	0	656.64	0
655.62	0	656.66	0
655.64	0	656.68	0
655.66	0	656.70	0
655.68	0	656.72	0
655.70	0	656.74	0
655.72	0		
655.74	0		
655.76	0		
655.78	0		
655.80	0		
655.82	0		
655.84	0		
655.86	0		
655.88	0		
655.90	0		
655.92	0		
655.94	0		
655.96	0		
655.98	0		
656.00	0		
656.02	0		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 11P: 24" to Offsite Sewer at Cotswald

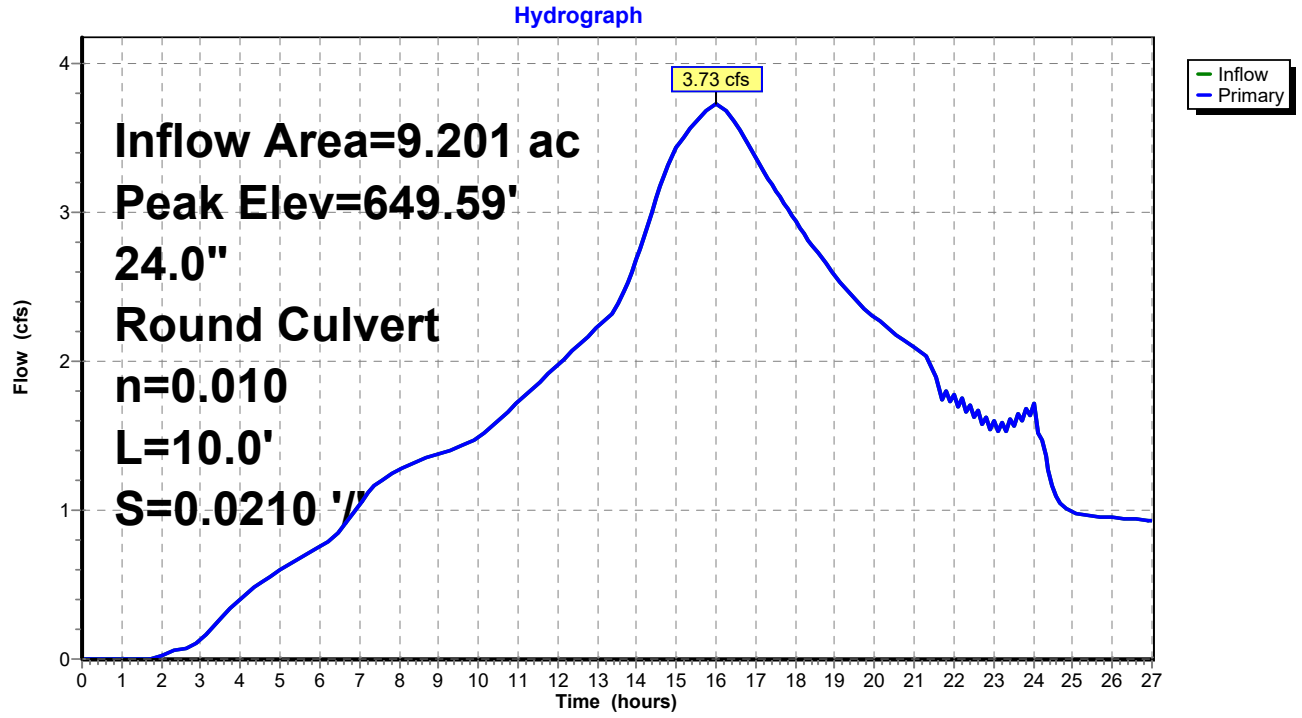
Inflow Area = 9.201 ac, 27.29% Impervious, Inflow Depth > 4.69"
Inflow = 3.73 cfs @ 16.00 hrs, Volume= 3.594 af
Outflow = 3.73 cfs @ 16.00 hrs, Volume= 3.594 af, Atten= 0%, Lag= 0.0 min
Primary = 3.73 cfs @ 16.00 hrs, Volume= 3.594 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 649.59' @ 16.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	648.71'	**24.0" Round Culvert** L= 10.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 648.71' / 648.50' S= 0.0210 '/' Cc= 0.900 n= 0.010, Flow Area= 3.14 sf

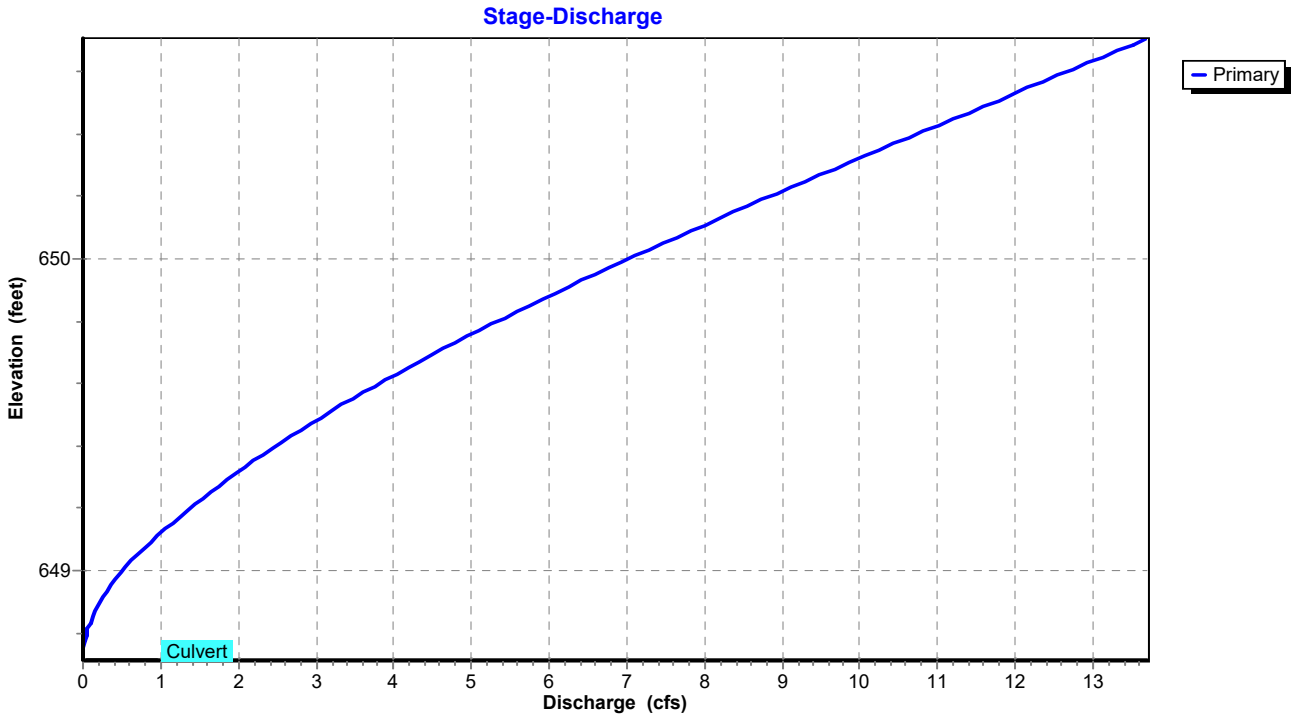
Primary OutFlow Max=3.73 cfs @ 16.00 hrs HW=649.59' TW=648.33' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 3.73 cfs @ 4.14 fps)

Pond 11P: 24" to Offsite Sewer at Cotswald

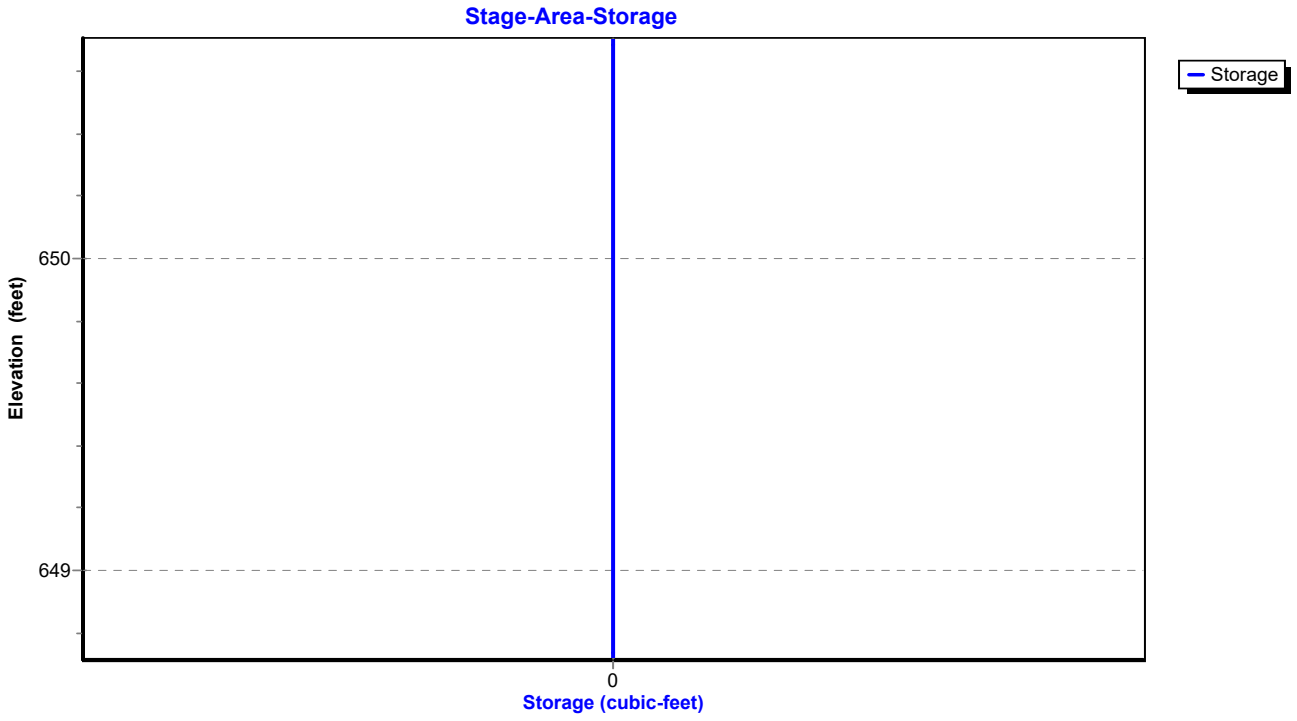


Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Pond 11P: 24" to Offsite Sewer at Cotswald



Pond 11P: 24" to Offsite Sewer at Cotswald



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Pond 11P: 24" to Offsite Sewer at Cotswald

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	648.71	0.00
0.50	0.00	648.71	0.00
1.00	0.00	648.71	0.00
1.50	0.00	648.71	0.00
2.00	0.03	648.78	0.03
2.50	0.07	648.81	0.07
3.00	0.13	648.85	0.13
3.50	0.27	648.92	0.27
4.00	0.40	648.97	0.40
4.50	0.51	649.00	0.51
5.00	0.60	649.02	0.60
5.50	0.68	649.04	0.68
6.00	0.76	649.06	0.76
6.50	0.87	649.09	0.87
7.00	1.04	649.13	1.04
7.50	1.20	649.16	1.20
8.00	1.28	649.17	1.28
8.50	1.33	649.19	1.33
9.00	1.38	649.20	1.38
9.50	1.42	649.20	1.42
10.00	1.48	649.22	1.48
10.50	1.60	649.24	1.60
11.00	1.73	649.26	1.73
11.50	1.85	649.29	1.85
12.00	1.98	649.31	1.98
12.50	2.11	649.33	2.11
13.00	2.23	649.36	2.23
13.50	2.37	649.38	2.37
14.00	2.68	649.43	2.68
14.50	3.09	649.49	3.09
15.00	3.43	649.54	3.43
15.50	3.62	649.57	3.62
16.00	**3.73**	**649.59**	**3.73**
16.50	3.60	649.57	3.60
17.00	3.37	649.54	3.37
17.50	3.15	649.50	3.15
18.00	2.94	649.47	2.94
18.50	2.74	649.44	2.74
19.00	2.58	649.41	2.58
19.50	2.43	649.39	2.43
20.00	2.30	649.37	2.30
20.50	2.19	649.35	2.19
21.00	2.09	649.33	2.09
21.50	1.98	649.31	1.98
22.00	1.78	649.28	1.78
22.50	1.62	649.24	1.62
23.00	1.60	649.24	1.60
23.50	1.56	649.23	1.56
24.00	1.72	649.26	1.72
24.50	1.17	649.15	1.17
25.00	0.99	649.12	0.99
25.50	0.96	649.11	0.96
26.00	0.95	649.11	0.95
26.50	0.94	649.11	0.94
27.00	0.93	649.10	0.93

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 11P: 24" to Offsite Sewer at Cotswald

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
648.71	0.00	649.23	1.55	649.75	4.94	650.27	9.49
648.72	0.00	649.24	1.60	649.76	5.02	650.28	9.58
648.73	0.00	649.25	1.65	649.77	5.10	650.29	9.67
648.74	0.01	649.26	1.70	649.78	5.18	650.30	9.77
648.75	0.01	649.27	1.75	649.79	5.26	650.31	9.86
648.76	0.02	649.28	1.81	649.80	5.34	650.32	9.96
648.77	0.02	649.29	1.86	649.81	5.42	650.33	10.05
648.78	0.03	649.30	1.92	649.82	5.50	650.34	10.15
648.79	0.04	649.31	1.97	649.83	5.58	650.35	10.24
648.80	0.05	649.32	2.03	649.84	5.67	650.36	10.34
648.81	0.06	649.33	2.08	649.85	5.75	650.37	10.43
648.82	0.08	649.34	2.14	649.86	5.83	650.38	10.53
648.83	0.09	649.35	2.20	649.87	5.91	650.39	10.63
648.84	0.11	649.36	2.26	649.88	6.00	650.40	10.72
648.85	0.12	649.37	2.32	649.89	6.08	650.41	10.82
648.86	0.14	649.38	2.37	649.90	6.17	650.42	10.91
648.87	0.16	649.39	2.43	649.91	6.25	650.43	11.01
648.88	0.18	649.40	2.50	649.92	6.33	650.44	11.10
648.89	0.20	649.41	2.56	649.93	6.42	650.45	11.20
648.90	0.23	649.42	2.62	649.94	6.50	650.46	11.30
648.91	0.25	649.43	2.68	649.95	6.59	650.47	11.39
648.92	0.27	649.44	2.74	649.96	6.68	650.48	11.49
648.93	0.30	649.45	2.81	649.97	6.76	650.49	11.59
648.94	0.33	649.46	2.87	649.98	6.85	650.50	11.68
648.95	0.36	649.47	2.93	649.99	6.94	650.51	11.78
648.96	0.39	649.48	3.00	650.00	7.02	650.52	11.87
648.97	0.42	649.49	3.07	650.01	7.11	650.53	11.97
648.98	0.45	649.50	3.13	650.02	7.20	650.54	12.07
648.99	0.48	649.51	3.20	650.03	7.29	650.55	12.16
649.00	0.52	649.52	3.26	650.04	7.38	650.56	12.26
649.01	0.55	649.53	3.33	650.05	7.47	650.57	12.36
649.02	0.59	649.54	3.40	650.06	7.56	650.58	12.45
649.03	0.62	649.55	3.47	650.07	7.64	650.59	12.55
649.04	0.66	649.56	3.54	650.08	7.73	650.60	12.64
649.05	0.70	649.57	3.61	650.09	7.82	650.61	12.74
649.06	0.74	649.58	3.68	650.10	7.91	650.62	12.84
649.07	0.79	649.59	3.75	650.11	8.01	650.63	12.93
649.08	0.83	649.60	3.82	650.12	8.10	650.64	13.03
649.09	0.87	649.61	3.89	650.13	8.19	650.65	13.12
649.10	0.92	649.62	3.96	650.14	8.28	650.66	13.22
649.11	0.96	649.63	4.04	650.15	8.37	650.67	13.31
649.12	1.01	649.64	4.11	650.16	8.46	650.68	13.41
649.13	1.06	649.65	4.18	650.17	8.55	650.69	13.50
649.14	1.11	649.66	4.26	650.18	8.65	650.70	13.60
649.15	1.16	649.67	4.33	650.19	8.74	650.71	**13.69**
649.16	1.21	649.68	4.41	650.20	8.83		
649.17	1.26	649.69	4.48	650.21	8.92		
649.18	1.30	649.70	4.56	650.22	9.02		
649.19	1.35	649.71	4.64	650.23	9.11		
649.20	1.40	649.72	4.71	650.24	9.20		
649.21	1.45	649.73	4.79	650.25	9.30		
649.22	1.50	649.74	4.87	650.26	9.39		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 11P: 24" to Offsite Sewer at Cotswald

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
648.71	**0**	649.75	0
648.73	0	649.77	0
648.75	0	649.79	0
648.77	0	649.81	0
648.79	0	649.83	0
648.81	0	649.85	0
648.83	0	649.87	0
648.85	0	649.89	0
648.87	0	649.91	0
648.89	0	649.93	0
648.91	0	649.95	0
648.93	0	649.97	0
648.95	0	649.99	0
648.97	0	650.01	0
648.99	0	650.03	0
649.01	0	650.05	0
649.03	0	650.07	0
649.05	0	650.09	0
649.07	0	650.11	0
649.09	0	650.13	0
649.11	0	650.15	0
649.13	0	650.17	0
649.15	0	650.19	0
649.17	0	650.21	0
649.19	0	650.23	0
649.21	0	650.25	0
649.23	0	650.27	0
649.25	0	650.29	0
649.27	0	650.31	0
649.29	0	650.33	0
649.31	0	650.35	0
649.33	0	650.37	0
649.35	0	650.39	0
649.37	0	650.41	0
649.39	0	650.43	0
649.41	0	650.45	0
649.43	0	650.47	0
649.45	0	650.49	0
649.47	0	650.51	0
649.49	0	650.53	0
649.51	0	650.55	0
649.53	0	650.57	0
649.55	0	650.59	0
649.57	0	650.61	0
649.59	0	650.63	0
649.61	0	650.65	0
649.63	0	650.67	0
649.65	0	650.69	0
649.67	0	650.71	0
649.69	0		
649.71	0		
649.73	0		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Summary for Pond 12P: 24" Offsite Sewer to Cotswald

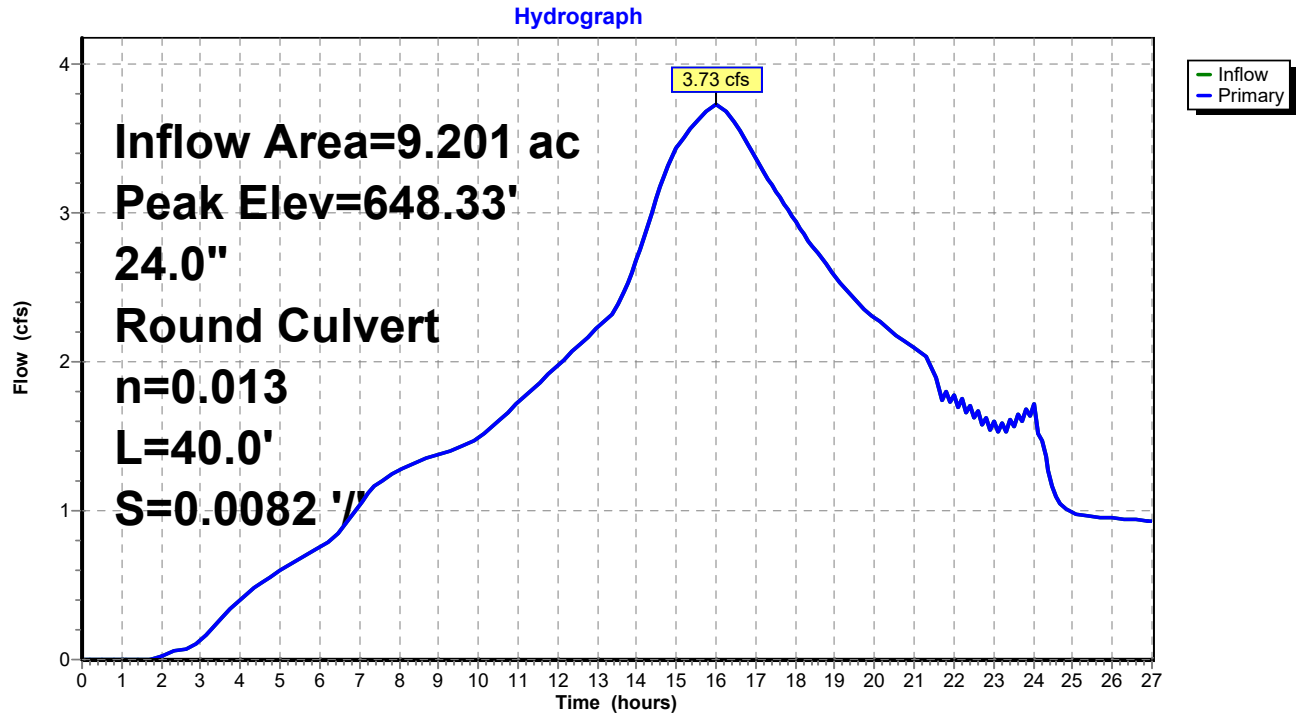
Inflow Area = 9.201 ac, 27.29% Impervious, Inflow Depth > 4.69"
Inflow = 3.73 cfs @ 16.00 hrs, Volume= 3.594 af
Outflow = 3.73 cfs @ 16.00 hrs, Volume= 3.594 af, Atten= 0%, Lag= 0.0 min
Primary = 3.73 cfs @ 16.00 hrs, Volume= 3.594 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.10 hrs
Peak Elev= 648.33' @ 16.00 hrs
Flood Elev= 651.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	647.43'	**24.0" Round Pipe to Cotswald** L= 40.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 647.43' / 647.10' S= 0.0082 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf

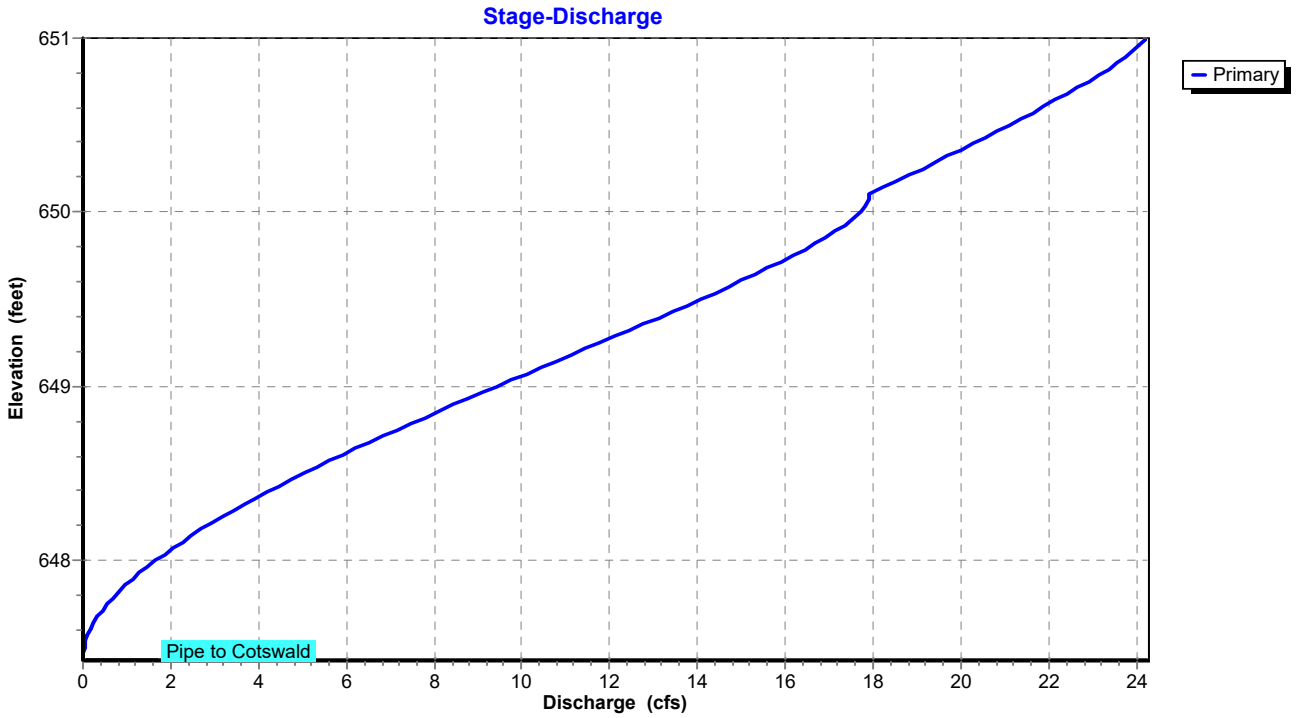
Primary OutFlow Max=3.73 cfs @ 16.00 hrs HW=648.33' (Free Discharge)
1=Pipe to Cotswald (Barrel Controls 3.73 cfs @ 4.00 fps)

Pond 12P: 24" Offsite Sewer to Cotswald

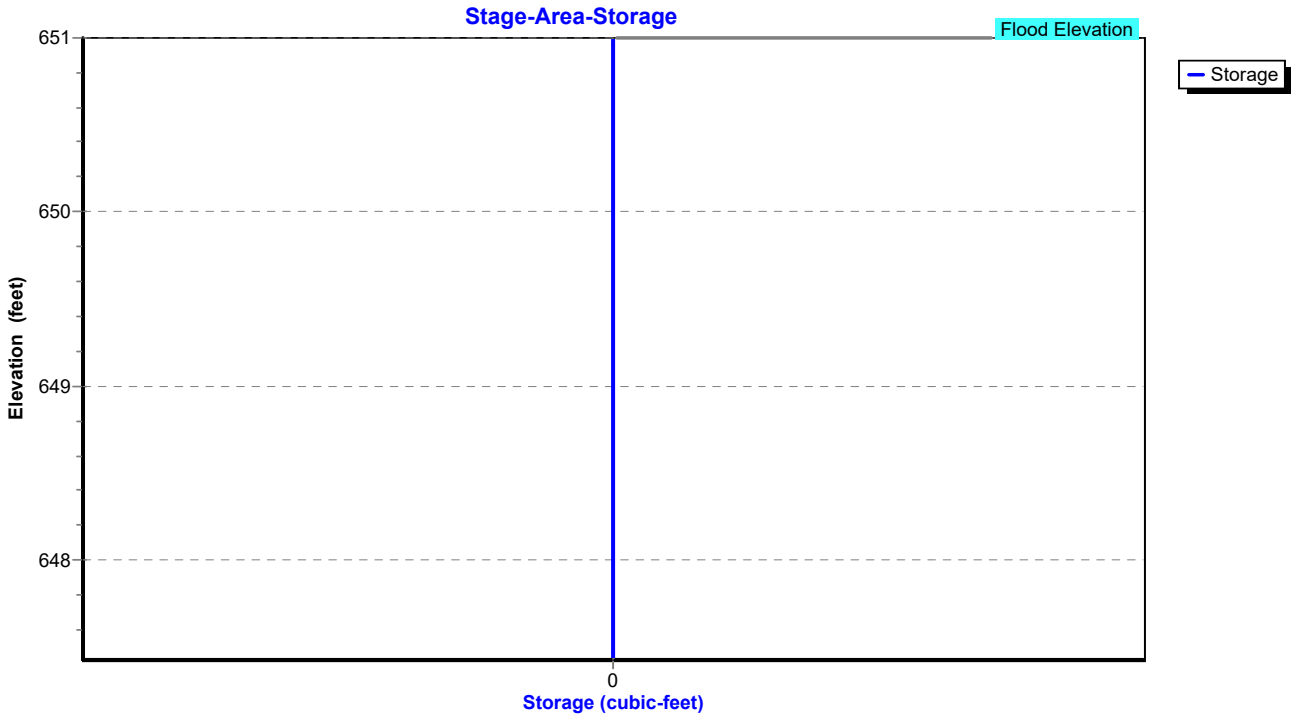


Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Pond 12P: 24" Offsite Sewer to Cotswald



Pond 12P: 24" Offsite Sewer to Cotswald



Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Hydrograph for Pond 12P: 24" Offsite Sewer to Cotswald

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	647.43	0.00
0.50	0.00	647.43	0.00
1.00	0.00	647.43	0.00
1.50	0.00	647.43	0.00
2.00	0.03	647.50	0.03
2.50	0.07	647.54	0.07
3.00	0.13	647.58	0.13
3.50	0.27	647.65	0.27
4.00	0.40	647.70	0.40
4.50	0.51	647.74	0.51
5.00	0.60	647.76	0.60
5.50	0.68	647.79	0.68
6.00	0.76	647.81	0.76
6.50	0.87	647.83	0.87
7.00	1.04	647.88	1.04
7.50	1.20	647.91	1.20
8.00	1.28	647.93	1.28
8.50	1.33	647.94	1.33
9.00	1.38	647.95	1.38
9.50	1.42	647.96	1.42
10.00	1.48	647.97	1.48
10.50	1.60	647.99	1.60
11.00	1.73	648.02	1.73
11.50	1.85	648.04	1.85
12.00	1.98	648.06	1.98
12.50	2.11	648.08	2.11
13.00	2.23	648.10	2.23
13.50	2.37	648.13	2.37
14.00	2.68	648.18	2.68
14.50	3.09	648.24	3.09
15.00	3.43	648.29	3.43
15.50	3.62	648.31	3.62
16.00	**3.73**	**648.33**	**3.73**
16.50	3.60	648.31	3.60
17.00	3.37	648.28	3.37
17.50	3.15	648.25	3.15
18.00	2.94	648.22	2.94
18.50	2.74	648.19	2.74
19.00	2.58	648.16	2.58
19.50	2.43	648.14	2.43
20.00	2.30	648.12	2.30
20.50	2.19	648.10	2.19
21.00	2.09	648.08	2.09
21.50	1.98	648.06	1.98
22.00	1.78	648.03	1.78
22.50	1.62	648.00	1.62
23.00	1.60	647.99	1.60
23.50	1.56	647.98	1.56
24.00	1.72	648.01	1.72
24.50	1.17	647.90	1.17
25.00	0.99	647.86	0.99
25.50	0.96	647.86	0.96
26.00	0.95	647.86	0.95
26.50	0.94	647.85	0.94
27.00	0.93	647.85	0.93

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Discharge for Pond 12P: 24" Offsite Sewer to Cotswald

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
647.43	0.00	648.47	4.79	649.51	14.17	650.55	21.47
647.45	0.00	648.49	4.95	649.53	14.35	650.57	21.62
647.47	0.01	648.51	5.11	649.55	14.52	650.59	21.77
647.49	0.02	648.53	5.27	649.57	14.70	650.61	21.91
647.51	0.03	648.55	5.44	649.59	14.87	650.63	22.06
647.53	0.05	648.57	5.60	649.61	15.04	650.65	22.20
647.55	0.08	648.59	5.77	649.63	15.21	650.67	22.35
647.57	0.10	648.61	5.93	649.65	15.37	650.69	22.49
647.59	0.14	648.63	6.10	649.67	15.54	650.71	22.63
647.61	0.18	648.65	6.27	649.69	15.70	650.73	22.77
647.63	0.22	648.67	6.45	649.71	15.86	650.75	22.91
647.65	0.26	648.69	6.62	649.73	16.01	650.77	23.05
647.67	0.31	648.71	6.79	649.75	16.17	650.79	23.18
647.69	0.37	648.73	6.97	649.77	16.32	650.81	23.32
647.71	0.42	648.75	7.14	649.79	16.46	650.83	23.43
647.73	0.49	648.77	7.32	649.81	16.61	650.85	23.53
647.75	0.55	648.79	7.50	649.83	16.75	650.87	23.63
647.77	0.62	648.81	7.68	649.85	16.88	650.89	23.73
647.79	0.69	648.83	7.86	649.87	17.01	650.91	23.82
647.81	0.77	648.85	8.04	649.89	17.14	650.93	23.92
647.83	0.85	648.87	8.22	649.91	17.26	650.95	24.01
647.85	0.93	648.89	8.41	649.93	17.37	650.97	24.11
647.87	1.02	648.91	8.59	649.95	17.48	650.99	**24.20**
647.89	1.10	648.93	8.77	649.97	17.58		
647.91	1.20	648.95	8.96	649.99	17.67		
647.93	1.29	648.97	9.14	650.01	17.75		
647.95	1.39	648.99	9.33	650.03	17.82		
647.97	1.49	649.01	9.52	650.05	17.87		
647.99	1.59	649.03	9.70	650.07	17.90		
648.01	1.70	649.05	9.89	650.09	17.88		
648.03	1.81	649.07	10.08	650.11	17.92		
648.05	1.92	649.09	10.27	650.13	18.10		
648.07	2.03	649.11	10.46	650.15	18.27		
648.09	2.15	649.13	10.64	650.17	18.45		
648.11	2.27	649.15	10.83	650.19	18.62		
648.13	2.39	649.17	11.02	650.21	18.79		
648.15	2.52	649.19	11.21	650.23	18.96		
648.17	2.64	649.21	11.40	650.25	19.12		
648.19	2.77	649.23	11.59	650.27	19.29		
648.21	2.90	649.25	11.78	650.29	19.45		
648.23	3.04	649.27	11.96	650.31	19.62		
648.25	3.17	649.29	12.15	650.33	19.78		
648.27	3.31	649.31	12.34	650.35	19.94		
648.29	3.45	649.33	12.52	650.37	20.10		
648.31	3.59	649.35	12.71	650.39	20.26		
648.33	3.73	649.37	12.90	650.41	20.41		
648.35	3.88	649.39	13.08	650.43	20.57		
648.37	4.03	649.41	13.26	650.45	20.72		
648.39	4.18	649.43	13.45	650.47	20.87		
648.41	4.33	649.45	13.63	650.49	21.03		
648.43	4.48	649.47	13.81	650.51	21.18		
648.45	4.64	649.49	13.99	650.53	21.33		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Stage-Area-Storage for Pond 12P: 24" Offsite Sewer to Cotswald

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
647.43	**0**	650.03	0
647.48	0	650.08	0
647.53	0	650.13	0
647.58	0	650.18	0
647.63	0	650.23	0
647.68	0	650.28	0
647.73	0	650.33	0
647.78	0	650.38	0
647.83	0	650.43	0
647.88	0	650.48	0
647.93	0	650.53	0
647.98	0	650.58	0
648.03	0	650.63	0
648.08	0	650.68	0
648.13	0	650.73	0
648.18	0	650.78	0
648.23	0	650.83	0
648.28	0	650.88	0
648.33	0	650.93	0
648.38	0	650.98	0
648.43	0		
648.48	0		
648.53	0		
648.58	0		
648.63	0		
648.68	0		
648.73	0		
648.78	0		
648.83	0		
648.88	0		
648.93	0		
648.98	0		
649.03	0		
649.08	0		
649.13	0		
649.18	0		
649.23	0		
649.28	0		
649.33	0		
649.38	0		
649.43	0		
649.48	0		
649.53	0		
649.58	0		
649.63	0		
649.68	0		
649.73	0		
649.78	0		
649.83	0		
649.88	0		
649.93	0		
649.98	0		

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Storm Sewer Sizing
and
Miscellaneous Calculations

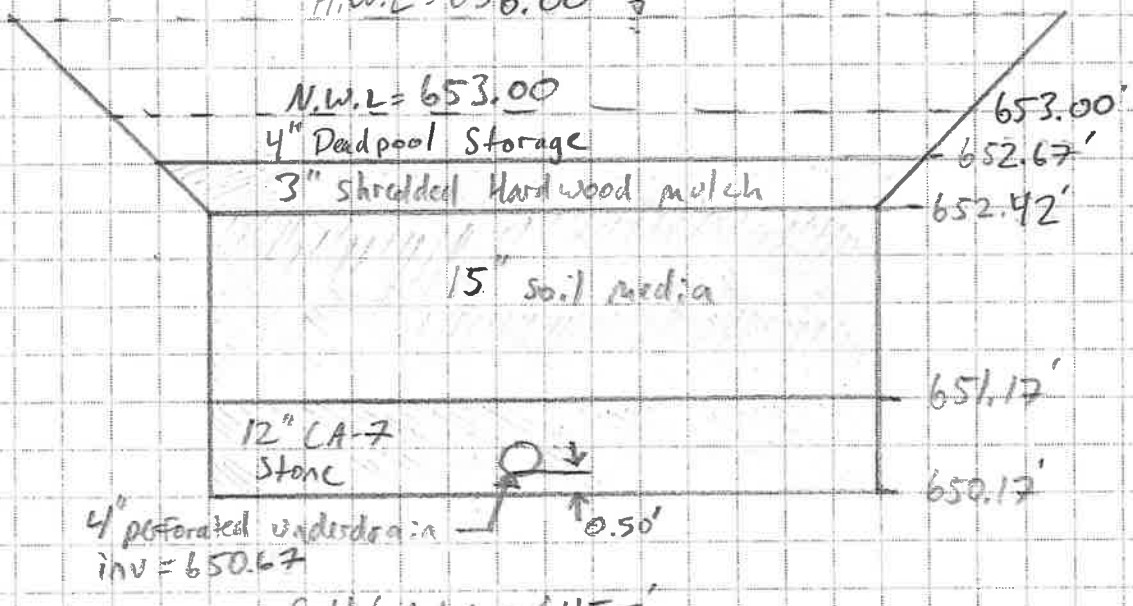
Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

IG Consulting, Inc.
300 Marquardt Drive Suite 101
WHEELING, ILLINOIS 60090
(847) 215-1133

JOB 16153 A
SHEET NO. 1 OF 1
CALCULATED BY A.W DATE 08/15/22
CHECKED BY DATE
SCALE N/A

Revised 12/01/22
Revised 01/16/23

Volume Control Calculation



$A_{proposed\ impervious} = 30,987$ S.F.

$\forall C_{Req} = 30,987$ S.F. $(1/12') = 2582.25$ C.F.

$A_{Basin\ @\ 652.42} = 3,370$ S.F. $A_{Basin\ @\ 653.00}$ 4,093 S.F. $A_{Basin\ @\ 652.67} = 3,675$

$\forall_{Deadpool} = (653.00 - 652.67')((4,093 S.F. + 3,675 S.F./2) = 1,293$ C.F.

$\forall_{media} = (3,370$ S.F.$)(1.25')(0.25)(0.5) = 526.5$ C.F.

$\forall_{Stone\ above\ underdrain} = (3,370$ S.F.$)(651.17 - 650.67)(0.36)(0.5) = 303.3$ C.F.

$\forall_{Stone\ below\ underdrain} = (3,370$ S.F.$)(650.67 - 650.17)(0.36) = 606.6$ C.F.

$\forall C_{provided} = 1,293$ C.F. $+ 526.5$ C.F. $+ 303.3$ C.F. $+ 606.6$ C.F. $= 2,729.4$ C.F. $> 2,582$ C.F.

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 1A

CAPACITY CALCULATION FOR SWALE (LOT 1-SOUTH PL SADDLE POINT)

100yr FLOW

A = 0.07 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 0.54

Q_{swale} = VA

where A = 1.9 sf

$$V = \frac{1.49\,(R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 2 %
wetted perimeter P= 15.51 ft.
Manning's n_{grass}= 0.080

V= 0.66 f/s

Q_{swale} = VA
= 1.28 cfs > 0.54 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

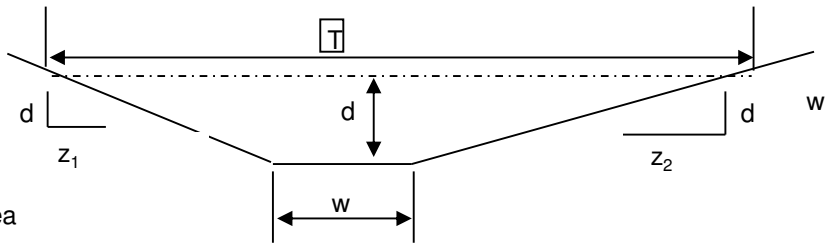
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =	7.7
z_2=	7.7
w (btm width, ft)=	
d (depth, ft)=	0.2
S (slope, ft/ft)	0.0
n low =	0.0
n_{high} =	0.0

Clear Data Entry Cells

d (ft)	A (sf)	P (ft)	R (ft)	Low N V (fps)	Low N Q (cfs)	High N V (fps)	High N Q (cfs)		
0.25	1.94	15.51	0.12	0.66	1.27	0.66	1.27	T =	15.
								Dm =	0.12

IG Consulting, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
300 Marquardt Drive, Wheeling, IL 60090 847-215-1133

SWALE CAPACITY CALCULATION (SWALE 1A)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 5-Dec-22

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 1B

CAPACITY CALCULATION FOR SWALE (LOT 1-SOUTH PL EAST BUILDING FACE)

100yr FLOW

A = 0.10 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 0.86

Q_{swale} = VA

where A = 2.1 sf

$$V = \frac{1.49\,(R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 2 %
wetted perimeter P= 8.56 ft.
Manning's n_{grass}= 0.080

V= 1.04 f/s

Q_{swale} = VA
= 2.21 cfs > 0.86 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

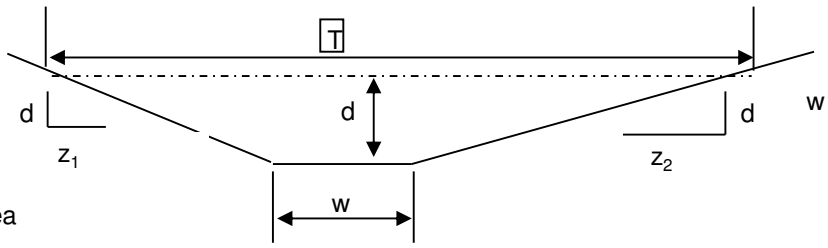
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =	4.2
z_2=	4.2
w (btm width, ft)=	
d (depth, ft)=	0.
S (slope, ft/ft)	0.0
n low =	0.0
n_{high} =	0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.5	2.13	8.56	0.25	1.04	2.21	1.04	2.21	T =	8.
								Dm =	0.25

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SWALE CAPACITY CALCULATION (SWALE 1B)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 5-Dec-22

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 2A

CAPACITY CALCULATION FOR SWALE (LOT 1-LOT 2 SADDLE POINT)

100yr FLOW

A = 0.05 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 0.42

Q_{swale} = VA

where A = 0.6 sf

$$V = \frac{1.49 (R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 2 %
wetted perimeter P= 4.29 ft.
Manning's n_{grass}= 0.080

V= 0.72 f/s

Q_{swale} = VA
= 0.45 cfs > 0.42 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

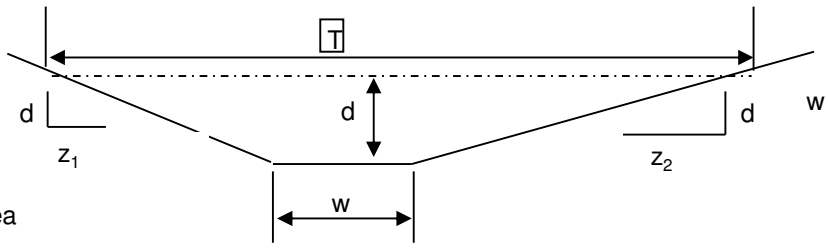
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =	2.
z_2=	1.7
w (btm width, ft)=	
d (depth, ft)=	0.2
S (slope, ft/ft)	0.0
n low =	0.0
n_{high} =	0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.29	0.62	4.29	0.14	0.72	0.44	0.72	0.44	T =	4.
								Dm =	0.14

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SWALE CAPACITY CALCULATION (SWALE 2A)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 5-Dec-22

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 2B

CAPACITY CALCULATION FOR SWALE (LOT 1-LOT 2 EAST BUILDING FACE)

100yr FLOW

A = 0.14 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 1.20

Q_{swale} = VA

where A = 2.3 sf

$$V = \frac{1.49 (R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 2 %
wetted perimeter P= 6.18 ft.
Manning's n_{grass}= 0.080

V= 1.34 f/s

Q_{swale} = VA
= 3.02 cfs > 1.20 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

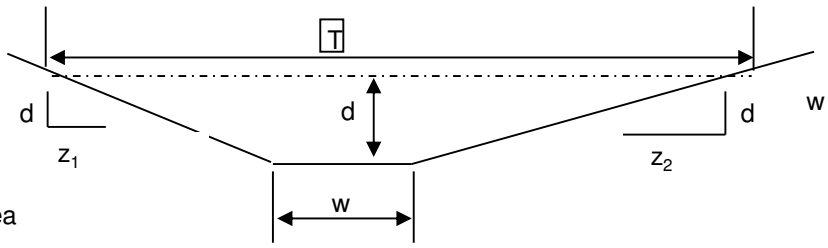
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =	
z_2=	
w (btm width, ft)=	
d (depth, ft)=	0.7
S (slope, ft/ft)	0.0
n low =	0.0
n_{high} =	0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.75	2.25	6.18	0.36	1.34	3.01	1.34	3.01	T =	6.
								Dm =	0.37

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SWALE CAPACITY CALCULATION (SWALE 2B)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL **Date:** 5-Dec-22
IG No. 16153A

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 3A

CAPACITY CALCULATION FOR SWALE (LOT 2-LOT 3 WEST SADDLE POINT)

100yr FLOW

A = 0.12 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 1.03

Q_{swale} = VA

where A = 1.8 sf

$$V = \frac{1.49\,(R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 1.8 %
wetted perimeter P= 10.02 ft.
Manning's n_{grass}= 0.080

V= 0.78 f/s

Q_{swale} = VA
= 1.37 cfs > 1.03 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

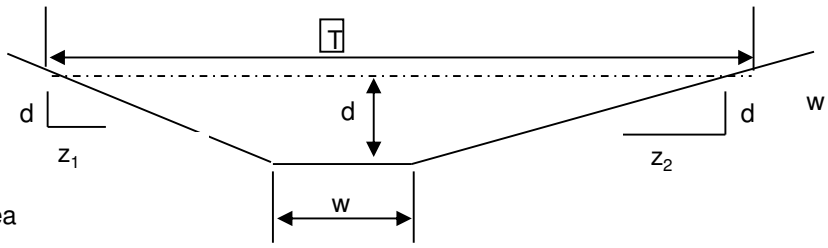
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =	
z_2=	
w (btm width, ft)=	
d (depth, ft)=	0.3
S (slope, ft/ft)	0.01
n low =	0.0
n_{high} =	0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.35	1.75	10.02	0.17	0.78	1.36	0.78	1.36	T =	10.
								Dm =	0.17

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SWALE CAPACITY CALCULATION (SWALE 3A)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 5-Dec-22

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 3B

CAPACITY CALCULATION FOR SWALE (LOT 2-LOT 3 EAST SADDLE POINT)

100yr FLOW

A = 0.21 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 1.71

Q_{swale} = VA

where A = 2.6 sf

$$V = \frac{1.49 (R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 1.8 %
wetted perimeter P= 17.41 ft.
Manning's n_{grass}= 0.080

V= 0.71 f/s

Q_{swale} = VA
= 1.84 cfs > 1.71 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

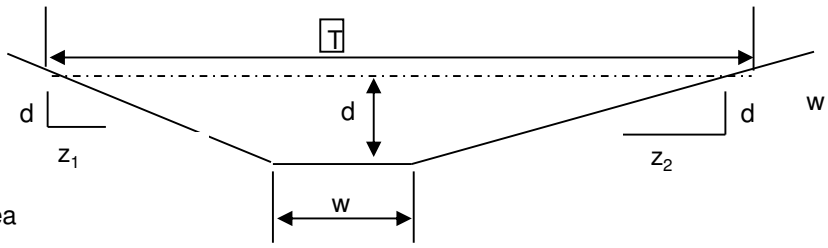
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =	8.
z_2=	8.
w (btm width, ft)=	
d (depth, ft)=	0.
S (slope, ft/ft)	0.01
n low =	0.0
n_{high} =	0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.3	2.61	17.41	0.15	0.70	1.84	0.70	1.84	T =	17.
								Dm =	0.15

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SWALE CAPACITY CALCULATION (SWALE 3B)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 5-Dec-22

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 4A

CAPACITY CALCULATION FOR SWALE (LOT 3-LOT 4 SADDLE POINT)

100yr FLOW

$A = 0.09$ (acres)

$C = 0.67$

$i_{100} = 12.36$ in/hr BASED ON A 5.0 min T_C

$Q_{100} = CiA$

$= 0.78$

$Q_{swale} = VA$

where $A =$ 1.3 sf

$$V = \frac{1.49 (R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 1.8 %

wetted perimeter P= 10.01 ft.

Manning's n_{grass}= 0.080

V= 0.62 f/s

$Q_{swale} = VA$

= 0.78 cfs > 0.78 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

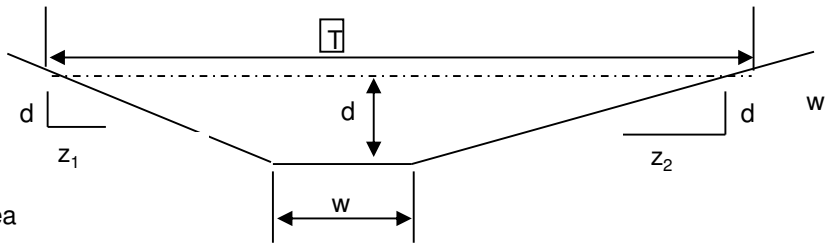
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

$Q = V \times A$

INPU

z_1 =

z_2=

w (btm width, ft)=

d (depth, ft)= 0.2

S (slope, ft/ft) 0.01

n_{low} = 0.0

n_{high} = 0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.25	1.25	10.01	0.12	0.62	0.78	0.62	0.78	T =	10.
								Dm =	0.12

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SWALE CAPACITY CALCULATION (SWALE 4A)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL
Date: 5-Dec-22
IG No. 16153A

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 4B

CAPACITY CALCULATION FOR SWALE (LOT 3-LOT 4 EAST BUILDING FACE)

100yr FLOW

A = 0.15 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 1.24

Q_{swale} = VA

where A = 2.0 sf

$$V = \frac{1.49 (R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 1.8 %
wetted perimeter P= 8.06 ft.
Manning's n_{grass}= 0.080

V= 1.00 f/s

Q_{swale} = VA
= 2.04 cfs > 1.24 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

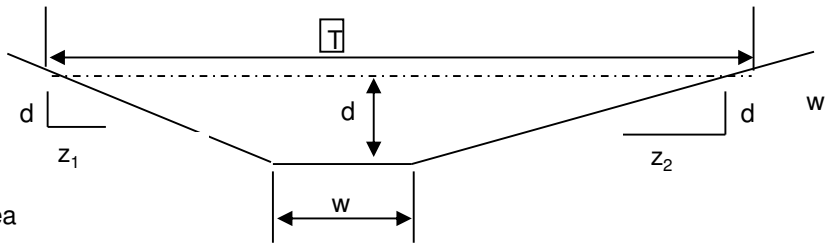
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =
z_2=
w (btm width, ft)=
d (depth, ft)= 0.5
S (slope, ft/ft) 0.01
n low = 0.0
n_{high} = 0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.51	2.04	8.06	0.25	1.00	2.03	1.00	2.03	T =	8.
								Dm =	0.25

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SWALE CAPACITY CALCULATION (SWALE 4B)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL **Date:** 5-Dec-22
IG No. 16153A

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 5A

CAPACITY CALCULATION FOR SWALE (LOT 4-LOT 5 WEST SADDLE POINT)

100yr FLOW

$A = 0.08$ (acres)

$C = 0.67$

$i_{100} = 12.36$ in/hr BASED ON A 5.0 min T_C

$Q_{100} = CiA$

$= 0.69$

$Q_{swale} = VA$

where A = 0.9 sf

$$V = \frac{1.49\,(R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 2 %

wetted perimeter P= 4.85 ft.

Manning's n_{grass}= 0.080

V= 0.83 f/s

$Q_{swale} = VA$

= 0.72 cfs > 0.69 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

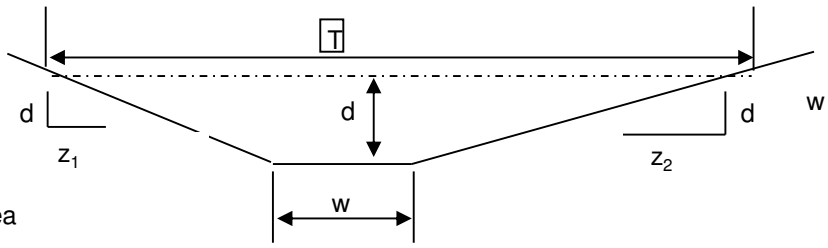
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

$Q = V \times A$

INPU

z_1 = 2.

z_2= 2.

w (btm width, ft)=

d (depth, ft)= 0.3

S (slope, ft/ft) 0.0

n_{low} = 0.0

n_{high} = 0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.36	0.86	4.85	0.18	0.83	0.72	0.83	0.72	T =	4.
								Dm =	0.18

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SWALE CAPACITY CALCULATION (SWALE 5A)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 5-Dec-22

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 5B

CAPACITY CALCULATION FOR SWALE (LOT 4-LOT 5 EAST SADDLE POINT)

100yr FLOW

A = 0.16 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 1.29

Q_{swale} = VA

where A = 1.7 sf

$$V = \frac{1.49 (R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 1.6 %
wetted perimeter P= 9.63 ft.
Manning's n_{grass}= 0.080

V= 0.75 f/s

Q_{swale} = VA
= 1.30 cfs > 1.29 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

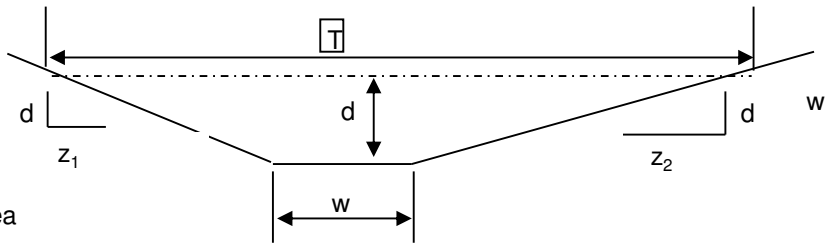
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =	4.
z_2=	4.
w (btm width, ft)=	
d (depth, ft)=	0.3
S (slope, ft/ft)	0.01
n low =	0.0
n_{high} =	0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.36	1.73	9.63	0.18	0.75	1.29	0.75	1.29	T =	9.
								Dm =	0.18

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SWALE CAPACITY CALCULATION (SWALE 5B)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL **Date:** 5-Dec-22
IG No. 16153A

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

SWALE 5C

CAPACITY CALCULATION FOR SWALE (LOT 4-LOT 5 EAST BUILDING FACE)

100yr FLOW

A = 0.20 (acres)

C = 0.67

i_{100} = 12.36 in/hr BASED ON A 5.0 min T_C

Q_{100} = CiA
= 1.62

Q_{swale} = VA

where A = 2.5 sf

$$V = \frac{1.49 (R^{2/3})(S^{1/2})}{n}$$

where $R = \frac{A}{P}$

slope, S= 1.6 %
wetted perimeter P= 10.05 ft.
Manning's n_{grass}= 0.080

V= 0.93 f/s

Q_{swale} = VA
= 2.33 cfs > 1.62 cfs OK

Mannings Formula

$Q = (1.486/n)AR_h^{2/3}S^{1/2}$

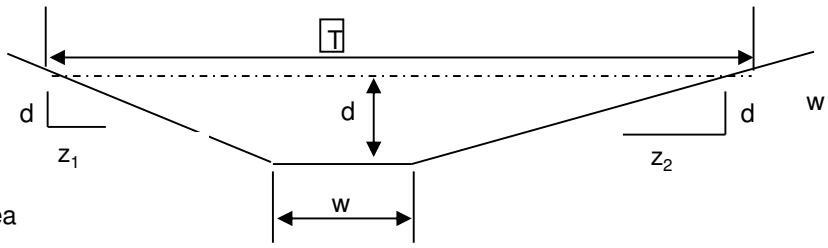
R = A/P

A = cross sectional area

P= wetted perimeter

S = slope of channel

n = Manning's roughness coefficient



$V = (1.49/n)R_h^{2/3}S^{1/2}$

Q = V x A

INPU

z_1 =
z_2=
w (btm width, ft)=
d (depth, ft)= 0.
S (slope, ft/ft) 0.01
n_{low} = 0.0
n_{high} = 0.0

Clear Data Entry Cells

				Low N		High N			
d (ft)	A (sf)	P (ft)	R (ft)	V (fps)	Q (cfs)	V (fps)	Q (cfs)		
0.5	2.50	10.05	0.25	0.93	2.32	0.93	2.32	T =	10.
								Dm =	0.25

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SWALE CAPACITY CALCULATION (SWALE 5C)
5 - LOT SUBDIVISION
Project: 2600 Dundee Road
Northbrook, IL **Date:** 5-Dec-22
IG No. 16153A

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

BASIN #1 EMERGENCY OVERFLOW SPILLWAY SIZING
100- YEAR STORM EVENT

TOTAL TRIBUTARY AREA=	87,991	FT2	
	2.02	AC	
REQUIRED OVERFLOW RATE=	8.03	CFS	1-Hour, 100 Year Inflow
OVERFLOW FROM Q=		$3.0\ L\ H^{1.5}$	
OVERFLOW LENGTH=	5.00	FT	
H.W.L ELEV=	656.15	FT	
ACTUAL OVERFLOW RATE=	8.04	CFS	
WATER HEAD OVER WEIR=	**0.660**	FT	
	7.91	INCH	
FREEBOARD ELEVATION=	**656.81**	FT	

Prepared by:

IG Consulting, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
300 Marquardt Drive, Wheeling, IL 60090 847-215-1133

Project: 2600 Dundee Road, Nothbrook

IG No. 16153A **Date:** 12/6/2022
Revised 1/17/2023

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

PIPE RESTRICTOR SIZING

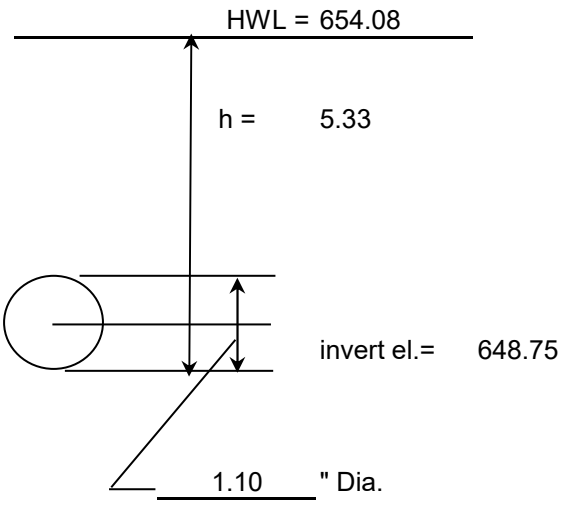
$$Q = CA\sqrt{2gh}$$

ALLOWABLE RELEASE RATE Q (cfs) - 0.081

PIPE RESTRICTOR, C - 0.61
g (ft./sec.) - 32.2
HWL (ft.) - 654.08
INV. OF RESTRICTOR (ft.) - 648.75
HEAD, H (ft.) - 5.33
AREA OF RESTRICTOR (in^2) - 0.0066

DIAMETER (in.) - 1.10

ACTUAL RELEASE RATE (cfs) - 0.075 ≈ 0.081



IG Consulting, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
300 Marquardt Drive, Wheeling, IL 60090 847-215-1133

PIPE RESTRICTOR SIZING (2-YR 24-HR) (THEORETICAL)

Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 01.16.23
REVISED:

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

PIPE RESTRICTOR SIZING

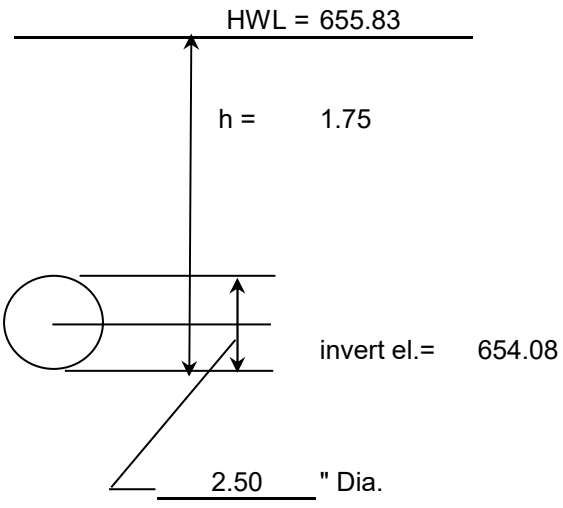
$$Q = CA\sqrt{2gh}$$

ALLOWABLE RELEASE RATE Q (cfs) - 0.222

PIPE RESTRICTOR, C - 0.61
g (ft./sec.) - 32.2
HWL (ft.) - 655.83
INV. OF RESTRICTOR (ft.) - 654.08
HEAD, H (ft.) - 1.75
AREA OF RESTRICTOR (in^2) - 0.0341

DIAMETER (in.) - 2.50

ACTUAL RELEASE RATE (cfs) - 0.221 ≈ 0.222



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300 Marquardt Drive, Wheeling, IL 60090 847-215-1133

PIPE RESTRICTOR SIZING (100-YR 24-HR) (THEORETICAL)

Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 01.16.23
REVISED:

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

PIPE RESTRICTOR SIZING

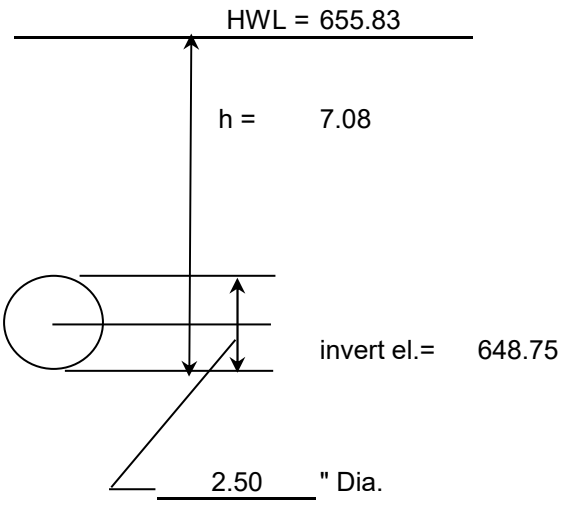
$$Q = CA\sqrt{2gh}$$

ALLOWABLE RELEASE RATE Q (cfs) - 0.303

PIPE RESTRICTOR, C - 0.61
g (ft./sec.) - 32.2
HWL (ft.) - 655.83
INV. OF RESTRICTOR (ft.) - 648.75
HEAD, H (ft.) - 7.08
AREA OF RESTRICTOR (in^2) - 0.0341

DIAMETER (in.) - 2.50

ACTUAL RELEASE RATE (cfs) - 0.444 ≈ 0.303



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300 Marquardt Drive, Wheeling, IL 60090 847-215-1133

PIPE RESTRICTOR SIZING (100-YR 24-HR) (ACTUAL)

Project: 2600 Dundee Road
Northbrook, IL
IG No. 16153A
Date: 01.16.23
REVISED:

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

STORM SEWER CALCUATION - 2600 Dundee Road

Comp. ' C'= 0.66

SEWER ROUGH. COEFF.	RCP	PVC
	0.013	0.009

STATION		DRAINAGE AREA			A X C		FLOW TIME			RAINFALL INTENSITY (100 YR)	TOTAL RUNOFF	SEWER	PIPE	PIPE	MANNING'S COFF.	PIPE	VEL	CAP	Design Sewer Capacity
FROM	TO	INCREMENT	INCREMENT	TOTAL	INCREMENT	TOTAL	TO UPPER END	INSECTION	T/C	I	Q = C.I.A.	LENGTH	DIA	Material		SLOPE			
		FT2	AC	AC			MIN	MIN	MIN	IN/HR	CFS	FT	IN	RCP		%	FPS	CFS	(%)
C.B. #8	M.H. #7	2,853	0.07	0.07	0.04	0.04	5.00	0.00	5.00	12.36	0.53	128	10	PVC	0.009	0.50	4.10	2.24	23.81%
M.H. #7	F.E.S. #6	58	0.00	0.07	0.00	0.04	5.00	0.52	5.52	12.17	0.54	73	10	PVC	0.009	0.50	4.10	2.24	23.92%
C.B. #10	C.B. #9	2,205	0.05	0.05	0.03	0.03	5.00	0.00	5.00	12.36	0.41	103	10	PVC	0.009	0.50	4.10	2.24	18.41%
C.B. #9	F.E.S. #5	4,092	0.09	0.14	0.06	0.10	5.00	0.42	5.42	12.21	1.16	46	10	PVC	0.009	0.50	4.10	2.24	51.92%
C.B. #12	C.B. #12A	5,425	0.12	0.12	0.08	0.08	5.00	0.00	5.00	12.36	1.01	77	10	PVC	0.009	0.50	4.10	2.24	45.28%
C.B. #12A	C.B. #11	3,567	0.08	0.21	0.05	0.14	5.00	0.31	5.31	12.25	1.66	53	10	PVC	0.009	0.50	4.10	2.24	74.39%
C.B. #11	F.E.S. #4	1,867	0.04	0.25	0.03	0.16	5.31	0.22	5.53	12.17	2.00	45	10	PVC	0.009	0.50	4.10	2.24	89.25%
C.B. #14	C.B. #13	4,082	0.09	0.09	0.06	0.06	5.00	0.00	5.00	12.36	0.76	86	10	PVC	0.009	0.50	4.10	2.24	34.07%
C.B. #13	F.E.S. #3	2,455	0.06	0.15	0.04	0.10	5.00	0.35	5.35	12.25	1.21	45	10	PVC	0.009	0.50	4.10	2.24	54.08%
C.B. #16	C.B. #15	3,611	0.08	0.08	0.05	0.05	5.00	0.00	5.00	12.36	0.67	56	10	PVC	0.009	0.50	4.10	2.24	30.14%
C.B. #15	F.E.S. #2	3,198	0.07	0.16	0.05	0.10	5.00	0.23	5.23	12.28	1.26	122	10	PVC	0.009	0.50	4.10	2.24	56.47%
C.B. #18	C.B. #17	2,831	0.06	0.06	0.04	0.04	5.00	0.00	5.00	12.36	0.53	90	10	PVC	0.009	0.50	4.10	2.24	23.63%
C.B. #17	Y.D. #25	1,846	0.04	0.11	0.03	0.07	5.00	0.37	5.37	12.23	0.86	28	10	PVC	0.009	0.50	4.10	2.24	38.63%
Y.D. #25	F.E.S. #1	0	0.00	0.11	0.00	0.07	5.00	0.11	5.48	12.20	0.86	68	10	PVC	0.009	0.50	4.10	2.24	38.53%

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United States Department of Agriculture

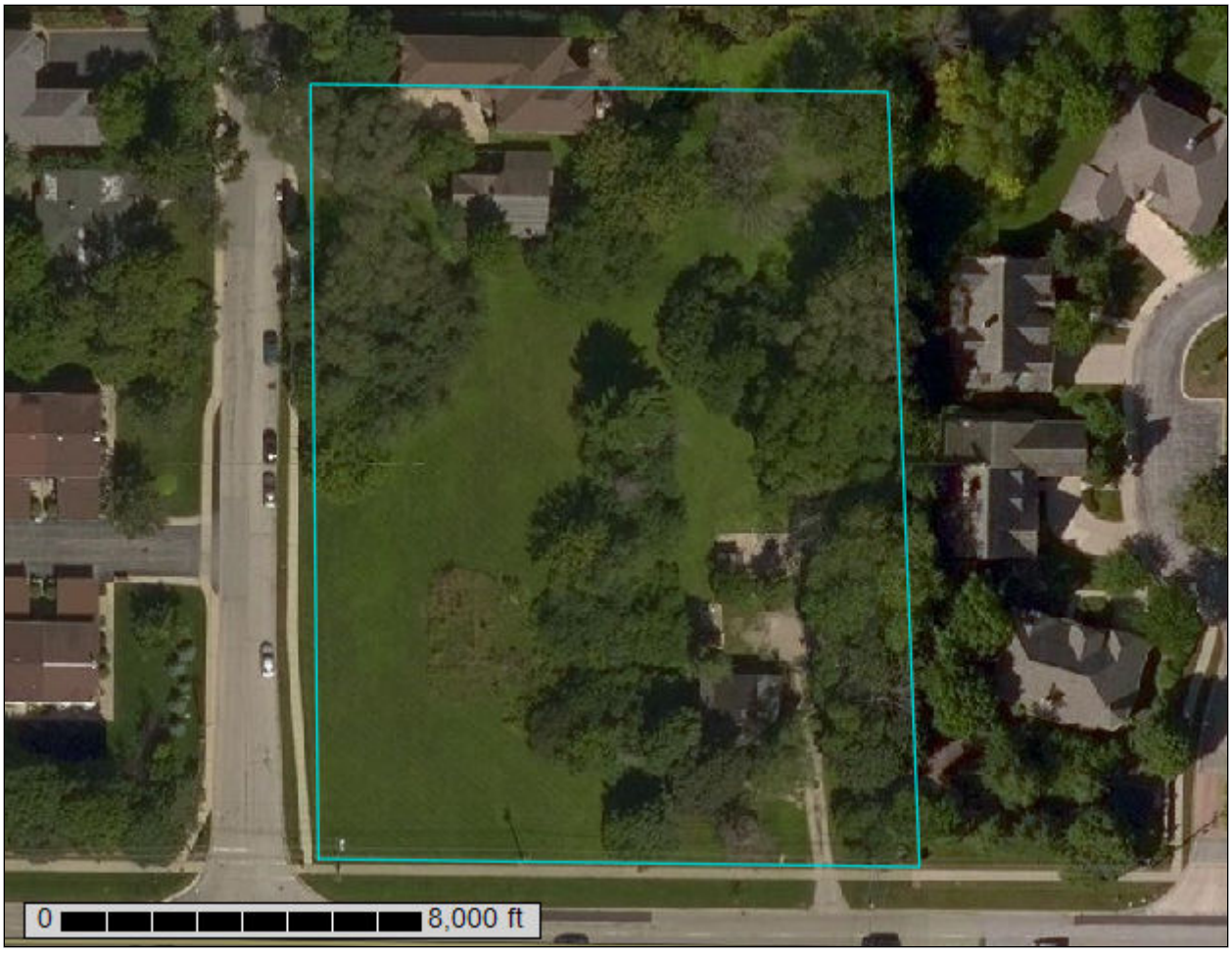
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Cook County, Illinois

Greenwood Road Subdivision



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Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:680 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
Survey Area Data: Version 10, Sep 16, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 3, 2014—Sep 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Attachment: 2600 Dundee - Covenant & Stormwater Report (6751 : An Ordinance Approving Rezoning

Map Unit Legend

Cook County, Illinois (IL031)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
146A	Elliott silt loam, 0 to 2 percent slopes	1.3	53.8%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.1	46.2%
Totals for Area of Interest		**2.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

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development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Cook County, Illinois

146A—Elliott silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sss0
Elevation: 570 to 930 feet
Mean annual precipitation: 33 to 42 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 150 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Elliott and similar soils: 94 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elliott

Setting

Landform: Ground moraines, till plains
Landform position (two-dimensional): Footslope, summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Thin mantle of loess or other silty material over silty clay loam till

Typical profile

Ap - 0 to 6 inches: silt loam
A - 6 to 11 inches: silty clay loam
Bt1 - 11 to 16 inches: silty clay
2Bt2 - 16 to 41 inches: silty clay loam
2Cd - 41 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 29 to 45 inches to densic material
Natural drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C/D
Hydric soil rating: No

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Minor Components

Ashkum, drained

Percent of map unit: 4 percent
Landform: Ground moraines, till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 1 percent
Landform: Ground moraines, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

232A—Ashkum silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ssrw
Elevation: 520 to 930 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 160 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Ashkum, drained, and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ashkum, Drained

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf

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Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Clayey colluvium over till

Typical profile

Ap - 0 to 12 inches: silty clay loam
Bg1 - 12 to 29 inches: silty clay
2Bg2 - 29 to 54 inches: silty clay loam
2Cg - 54 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 25 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Peotone, drained

Percent of map unit: 5 percent
Landform: Depressions on ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 2 percent
Landform: Ground moraines, lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear

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Across-slope shape: Linear
Hydric soil rating: No

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Glossary

Many of the terms relating to landforms, geology, and geomorphology are defined in more detail in the "National Soil Survey Handbook."

ABC soil

A soil having an A, a B, and a C horizon.

Ablation till

Loose, relatively permeable earthy material deposited during the downwasting of nearly static glacial ice, either contained within or accumulated on the surface of the glacier.

AC soil

A soil having only an A and a C horizon. Commonly, such soil formed in recent alluvium or on steep, rocky slopes.

Aeration, soil

The exchange of air in soil with air from the atmosphere. The air in a well aerated soil is similar to that in the atmosphere; the air in a poorly aerated soil is considerably higher in carbon dioxide and lower in oxygen.

Aggregate, soil

Many fine particles held in a single mass or cluster. Natural soil aggregates, such as granules, blocks, or prisms, are called peds. Clods are aggregates produced by tillage or logging.

Alkali (sodic) soil

A soil having so high a degree of alkalinity (pH 8.5 or higher) or so high a percentage of exchangeable sodium (15 percent or more of the total exchangeable bases), or both, that plant growth is restricted.

Alluvial cone

A semiconical type of alluvial fan having very steep slopes. It is higher, narrower, and steeper than a fan and is composed of coarser and thicker layers of material deposited by a combination of alluvial episodes and (to a much lesser degree) landslides (debris flow). The coarsest materials tend to be concentrated at the apex of the cone.

Alluvial fan

A low, outspread mass of loose materials and/or rock material, commonly with gentle slopes. It is shaped like an open fan or a segment of a cone. The material was deposited by a stream at the place where it issues from a narrow mountain valley or upland valley or where a tributary stream is near or at its junction with the main stream. The fan is steepest near its apex, which points upstream, and slopes gently and convexly outward (downstream) with a gradual decrease in gradient.

Alluvium

Unconsolidated material, such as gravel, sand, silt, clay, and various mixtures of these, deposited on land by running water.

Alpha,alpha-dipyridyl

A compound that when dissolved in ammonium acetate is used to detect the presence of reduced iron (Fe II) in the soil. A positive reaction implies reducing conditions and the likely presence of redoximorphic features.

Animal unit month (AUM)

The amount of forage required by one mature cow of approximately 1,000 pounds weight, with or without a calf, for 1 month.

Aquic conditions

Current soil wetness characterized by saturation, reduction, and redoximorphic features.

Argillic horizon

A subsoil horizon characterized by an accumulation of illuvial clay.

Arroyo

The flat-floored channel of an ephemeral stream, commonly with very steep to vertical banks cut in unconsolidated material. It is usually dry but can be transformed into a temporary watercourse or short-lived torrent after heavy rain within the watershed.

Aspect

The direction toward which a slope faces. Also called slope aspect.

Association, soil

A group of soils or miscellaneous areas geographically associated in a characteristic repeating pattern and defined and delineated as a single map unit.

Available water capacity (available moisture capacity)

The capacity of soils to hold water available for use by most plants. It is commonly defined as the difference between the amount of soil water at field moisture capacity and the amount at wilting point. It is commonly expressed as inches of water per inch of soil. The capacity, in inches, in a 60-inch profile or to a limiting layer is expressed as:

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Very low: 0 to 3
Low: 3 to 6
Moderate: 6 to 9
High: 9 to 12
Very high: More than 12

Backslope

The position that forms the steepest and generally linear, middle portion of a hillslope. In profile, backslopes are commonly bounded by a convex shoulder above and a concave footslope below.

Backswamp

A flood-plain landform. Extensive, marshy or swampy, depressed areas of flood plains between natural levees and valley sides or terraces.

Badland

A landscape that is intricately dissected and characterized by a very fine drainage network with high drainage densities and short, steep slopes and narrow interfluves. Badlands develop on surfaces that have little or no vegetative cover overlying unconsolidated or poorly cemented materials (clays, silts, or sandstones) with, in some cases, soluble minerals, such as gypsum or halite.

Bajada

A broad, gently inclined alluvial piedmont slope extending from the base of a mountain range out into a basin and formed by the lateral coalescence of a series of alluvial fans. Typically, it has a broadly undulating transverse profile, parallel to the mountain front, resulting from the convexities of component fans. The term is generally restricted to constructional slopes of intermontane basins.

Basal area

The area of a cross section of a tree, generally referring to the section at breast height and measured outside the bark. It is a measure of stand density, commonly expressed in square feet.

Base saturation

The degree to which material having cation-exchange properties is saturated with exchangeable bases (sum of Ca, Mg, Na, and K), expressed as a percentage of the total cation-exchange capacity.

Base slope (geomorphology)

A geomorphic component of hills consisting of the concave to linear (perpendicular to the contour) slope that, regardless of the lateral shape, forms an apron or wedge at the bottom of a hillside dominated by colluvium and slope-wash sediments (for example, slope alluvium).

Bedding plane

A planar or nearly planar bedding surface that visibly separates each successive layer of stratified sediment or rock (of the same or different lithology)

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from the preceding or following layer; a plane of deposition. It commonly marks a change in the circumstances of deposition and may show a parting, a color difference, a change in particle size, or various combinations of these. The term is commonly applied to any bedding surface, even one that is conspicuously bent or deformed by folding.

Bedding system

A drainage system made by plowing, grading, or otherwise shaping the surface of a flat field. It consists of a series of low ridges separated by shallow, parallel dead furrows.

Bedrock

The solid rock that underlies the soil and other unconsolidated material or that is exposed at the surface.

Bedrock-controlled topography

A landscape where the configuration and relief of the landforms are determined or strongly influenced by the underlying bedrock.

Bench terrace

A raised, level or nearly level strip of earth constructed on or nearly on a contour, supported by a barrier of rocks or similar material, and designed to make the soil suitable for tillage and to prevent accelerated erosion.

Bisequum

Two sequences of soil horizons, each of which consists of an illuvial horizon and the overlying eluvial horizons.

Blowout (map symbol)

A saucer-, cup-, or trough-shaped depression formed by wind erosion on a preexisting dune or other sand deposit, especially in an area of shifting sand or loose soil or where protective vegetation is disturbed or destroyed. The adjoining accumulation of sand derived from the depression, where recognizable, is commonly included. Blowouts are commonly small.

Borrow pit (map symbol)

An open excavation from which soil and underlying material have been removed, usually for construction purposes.

Bottom land

An informal term loosely applied to various portions of a flood plain.

Boulders

Rock fragments larger than 2 feet (60 centimeters) in diameter.

Breaks

A landscape or tract of steep, rough or broken land dissected by ravines and gullies and marking a sudden change in topography.

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Breast height

An average height of 4.5 feet above the ground surface; the point on a tree where diameter measurements are ordinarily taken.

Brush management

Use of mechanical, chemical, or biological methods to make conditions favorable for reseeding or to reduce or eliminate competition from woody vegetation and thus allow understory grasses and forbs to recover. Brush management increases forage production and thus reduces the hazard of erosion. It can improve the habitat for some species of wildlife.

Butte

An isolated, generally flat-topped hill or mountain with relatively steep slopes and talus or precipitous cliffs and characterized by summit width that is less than the height of bounding escarpments; commonly topped by a caprock of resistant material and representing an erosion remnant carved from flat-lying rocks.

Cable yarding

A method of moving felled trees to a nearby central area for transport to a processing facility. Most cable yarding systems involve use of a drum, a pole, and wire cables in an arrangement similar to that of a rod and reel used for fishing. To reduce friction and soil disturbance, felled trees generally are reeled in while one end is lifted or the entire log is suspended.

Calcareous soil

A soil containing enough calcium carbonate (commonly combined with magnesium carbonate) to effervesce visibly when treated with cold, dilute hydrochloric acid.

Caliche

A general term for a prominent zone of secondary carbonate accumulation in surficial materials in warm, subhumid to arid areas. Caliche is formed by both geologic and pedologic processes. Finely crystalline calcium carbonate forms a nearly continuous surface-coating and void-filling medium in geologic (parent) materials. Cementation ranges from weak in nonindurated forms to very strong in indurated forms. Other minerals (e.g., carbonates, silicate, and sulfate) may occur as accessory cements. Most petrocalcic horizons and some calcic horizons are caliche.

California bearing ratio (CBR)

The load-supporting capacity of a soil as compared to that of standard crushed limestone, expressed as a ratio. First standardized in California. A soil having a CBR of 16 supports 16 percent of the load that would be supported by standard crushed limestone, per unit area, with the same degree of distortion.

Canopy

The leafy crown of trees or shrubs. (See Crown.)

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Canyon

A long, deep, narrow valley with high, precipitous walls in an area of high local relief.

Capillary water

Water held as a film around soil particles and in tiny spaces between particles. Surface tension is the adhesive force that holds capillary water in the soil.

Catena

A sequence, or “chain,” of soils on a landscape that formed in similar kinds of parent material and under similar climatic conditions but that have different characteristics as a result of differences in relief and drainage.

Cation

An ion carrying a positive charge of electricity. The common soil cations are calcium, potassium, magnesium, sodium, and hydrogen.

Cation-exchange capacity

The total amount of exchangeable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. The term, as applied to soils, is synonymous with base-exchange capacity but is more precise in meaning.

Catsteps

See Terracettes.

Cement rock

Shaly limestone used in the manufacture of cement.

Channery soil material

Soil material that has, by volume, 15 to 35 percent thin, flat fragments of sandstone, shale, slate, limestone, or schist as much as 6 inches (15 centimeters) along the longest axis. A single piece is called a channer.

Chemical treatment

Control of unwanted vegetation through the use of chemicals.

Chiseling

Tillage with an implement having one or more soil-penetrating points that shatter or loosen hard, compacted layers to a depth below normal plow depth.

Cirque

A steep-walled, semicircular or crescent-shaped, half-bowl-like recess or hollow, commonly situated at the head of a glaciated mountain valley or high on the side of a mountain. It was produced by the erosive activity of a mountain glacier. It commonly contains a small round lake (tarn).

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Clay

As a soil separate, the mineral soil particles less than 0.002 millimeter in diameter. As a soil textural class, soil material that is 40 percent or more clay, less than 45 percent sand, and less than 40 percent silt.

Clay depletions

See Redoximorphic features.

Clay film

A thin coating of oriented clay on the surface of a soil aggregate or lining pores or root channels. Synonyms: clay coating, clay skin.

Clay spot (map symbol)

A spot where the surface texture is silty clay or clay in areas where the surface layer of the soils in the surrounding map unit is sandy loam, loam, silt loam, or coarser.

Claypan

A dense, compact subsoil layer that contains much more clay than the overlying materials, from which it is separated by a sharply defined boundary. The layer restricts the downward movement of water through the soil. A claypan is commonly hard when dry and plastic and sticky when wet.

Climax plant community

The stabilized plant community on a particular site. The plant cover reproduces itself and does not change so long as the environment remains the same.

Coarse textured soil

Sand or loamy sand.

Cobble (or cobblestone)

A rounded or partly rounded fragment of rock 3 to 10 inches (7.6 to 25 centimeters) in diameter.

Cobbly soil material

Material that has 15 to 35 percent, by volume, rounded or partially rounded rock fragments 3 to 10 inches (7.6 to 25 centimeters) in diameter. Very cobbly soil material has 35 to 60 percent of these rock fragments, and extremely cobbly soil material has more than 60 percent.

COLE (coefficient of linear extensibility)

See Linear extensibility.

Colluvium

Unconsolidated, unsorted earth material being transported or deposited on side slopes and/or at the base of slopes by mass movement (e.g., direct gravitational action) and by local, unconcentrated runoff.

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Complex slope

Irregular or variable slope. Planning or establishing terraces, diversions, and other water-control structures on a complex slope is difficult.

Complex, soil

A map unit of two or more kinds of soil or miscellaneous areas in such an intricate pattern or so small in area that it is not practical to map them separately at the selected scale of mapping. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas.

Concretions

See Redoximorphic features.

Conglomerate

A coarse grained, clastic sedimentary rock composed of rounded or subangular rock fragments more than 2 millimeters in diameter. It commonly has a matrix of sand and finer textured material. Conglomerate is the consolidated equivalent of gravel.

Conservation cropping system

Growing crops in combination with needed cultural and management practices. In a good conservation cropping system, the soil-improving crops and practices more than offset the effects of the soil-depleting crops and practices. Cropping systems are needed on all tilled soils. Soil-improving practices in a conservation cropping system include the use of rotations that contain grasses and legumes and the return of crop residue to the soil. Other practices include the use of green manure crops of grasses and legumes, proper tillage, adequate fertilization, and weed and pest control.

Conservation tillage

A tillage system that does not invert the soil and that leaves a protective amount of crop residue on the surface throughout the year.

Consistence, soil

Refers to the degree of cohesion and adhesion of soil material and its resistance to deformation when ruptured. Consistence includes resistance of soil material to rupture and to penetration; plasticity, toughness, and stickiness of puddled soil material; and the manner in which the soil material behaves when subject to compression. Terms describing consistence are defined in the “Soil Survey Manual.”

Contour stripcropping

Growing crops in strips that follow the contour. Strips of grass or close-growing crops are alternated with strips of clean-tilled crops or summer fallow.

Control section

The part of the soil on which classification is based. The thickness varies among different kinds of soil, but for many it is that part of the soil profile between depths of 10 inches and 40 or 80 inches.

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Coprogenous earth (sedimentary peat)

A type of limnic layer composed predominantly of fecal material derived from aquatic animals.

Corrosion (geomorphology)

A process of erosion whereby rocks and soil are removed or worn away by natural chemical processes, especially by the solvent action of running water, but also by other reactions, such as hydrolysis, hydration, carbonation, and oxidation.

Corrosion (soil survey interpretations)

Soil-induced electrochemical or chemical action that dissolves or weakens concrete or uncoated steel.

Cover crop

A close-growing crop grown primarily to improve and protect the soil between periods of regular crop production, or a crop grown between trees and vines in orchards and vineyards.

Crop residue management

Returning crop residue to the soil, which helps to maintain soil structure, organic matter content, and fertility and helps to control erosion.

Cropping system

Growing crops according to a planned system of rotation and management practices.

Cross-slope farming

Deliberately conducting farming operations on sloping farmland in such a way that tillage is across the general slope.

Crown

The upper part of a tree or shrub, including the living branches and their foliage.

Cryoturbate

A mass of soil or other unconsolidated earthy material moved or disturbed by frost action. It is typically coarser than the underlying material.

Cuesta

An asymmetric ridge capped by resistant rock layers of slight or moderate dip (commonly less than 15 percent slopes); a type of homocline produced by differential erosion of interbedded resistant and weak rocks. A cuesta has a long, gentle slope on one side (dip slope) that roughly parallels the inclined beds; on the other side, it has a relatively short and steep or clifflike slope (scarp) that cuts through the tilted rocks.

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Culmination of the mean annual increment (CMAI)

The average annual increase per acre in the volume of a stand. Computed by dividing the total volume of the stand by its age. As the stand increases in age, the mean annual increment continues to increase until mortality begins to reduce the rate of increase. The point where the stand reaches its maximum annual rate of growth is called the culmination of the mean annual increment.

Cutbanks cave

The walls of excavations tend to cave in or slough.

Decreasers

The most heavily grazed climax range plants. Because they are the most palatable, they are the first to be destroyed by overgrazing.

Deferred grazing

Postponing grazing or resting grazing land for a prescribed period.

Delta

A body of alluvium having a surface that is fan shaped and nearly flat; deposited at or near the mouth of a river or stream where it enters a body of relatively quiet water, generally a sea or lake.

Dense layer

A very firm, massive layer that has a bulk density of more than 1.8 grams per cubic centimeter. Such a layer affects the ease of digging and can affect filling and compacting.

Depression, closed (map symbol)

A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage.

Depth, soil

Generally, the thickness of the soil over bedrock. Very deep soils are more than 60 inches deep over bedrock; deep soils, 40 to 60 inches; moderately deep, 20 to 40 inches; shallow, 10 to 20 inches; and very shallow, less than 10 inches.

Desert pavement

A natural, residual concentration or layer of wind-polished, closely packed gravel, boulders, and other rock fragments mantling a desert surface. It forms where wind action and sheetwash have removed all smaller particles or where rock fragments have migrated upward through sediments to the surface. It typically protects the finer grained underlying material from further erosion.

Diatomaceous earth

A geologic deposit of fine, grayish siliceous material composed chiefly or entirely of the remains of diatoms.

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Dip slope

A slope of the land surface, roughly determined by and approximately conforming to the dip of the underlying bedrock.

Diversion (or diversion terrace)

A ridge of earth, generally a terrace, built to protect downslope areas by diverting runoff from its natural course.

Divided-slope farming

A form of field stripcropping in which crops are grown in a systematic arrangement of two strips, or bands, across the slope to reduce the hazard of water erosion. One strip is in a close-growing crop that provides protection from erosion, and the other strip is in a crop that provides less protection from erosion. This practice is used where slopes are not long enough to permit a full stripcropping pattern to be used.

Drainage class (natural)

Refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—*excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained,* and *very poorly drained*. These classes are defined in the “Soil Survey Manual.”

Drainage, surface

Runoff, or surface flow of water, from an area.

Drainageway

A general term for a course or channel along which water moves in draining an area. A term restricted to relatively small, linear depressions that at some time move concentrated water and either do not have a defined channel or have only a small defined channel.

Draw

A small stream valley that generally is shallower and more open than a ravine or gulch and that has a broader bottom. The present stream channel may appear inadequate to have cut the drainageway that it occupies.

Drift

A general term applied to all mineral material (clay, silt, sand, gravel, and boulders) transported by a glacier and deposited directly by or from the ice or transported by running water emanating from a glacier. Drift includes unstratified material (till) that forms moraines and stratified deposits that form outwash plains, eskers, kames, varves, and glaciofluvial sediments. The term is generally applied to Pleistocene glacial deposits in areas that no longer contain glaciers.

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Drumlin

A low, smooth, elongated oval hill, mound, or ridge of compact till that has a core of bedrock or drift. It commonly has a blunt nose facing the direction from which the ice approached and a gentler slope tapering in the other direction. The longer axis is parallel to the general direction of glacier flow. Drumlins are products of streamline (laminar) flow of glaciers, which molded the subglacial floor through a combination of erosion and deposition.

Duff

A generally firm organic layer on the surface of mineral soils. It consists of fallen plant material that is in the process of decomposition and includes everything from the litter on the surface to underlying pure humus.

Dune

A low mound, ridge, bank, or hill of loose, windblown granular material (generally sand), either barren and capable of movement from place to place or covered and stabilized with vegetation but retaining its characteristic shape.

Earthy fill

See Mine spoil.

Ecological site

An area where climate, soil, and relief are sufficiently uniform to produce a distinct natural plant community. An ecological site is the product of all the environmental factors responsible for its development. It is typified by an association of species that differ from those on other ecological sites in kind and/or proportion of species or in total production.

Eluviation

The movement of material in true solution or colloidal suspension from one place to another within the soil. Soil horizons that have lost material through eluviation are eluvial; those that have received material are illuvial.

Endosaturation

A type of saturation of the soil in which all horizons between the upper boundary of saturation and a depth of 2 meters are saturated.

Eolian deposit

Sand-, silt-, or clay-sized clastic material transported and deposited primarily by wind, commonly in the form of a dune or a sheet of sand or loess.

Ephemeral stream

A stream, or reach of a stream, that flows only in direct response to precipitation. It receives no long-continued supply from melting snow or other source, and its channel is above the water table at all times.

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Episaturation

A type of saturation indicating a perched water table in a soil in which saturated layers are underlain by one or more unsaturated layers within 2 meters of the surface.

Erosion

The wearing away of the land surface by water, wind, ice, or other geologic agents and by such processes as gravitational creep.

Erosion (accelerated)

Erosion much more rapid than geologic erosion, mainly as a result of human or animal activities or of a catastrophe in nature, such as a fire, that exposes the surface.

Erosion (geologic)

Erosion caused by geologic processes acting over long geologic periods and resulting in the wearing away of mountains and the building up of such landscape features as flood plains and coastal plains. Synonym: natural erosion.

Erosion pavement

A surficial lag concentration or layer of gravel and other rock fragments that remains on the soil surface after sheet or rill erosion or wind has removed the finer soil particles and that tends to protect the underlying soil from further erosion.

Erosion surface

A land surface shaped by the action of erosion, especially by running water.

Escarpment

A relatively continuous and steep slope or cliff breaking the general continuity of more gently sloping land surfaces and resulting from erosion or faulting. Most commonly applied to cliffs produced by differential erosion. Synonym: scarp.

Escarpment, bedrock (map symbol)

A relatively continuous and steep slope or cliff, produced by erosion or faulting, that breaks the general continuity of more gently sloping land surfaces. Exposed material is hard or soft bedrock.

Escarpment, nonbedrock (map symbol)

A relatively continuous and steep slope or cliff, generally produced by erosion but in some places produced by faulting, that breaks the continuity of more gently sloping land surfaces. Exposed earthy material is nonsoil or very shallow soil.

Esker

A long, narrow, sinuous, steep-sided ridge of stratified sand and gravel deposited as the bed of a stream flowing in an ice tunnel within or below the ice (subglacial) or between ice walls on top of the ice of a wasting glacier and left

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behind as high ground when the ice melted. Eskers range in length from less than a kilometer to more than 160 kilometers and in height from 3 to 30 meters.

Extrusive rock

Igneous rock derived from deep-seated molten matter (magma) deposited and cooled on the earth's surface.

Fallow

Cropland left idle in order to restore productivity through accumulation of moisture. Summer fallow is common in regions of limited rainfall where cereal grain is grown. The soil is tilled for at least one growing season for weed control and decomposition of plant residue.

Fan remnant

A general term for landforms that are the remaining parts of older fan landforms, such as alluvial fans, that have been either dissected or partially buried.

Fertility, soil

The quality that enables a soil to provide plant nutrients, in adequate amounts and in proper balance, for the growth of specified plants when light, moisture, temperature, tilth, and other growth factors are favorable.

Fibric soil material (peat)

The least decomposed of all organic soil material. Peat contains a large amount of well preserved fiber that is readily identifiable according to botanical origin. Peat has the lowest bulk density and the highest water content at saturation of all organic soil material.

Field moisture capacity

The moisture content of a soil, expressed as a percentage of the ovendry weight, after the gravitational, or free, water has drained away; the field moisture content 2 or 3 days after a soaking rain; also called *normal field capacity, normal moisture capacity,* or *capillary capacity*.

Fill slope

A sloping surface consisting of excavated soil material from a road cut. It commonly is on the downhill side of the road.

Fine textured soil

Sandy clay, silty clay, or clay.

Firebreak

An area cleared of flammable material to stop or help control creeping or running fires. It also serves as a line from which to work and to facilitate the movement of firefighters and equipment. Designated roads also serve as firebreaks.

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First bottom

An obsolete, informal term loosely applied to the lowest flood-plain steps that are subject to regular flooding.

Flaggy soil material

Material that has, by volume, 15 to 35 percent flagstones. Very flaggy soil material has 35 to 60 percent flagstones, and extremely flaggy soil material has more than 60 percent flagstones.

Flagstone

A thin fragment of sandstone, limestone, slate, shale, or (rarely) schist 6 to 15 inches (15 to 38 centimeters) long.

Flood plain

The nearly level plain that borders a stream and is subject to flooding unless protected artificially.

Flood-plain landforms

A variety of constructional and erosional features produced by stream channel migration and flooding. Examples include backswamps, flood-plain splays, meanders, meander belts, meander scrolls, oxbow lakes, and natural levees.

Flood-plain splay

A fan-shaped deposit or other outspread deposit formed where an overloaded stream breaks through a levee (natural or artificial) and deposits its material (commonly coarse grained) on the flood plain.

Flood-plain step

An essentially flat, terrace-like alluvial surface within a valley that is frequently covered by floodwater from the present stream; any approximately horizontal surface still actively modified by fluvial scour and/or deposition. May occur individually or as a series of steps.

Fluvial

Of or pertaining to rivers or streams; produced by stream or river action.

Foothills

A region of steeply sloping hills that fringes a mountain range or high-plateau escarpment. The hills have relief of as much as 1,000 feet (300 meters).

Footslope

The concave surface at the base of a hillslope. A footslope is a transition zone between upslope sites of erosion and transport (shoulders and backslopes) and downslope sites of deposition (toeslopes).

Forb

Any herbaceous plant not a grass or a sedge.

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Forest cover

All trees and other woody plants (underbrush) covering the ground in a forest.

Forest type

A stand of trees similar in composition and development because of given physical and biological factors by which it may be differentiated from other stands.

Fragipan

A loamy, brittle subsurface horizon low in porosity and content of organic matter and low or moderate in clay but high in silt or very fine sand. A fragipan appears cemented and restricts roots. When dry, it is hard or very hard and has a higher bulk density than the horizon or horizons above. When moist, it tends to rupture suddenly under pressure rather than to deform slowly.

Genesis, soil

The mode of origin of the soil. Refers especially to the processes or soil-forming factors responsible for the formation of the solum, or true soil, from the unconsolidated parent material.

Gilgai

Commonly, a succession of microbasins and microknolls in nearly level areas or of microvalleys and microridges parallel with the slope. Typically, the microrelief of clayey soils that shrink and swell considerably with changes in moisture content.

Glaciofluvial deposits

Material moved by glaciers and subsequently sorted and deposited by streams flowing from the melting ice. The deposits are stratified and occur in the form of outwash plains, valley trains, deltas, kames, eskers, and kame terraces.

Glaciolacustrine deposits

Material ranging from fine clay to sand derived from glaciers and deposited in glacial lakes mainly by glacial meltwater. Many deposits are bedded or laminated.

Gleyed soil

Soil that formed under poor drainage, resulting in the reduction of iron and other elements in the profile and in gray colors.

Graded stripcropping

Growing crops in strips that grade toward a protected waterway.

Grassed waterway

A natural or constructed waterway, typically broad and shallow, seeded to grass as protection against erosion. Conducts surface water away from cropland.

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Gravel

Rounded or angular fragments of rock as much as 3 inches (2 millimeters to 7.6 centimeters) in diameter. An individual piece is a pebble.

Gravel pit (map symbol)

An open excavation from which soil and underlying material have been removed and used, without crushing, as a source of sand or gravel.

Gravelly soil material

Material that has 15 to 35 percent, by volume, rounded or angular rock fragments, not prominently flattened, as much as 3 inches (7.6 centimeters) in diameter.

Gravelly spot (map symbol)

A spot where the surface layer has more than 35 percent, by volume, rock fragments that are mostly less than 3 inches in diameter in an area that has less than 15 percent rock fragments.

Green manure crop (agronomy)

A soil-improving crop grown to be plowed under in an early stage of maturity or soon after maturity.

Ground water

Water filling all the unblocked pores of the material below the water table.

Gully (map symbol)

A small, steep-sided channel caused by erosion and cut in unconsolidated materials by concentrated but intermittent flow of water. The distinction between a gully and a rill is one of depth. A gully generally is an obstacle to farm machinery and is too deep to be obliterated by ordinary tillage whereas a rill is of lesser depth and can be smoothed over by ordinary tillage.

Hard bedrock

Bedrock that cannot be excavated except by blasting or by the use of special equipment that is not commonly used in construction.

Hard to reclaim

Reclamation is difficult after the removal of soil for construction and other uses. Revegetation and erosion control are extremely difficult.

Hardpan

A hardened or cemented soil horizon, or layer. The soil material is sandy, loamy, or clayey and is cemented by iron oxide, silica, calcium carbonate, or other substance.

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Head slope (geomorphology)

A geomorphic component of hills consisting of a laterally concave area of a hillside, especially at the head of a drainageway. The overland waterflow is converging.

Hemic soil material (mucky peat)

Organic soil material intermediate in degree of decomposition between the less decomposed fibric material and the more decomposed sapric material.

High-residue crops

Such crops as small grain and corn used for grain. If properly managed, residue from these crops can be used to control erosion until the next crop in the rotation is established. These crops return large amounts of organic matter to the soil.

Hill

A generic term for an elevated area of the land surface, rising as much as 1,000 feet above surrounding lowlands, commonly of limited summit area and having a well defined outline. Slopes are generally more than 15 percent. The distinction between a hill and a mountain is arbitrary and may depend on local usage.

Hillslope

A generic term for the steeper part of a hill between its summit and the drainage line, valley flat, or depression floor at the base of a hill.

Horizon, soil

A layer of soil, approximately parallel to the surface, having distinct characteristics produced by soil-forming processes. In the identification of soil horizons, an uppercase letter represents the major horizons. Numbers or lowercase letters that follow represent subdivisions of the major horizons. An explanation of the subdivisions is given in the “Soil Survey Manual.” The major horizons of mineral soil are as follows:

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O horizon: An organic layer of fresh and decaying plant residue.

L horizon: A layer of organic and mineral limnic materials, including coprogenous earth (sedimentary peat), diatomaceous earth, and marl.

A horizon: The mineral horizon at or near the surface in which an accumulation of humified organic matter is mixed with the mineral material. Also, a plowed surface horizon, most of which was originally part of a B horizon.

E horizon: The mineral horizon in which the main feature is loss of silicate clay, iron, aluminum, or some combination of these.

B horizon: The mineral horizon below an A horizon. The B horizon is in part a layer of transition from the overlying A to the underlying C horizon. The B horizon also has distinctive characteristics, such as (1) accumulation of clay, sesquioxides, humus, or a combination of these; (2) prismatic or blocky structure; (3) redder or browner colors than those in the A horizon; or (4) a combination of these.

C horizon: The mineral horizon or layer, excluding indurated bedrock, that is little affected by soil-forming processes and does not have the properties typical of the overlying soil material. The material of a C horizon may be either like or unlike that in which the solum formed. If the material is known to differ from that in the solum, an Arabic numeral, commonly a 2, precedes the letter C.

Cr horizon: Soft, consolidated bedrock beneath the soil.

R layer: Consolidated bedrock beneath the soil. The bedrock commonly underlies a C horizon, but it can be directly below an A or a B horizon.

M layer: A root-limiting subsoil layer consisting of nearly continuous, horizontally oriented, human-manufactured materials.

W layer: A layer of water within or beneath the soil.

Humus

The well decomposed, more or less stable part of the organic matter in mineral soils.

Hydrologic soil groups

Refers to soils grouped according to their runoff potential. The soil properties that influence this potential are those that affect the minimum rate of water infiltration on a bare soil during periods after prolonged wetting when the soil is not frozen. These properties include depth to a seasonal high water table, the infiltration rate, and depth to a layer that significantly restricts the downward movement of water. The slope and the kind of plant cover are not considered but are separate factors in predicting runoff.

Igneous rock

Rock that was formed by cooling and solidification of magma and that has not been changed appreciably by weathering since its formation. Major varieties include plutonic and volcanic rock (e.g., andesite, basalt, and granite).

Illuviation

The movement of soil material from one horizon to another in the soil profile. Generally, material is removed from an upper horizon and deposited in a lower horizon.

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Impervious soil

A soil through which water, air, or roots penetrate slowly or not at all. No soil is absolutely impervious to air and water all the time.

Increasers

Species in the climax vegetation that increase in amount as the more desirable plants are reduced by close grazing. Increasers commonly are the shorter plants and the less palatable to livestock.

Infiltration

The downward entry of water into the immediate surface of soil or other material, as contrasted with percolation, which is movement of water through soil layers or material.

Infiltration capacity

The maximum rate at which water can infiltrate into a soil under a given set of conditions.

Infiltration rate

The rate at which water penetrates the surface of the soil at any given instant, usually expressed in inches per hour. The rate can be limited by the infiltration capacity of the soil or the rate at which water is applied at the surface.

Intake rate

The average rate of water entering the soil under irrigation. Most soils have a fast initial rate; the rate decreases with application time. Therefore, intake rate for design purposes is not a constant but is a variable depending on the net irrigation application. The rate of water intake, in inches per hour, is expressed as follows:

Very low: Less than 0.2
Low: 0.2 to 0.4
Moderately low: 0.4 to 0.75
Moderate: 0.75 to 1.25
Moderately high: 1.25 to 1.75
High: 1.75 to 2.5
Very high: More than 2.5

Interfluve

A landform composed of the relatively undissected upland or ridge between two adjacent valleys containing streams flowing in the same general direction. An elevated area between two drainageways that sheds water to those drainageways.

Interfluve (geomorphology)

A geomorphic component of hills consisting of the uppermost, comparatively level or gently sloping area of a hill; shoulders of backwearing hillslopes can narrow the upland or can merge, resulting in a strongly convex shape.

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Intermittent stream

A stream, or reach of a stream, that does not flow year-round but that is commonly dry for 3 or more months out of 12 and whose channel is generally below the local water table. It flows only during wet periods or when it receives ground-water discharge or long, continued contributions from melting snow or other surface and shallow subsurface sources.

Invaders

On range, plants that encroach into an area and grow after the climax vegetation has been reduced by grazing. Generally, plants invade following disturbance of the surface.

Iron depletions

See Redoximorphic features.

Irrigation

Application of water to soils to assist in production of crops. Methods of irrigation are:

Basin: Water is applied rapidly to nearly level plains surrounded by levees or dikes.

Border: Water is applied at the upper end of a strip in which the lateral flow of water is controlled by small earth ridges called border dikes, or borders.

Controlled flooding: Water is released at intervals from closely spaced field ditches and distributed uniformly over the field.

Corrugation: Water is applied to small, closely spaced furrows or ditches in fields of close-growing crops or in orchards so that it flows in only one direction.

Drip (or trickle): Water is applied slowly and under low pressure to the surface of the soil or into the soil through such applicators as emitters, porous tubing, or perforated pipe.

Furrow: Water is applied in small ditches made by cultivation implements. Furrows are used for tree and row crops.

Sprinkler: Water is sprayed over the soil surface through pipes or nozzles from a pressure system.

Subirrigation: Water is applied in open ditches or tile lines until the water table is raised enough to wet the soil.

Wild flooding: Water, released at high points, is allowed to flow onto an area without controlled distribution.

Kame

A low mound, knob, hummock, or short irregular ridge composed of stratified sand and gravel deposited by a subglacial stream as a fan or delta at the margin of a melting glacier; by a supraglacial stream in a low place or hole on the surface of the glacier; or as a ponded deposit on the surface or at the margin of stagnant ice.

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Karst (topography)

A kind of topography that formed in limestone, gypsum, or other soluble rocks by dissolution and that is characterized by closed depressions, sinkholes, caves, and underground drainage.

Knoll

A small, low, rounded hill rising above adjacent landforms.

Ksat

See Saturated hydraulic conductivity.

Lacustrine deposit

Material deposited in lake water and exposed when the water level is lowered or the elevation of the land is raised.

Lake plain

A nearly level surface marking the floor of an extinct lake filled by well sorted, generally fine textured, stratified deposits, commonly containing varves.

Lake terrace

A narrow shelf, partly cut and partly built, produced along a lakeshore in front of a scarp line of low cliffs and later exposed when the water level falls.

Landfill (map symbol)

An area of accumulated waste products of human habitation, either above or below natural ground level.

Landslide

A general, encompassing term for most types of mass movement landforms and processes involving the downslope transport and outward deposition of soil and rock materials caused by gravitational forces; the movement may or may not involve saturated materials. The speed and distance of movement, as well as the amount of soil and rock material, vary greatly.

Large stones

Rock fragments 3 inches (7.6 centimeters) or more across. Large stones adversely affect the specified use of the soil.

Lava flow (map symbol)

A solidified, commonly lobate body of rock formed through lateral, surface outpouring of molten lava from a vent or fissure.

Leaching

The removal of soluble material from soil or other material by percolating water.

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Levee (map symbol)

An embankment that confines or controls water, especially one built along the banks of a river to prevent overflow onto lowlands.

Linear extensibility

Refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. Linear extensibility is used to determine the shrink-swell potential of soils. It is an expression of the volume change between the water content of the clod at $^{1}/_{3}$- or $^{1}/_{10}$-bar tension (33kPa or 10kPa tension) and oven dryness. Volume change is influenced by the amount and type of clay minerals in the soil. The volume change is the percent change for the whole soil. If it is expressed as a fraction, the resulting value is COLE, coefficient of linear extensibility.

Liquid limit

The moisture content at which the soil passes from a plastic to a liquid state.

Loam

Soil material that is 7 to 27 percent clay particles, 28 to 50 percent silt particles, and less than 52 percent sand particles.

Loess

Material transported and deposited by wind and consisting dominantly of silt-sized particles.

Low strength

The soil is not strong enough to support loads.

Low-residue crops

Such crops as corn used for silage, peas, beans, and potatoes. Residue from these crops is not adequate to control erosion until the next crop in the rotation is established. These crops return little organic matter to the soil.

Marl

An earthy, unconsolidated deposit consisting chiefly of calcium carbonate mixed with clay in approximately equal proportions; formed primarily under freshwater lacustrine conditions but also formed in more saline environments.

Marsh or swamp (map symbol)

A water-saturated, very poorly drained area that is intermittently or permanently covered by water. Sedges, cattails, and rushes are the dominant vegetation in marshes, and trees or shrubs are the dominant vegetation in swamps. Not used in map units where the named soils are poorly drained or very poorly drained.

Mass movement

A generic term for the dislodgment and downslope transport of soil and rock material as a unit under direct gravitational stress.

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Masses

See Redoximorphic features.

Meander belt

The zone within which migration of a meandering channel occurs; the flood-plain area included between two imaginary lines drawn tangential to the outer bends of active channel loops.

Meander scar

A crescent-shaped, concave or linear mark on the face of a bluff or valley wall, produced by the lateral erosion of a meandering stream that impinged upon and undercut the bluff.

Meander scroll

One of a series of long, parallel, close-fitting, crescent-shaped ridges and troughs formed along the inner bank of a stream meander as the channel migrated laterally down-valley and toward the outer bank.

Mechanical treatment

Use of mechanical equipment for seeding, brush management, and other management practices.

Medium textured soil

Very fine sandy loam, loam, silt loam, or silt.

Mesa

A broad, nearly flat topped and commonly isolated landmass bounded by steep slopes or precipitous cliffs and capped by layers of resistant, nearly horizontal rocky material. The summit width is characteristically greater than the height of the bounding escarpments.

Metamorphic rock

Rock of any origin altered in mineralogical composition, chemical composition, or structure by heat, pressure, and movement at depth in the earth’s crust. Nearly all such rocks are crystalline.

Mine or quarry (map symbol)

An open excavation from which soil and underlying material have been removed and in which bedrock is exposed. Also denotes surface openings to underground mines.

Mine spoil

An accumulation of displaced earthy material, rock, or other waste material removed during mining or excavation. Also called earthy fill.

Mineral soil

Soil that is mainly mineral material and low in organic material. Its bulk density is more than that of organic soil.

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Minimum tillage

Only the tillage essential to crop production and prevention of soil damage.

Miscellaneous area

A kind of map unit that has little or no natural soil and supports little or no vegetation.

Miscellaneous water (map symbol)

Small, constructed bodies of water that are used for industrial, sanitary, or mining applications and that contain water most of the year.

Moderately coarse textured soil

Coarse sandy loam, sandy loam, or fine sandy loam.

Moderately fine textured soil

Clay loam, sandy clay loam, or silty clay loam.

Mollic epipedon

A thick, dark, humus-rich surface horizon (or horizons) that has high base saturation and pedogenic soil structure. It may include the upper part of the subsoil.

Moraine

In terms of glacial geology, a mound, ridge, or other topographically distinct accumulation of unsorted, unstratified drift, predominantly till, deposited primarily by the direct action of glacial ice in a variety of landforms. Also, a general term for a landform composed mainly of till (except for kame moraines, which are composed mainly of stratified outwash) that has been deposited by a glacier. Some types of moraines are disintegration, end, ground, kame, lateral, recessional, and terminal.

Morphology, soil

The physical makeup of the soil, including the texture, structure, porosity, consistence, color, and other physical, mineral, and biological properties of the various horizons, and the thickness and arrangement of those horizons in the soil profile.

Mottling, soil

Irregular spots of different colors that vary in number and size. Descriptive terms are as follows: abundance—*few, common,* and *many;* size—*fine, medium,* and *coarse;* and contrast—*faint, distinct,* and *prominent*. The size measurements are of the diameter along the greatest dimension. *Fine* indicates less than 5 millimeters (about 0.2 inch); *medium,* from 5 to 15 millimeters (about 0.2 to 0.6 inch); and *coarse,* more than 15 millimeters (about 0.6 inch).

Mountain

A generic term for an elevated area of the land surface, rising more than 1,000 feet (300 meters) above surrounding lowlands, commonly of restricted summit area (relative to a plateau) and generally having steep sides. A mountain can

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occur as a single, isolated mass or in a group forming a chain or range. Mountains are formed primarily by tectonic activity and/or volcanic action but can also be formed by differential erosion.

Muck

Dark, finely divided, well decomposed organic soil material. (See Sapric soil material.)

Mucky peat

See Hemic soil material.

Mudstone

A blocky or massive, fine grained sedimentary rock in which the proportions of clay and silt are approximately equal. Also, a general term for such material as clay, silt, claystone, siltstone, shale, and argillite and that should be used only when the amounts of clay and silt are not known or cannot be precisely identified.

Munsell notation

A designation of color by degrees of three simple variables—hue, value, and chroma. For example, a notation of 10YR 6/4 is a color with hue of 10YR, value of 6, and chroma of 4.

Natric horizon

A special kind of argillic horizon that contains enough exchangeable sodium to have an adverse effect on the physical condition of the subsoil.

Neutral soil

A soil having a pH value of 6.6 to 7.3. (See Reaction, soil.)

Nodules

See Redoximorphic features.

Nose slope (geomorphology)

A geomorphic component of hills consisting of the projecting end (laterally convex area) of a hillside. The overland waterflow is predominantly divergent. Nose slopes consist dominantly of colluvium and slope-wash sediments (for example, slope alluvium).

Nutrient, plant

Any element taken in by a plant essential to its growth. Plant nutrients are mainly nitrogen, phosphorus, potassium, calcium, magnesium, sulfur, iron, manganese, copper, boron, and zinc obtained from the soil and carbon, hydrogen, and oxygen obtained from the air and water.

Organic matter

Plant and animal residue in the soil in various stages of decomposition. The content of organic matter in the surface layer is described as follows:

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Very low: Less than 0.5 percent
Low: 0.5 to 1.0 percent
Moderately low: 1.0 to 2.0 percent
Moderate: 2.0 to 4.0 percent
High: 4.0 to 8.0 percent
Very high: More than 8.0 percent

Outwash

Stratified and sorted sediments (chiefly sand and gravel) removed or “washed out” from a glacier by meltwater streams and deposited in front of or beyond the end moraine or the margin of a glacier. The coarser material is deposited nearer to the ice.

Outwash plain

An extensive lowland area of coarse textured glaciofluvial material. An outwash plain is commonly smooth; where pitted, it generally is low in relief.

Paleoterrace

An erosional remnant of a terrace that retains the surface form and alluvial deposits of its origin but was not emplaced by, and commonly does not grade to, a present-day stream or drainage network.

Pan

A compact, dense layer in a soil that impedes the movement of water and the growth of roots. For example, *hardpan, fragipan, claypan, plowpan,* and *traffic pan*.

Parent material

The unconsolidated organic and mineral material in which soil forms.

Peat

Unconsolidated material, largely undecomposed organic matter, that has accumulated under excess moisture. (See Fibric soil material.)

Ped

An individual natural soil aggregate, such as a granule, a prism, or a block.

Pedisediment

A layer of sediment, eroded from the shoulder and backslope of an erosional slope, that lies on and is being (or was) transported across a gently sloping erosional surface at the foot of a receding hill or mountain slope.

Pedon

The smallest volume that can be called “a soil.” A pedon is three dimensional and large enough to permit study of all horizons. Its area ranges from about 10 to 100 square feet (1 square meter to 10 square meters), depending on the variability of the soil.

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Percolation

The movement of water through the soil.

Perennial water (map symbol)

Small, natural or constructed lakes, ponds, or pits that contain water most of the year.

Permafrost

Ground, soil, or rock that remains at or below 0 degrees C for at least 2 years. It is defined on the basis of temperature and is not necessarily frozen.

pH value

A numerical designation of acidity and alkalinity in soil. (See Reaction, soil.)

Phase, soil

A subdivision of a soil series based on features that affect its use and management, such as slope, stoniness, and flooding.

Piping

Formation of subsurface tunnels or pipelike cavities by water moving through the soil.

Pitting

Pits caused by melting around ice. They form on the soil after plant cover is removed.

Plastic limit

The moisture content at which a soil changes from semisolid to plastic.

Plasticity index

The numerical difference between the liquid limit and the plastic limit; the range of moisture content within which the soil remains plastic.

Plateau (geomorphology)

A comparatively flat area of great extent and elevation; specifically, an extensive land region that is considerably elevated (more than 100 meters) above the adjacent lower lying terrain, is commonly limited on at least one side by an abrupt descent, and has a flat or nearly level surface. A comparatively large part of a plateau surface is near summit level.

Playa

The generally dry and nearly level lake plain that occupies the lowest parts of closed depressions, such as those on intermontane basin floors. Temporary flooding occurs primarily in response to precipitation and runoff. Playa deposits are fine grained and may or may not have a high water table and saline conditions.

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Plinthite

The sesquioxide-rich, humus-poor, highly weathered mixture of clay with quartz and other diluents. It commonly appears as red mottles, usually in platy, polygonal, or reticulate patterns. Plinthite changes irreversibly to an ironstone hardpan or to irregular aggregates on repeated wetting and drying, especially if it is exposed also to heat from the sun. In a moist soil, plinthite can be cut with a spade. It is a form of laterite.

Plowpan

A compacted layer formed in the soil directly below the plowed layer.

Ponding

Standing water on soils in closed depressions. Unless the soils are artificially drained, the water can be removed only by percolation or evapotranspiration.

Poorly graded

Refers to a coarse grained soil or soil material consisting mainly of particles of nearly the same size. Because there is little difference in size of the particles, density can be increased only slightly by compaction.

Pore linings

See Redoximorphic features.

Potential native plant community

See Climax plant community.

Potential rooting depth (effective rooting depth)

Depth to which roots could penetrate if the content of moisture in the soil were adequate. The soil has no properties restricting the penetration of roots to this depth.

Prescribed burning

Deliberately burning an area for specific management purposes, under the appropriate conditions of weather and soil moisture and at the proper time of day.

Productivity, soil

The capability of a soil for producing a specified plant or sequence of plants under specific management.

Profile, soil

A vertical section of the soil extending through all its horizons and into the parent material.

Proper grazing use

Grazing at an intensity that maintains enough cover to protect the soil and maintain or improve the quantity and quality of the desirable vegetation. This practice increases the vigor and reproduction capacity of the key plants and

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promotes the accumulation of litter and mulch necessary to conserve soil and water.

Rangeland

Land on which the potential natural vegetation is predominantly grasses, grasslike plants, forbs, or shrubs suitable for grazing or browsing. It includes natural grasslands, savannas, many wetlands, some deserts, tundras, and areas that support certain forb and shrub communities.

Reaction, soil

A measure of acidity or alkalinity of a soil, expressed as pH values. A soil that tests to pH 7.0 is described as precisely neutral in reaction because it is neither acid nor alkaline. The degrees of acidity or alkalinity, expressed as pH values, are:

Ultra acid: Less than 3.5
Extremely acid: 3.5 to 4.4
Very strongly acid: 4.5 to 5.0
Strongly acid: 5.1 to 5.5
Moderately acid: 5.6 to 6.0
Slightly acid: 6.1 to 6.5
Neutral: 6.6 to 7.3
Slightly alkaline: 7.4 to 7.8
Moderately alkaline: 7.9 to 8.4
Strongly alkaline: 8.5 to 9.0
Very strongly alkaline: 9.1 and higher

Red beds

Sedimentary strata that are mainly red and are made up largely of sandstone and shale.

Redoximorphic concentrations

See Redoximorphic features.

Redoximorphic depletions

See Redoximorphic features.

Redoximorphic features

Redoximorphic features are associated with wetness and result from alternating periods of reduction and oxidation of iron and manganese compounds in the soil. Reduction occurs during saturation with water, and oxidation occurs when the soil is not saturated. Characteristic color patterns are created by these processes. The reduced iron and manganese ions may be removed from a soil if vertical or lateral fluxes of water occur, in which case there is no iron or manganese precipitation in that soil. Wherever the iron and manganese are oxidized and precipitated, they form either soft masses or hard concretions or nodules. Movement of iron and manganese as a result of redoximorphic processes in a soil may result in redoximorphic features that are defined as follows:

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1. Redoximorphic concentrations.—These are zones of apparent accumulation of iron-manganese oxides, including:
   A. Nodules and concretions, which are cemented bodies that can be removed from the soil intact. Concretions are distinguished from nodules on the basis of internal organization. A concretion typically has concentric layers that are visible to the naked eye. Nodules do not have visible organized internal structure; *and*
   B. Masses, which are noncemented concentrations of substances within the soil matrix; *and*
   C. Pore linings, i.e., zones of accumulation along pores that may be either coatings on pore surfaces or impregnations from the matrix adjacent to the pores.
2. Redoximorphic depletions.—These are zones of low chroma (chromas less than those in the matrix) where either iron-manganese oxides alone or both iron-manganese oxides and clay have been stripped out, including:
   A. Iron depletions, i.e., zones that contain low amounts of iron and manganese oxides but have a clay content similar to that of the adjacent matrix; *and*
   B. Clay depletions, i.e., zones that contain low amounts of iron, manganese, and clay (often referred to as silt coatings or skeletans).
3. Reduced matrix.—This is a soil matrix that has low chroma *in situ* but undergoes a change in hue or chroma within 30 minutes after the soil material has been exposed to air.

Reduced matrix

See Redoximorphic features.

Regolith

All unconsolidated earth materials above the solid bedrock. It includes material weathered in place from all kinds of bedrock and alluvial, glacial, eolian, lacustrine, and pyroclastic deposits.

Relief

The relative difference in elevation between the upland summits and the lowlands or valleys of a given region.

Residuum (residual soil material)

Unconsolidated, weathered or partly weathered mineral material that accumulated as bedrock disintegrated in place.

Rill

A very small, steep-sided channel resulting from erosion and cut in unconsolidated materials by concentrated but intermittent flow of water. A rill generally is not an obstacle to wheeled vehicles and is shallow enough to be smoothed over by ordinary tillage.

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Riser

The vertical or steep side slope (e.g., escarpment) of terraces, flood-plain steps, or other stepped landforms; commonly a recurring part of a series of natural, steplike landforms, such as successive stream terraces.

Road cut

A sloping surface produced by mechanical means during road construction. It is commonly on the uphill side of the road.

Rock fragments

Rock or mineral fragments having a diameter of 2 millimeters or more; for example, pebbles, cobbles, stones, and boulders.

Rock outcrop (map symbol)

An exposure of bedrock at the surface of the earth. Not used where the named soils of the surrounding map unit are shallow over bedrock or where “Rock outcrop” is a named component of the map unit.

Root zone

The part of the soil that can be penetrated by plant roots.

Runoff

The precipitation discharged into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called ground-water runoff or seepage flow from ground water.

Saline soil

A soil containing soluble salts in an amount that impairs growth of plants. A saline soil does not contain excess exchangeable sodium.

Saline spot (map symbol)

An area where the surface layer has an electrical conductivity of 8 mmhos/cm more than the surface layer of the named soils in the surrounding map unit. The surface layer of the surrounding soils has an electrical conductivity of 2 mmhos/cm or less.

Sand

As a soil separate, individual rock or mineral fragments from 0.05 millimeter to 2.0 millimeters in diameter. Most sand grains consist of quartz. As a soil textural class, a soil that is 85 percent or more sand and not more than 10 percent clay.

Sandstone

Sedimentary rock containing dominantly sand-sized particles.

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Sandy spot (map symbol)

A spot where the surface layer is loamy fine sand or coarser in areas where the surface layer of the named soils in the surrounding map unit is very fine sandy loam or finer.

Sapric soil material (muck)

The most highly decomposed of all organic soil material. Muck has the least amount of plant fiber, the highest bulk density, and the lowest water content at saturation of all organic soil material.

Saturated hydraulic conductivity (Ksat)

The ease with which pores of a saturated soil transmit water. Formally, the proportionality coefficient that expresses the relationship of the rate of water movement to hydraulic gradient in Darcy's Law, a law that describes the rate of water movement through porous media. Commonly abbreviated as "Ksat." Terms describing saturated hydraulic conductivity are:

Very high: 100 or more micrometers per second (14.17 or more inches per hour)

High: 10 to 100 micrometers per second (1.417 to 14.17 inches per hour)

Moderately high: 1 to 10 micrometers per second (0.1417 inch to 1.417 inches per hour)

Moderately low: 0.1 to 1 micrometer per second (0.01417 to 0.1417 inch per hour)

Low: 0.01 to 0.1 micrometer per second (0.001417 to 0.01417 inch per hour)

Very low: Less than 0.01 micrometer per second (less than 0.001417 inch per hour).

To convert inches per hour to micrometers per second, multiply inches per hour by 7.0572. To convert micrometers per second to inches per hour, multiply micrometers per second by 0.1417.

Saturation

Wetness characterized by zero or positive pressure of the soil water. Under conditions of saturation, the water will flow from the soil matrix into an unlined auger hole.

Scarification

The act of abrading, scratching, loosening, crushing, or modifying the surface to increase water absorption or to provide a more tillable soil.

Sedimentary rock

A consolidated deposit of clastic particles, chemical precipitates, or organic remains accumulated at or near the surface of the earth under normal low temperature and pressure conditions. Sedimentary rocks include consolidated equivalents of alluvium, colluvium, drift, and eolian, lacustrine, and marine deposits. Examples are sandstone, siltstone, mudstone, claystone, shale, conglomerate, limestone, dolomite, and coal.

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Sequum

A sequence consisting of an illuvial horizon and the overlying eluvial horizon. (See Eluviation.)

Series, soil

A group of soils that have profiles that are almost alike, except for differences in texture of the surface layer. All the soils of a series have horizons that are similar in composition, thickness, and arrangement.

Severely eroded spot (map symbol)

An area where, on the average, 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units in which “severely eroded,” “very severely eroded,” or “gullied” is part of the map unit name.

Shale

Sedimentary rock that formed by the hardening of a deposit of clay, silty clay, or silty clay loam and that has a tendency to split into thin layers.

Sheet erosion

The removal of a fairly uniform layer of soil material from the land surface by the action of rainfall and surface runoff.

Short, steep slope (map symbol)

A narrow area of soil having slopes that are at least two slope classes steeper than the slope class of the surrounding map unit.

Shoulder

The convex, erosional surface near the top of a hillslope. A shoulder is a transition from summit to backslope.

Shrink-swell

The shrinking of soil when dry and the swelling when wet. Shrinking and swelling can damage roads, dams, building foundations, and other structures. It can also damage plant roots.

Shrub-coppice dune

A small, streamlined dune that forms around brush and clump vegetation.

Side slope (geomorphology)

A geomorphic component of hills consisting of a laterally planar area of a hillside. The overland waterflow is predominantly parallel. Side slopes are dominantly colluvium and slope-wash sediments.

Silica

A combination of silicon and oxygen. The mineral form is called quartz.

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Silica-sesquioxide ratio

The ratio of the number of molecules of silica to the number of molecules of alumina and iron oxide. The more highly weathered soils or their clay fractions in warm-temperate, humid regions, and especially those in the tropics, generally have a low ratio.

Silt

As a soil separate, individual mineral particles that range in diameter from the upper limit of clay (0.002 millimeter) to the lower limit of very fine sand (0.05 millimeter). As a soil textural class, soil that is 80 percent or more silt and less than 12 percent clay.

Siltstone

An indurated silt having the texture and composition of shale but lacking its fine lamination or fissility; a massive mudstone in which silt predominates over clay.

Similar soils

Soils that share limits of diagnostic criteria, behave and perform in a similar manner, and have similar conservation needs or management requirements for the major land uses in the survey area.

Sinkhole (map symbol)

A closed, circular or elliptical depression, commonly funnel shaped, characterized by subsurface drainage and formed either by dissolution of the surface of underlying bedrock (e.g., limestone, gypsum, or salt) or by collapse of underlying caves within bedrock. Complexes of sinkholes in carbonate-rock terrain are the main components of karst topography.

Site index

A designation of the quality of a forest site based on the height of the dominant stand at an arbitrarily chosen age. For example, if the average height attained by dominant and codominant trees in a fully stocked stand at the age of 50 years is 75 feet, the site index is 75.

Slickensides (pedogenic)

Grooved, striated, and/or glossy (shiny) slip faces on structural peds, such as wedges; produced by shrink-swell processes, most commonly in soils that have a high content of expansive clays.

Slide or slip (map symbol)

A prominent landform scar or ridge caused by fairly recent mass movement or descent of earthy material resulting from failure of earth or rock under shear stress along one or several surfaces.

Slope

The inclination of the land surface from the horizontal. Percentage of slope is the vertical distance divided by horizontal distance, then multiplied by 100. Thus, a slope of 20 percent is a drop of 20 feet in 100 feet of horizontal distance.

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Slope alluvium

Sediment gradually transported down the slopes of mountains or hills primarily by nonchannel alluvial processes (i.e., slope-wash processes) and characterized by particle sorting. Lateral particle sorting is evident on long slopes. In a profile sequence, sediments may be distinguished by differences in size and/or specific gravity of rock fragments and may be separated by stone lines. Burnished peds and sorting of rounded or subrounded pebbles or cobbles distinguish these materials from unsorted colluvial deposits.

Slow refill

The slow filling of ponds, resulting from restricted water transmission in the soil.

Slow water movement

Restricted downward movement of water through the soil. See Saturated hydraulic conductivity.

Sodic (alkali) soil

A soil having so high a degree of alkalinity (pH 8.5 or higher) or so high a percentage of exchangeable sodium (15 percent or more of the total exchangeable bases), or both, that plant growth is restricted.

Sodic spot (map symbol)

An area where the surface layer has a sodium adsorption ratio that is at least 10 more than that of the surface layer of the named soils in the surrounding map unit. The surface layer of the surrounding soils has a sodium adsorption ratio of 5 or less.

Sodicity

The degree to which a soil is affected by exchangeable sodium. Sodicity is expressed as a sodium adsorption ratio (SAR) of a saturation extract, or the ratio of Na^{+} to Ca^{++} + Mg^{++}. The degrees of sodicity and their respective ratios are:

Slight: Less than 13:1
Moderate: 13-30:1
Strong: More than 30:1

Sodium adsorption ratio (SAR)

A measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration.

Soft bedrock

Bedrock that can be excavated with trenching machines, backhoes, small rippers, and other equipment commonly used in construction.

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Soil

A natural, three-dimensional body at the earth's surface. It is capable of supporting plants and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief and by the passage of time.

Soil separates

Mineral particles less than 2 millimeters in equivalent diameter and ranging between specified size limits. The names and sizes, in millimeters, of separates recognized in the United States are as follows:

Very coarse sand: 2.0 to 1.0
Coarse sand: 1.0 to 0.5
Medium sand: 0.5 to 0.25
Fine sand: 0.25 to 0.10
Very fine sand: 0.10 to 0.05
Silt: 0.05 to 0.002
Clay: Less than 0.002

Solum

The upper part of a soil profile, above the C horizon, in which the processes of soil formation are active. The solum in soil consists of the A, E, and B horizons. Generally, the characteristics of the material in these horizons are unlike those of the material below the solum. The living roots and plant and animal activities are largely confined to the solum.

Spoil area (map symbol)

A pile of earthy materials, either smoothed or uneven, resulting from human activity.

Stone line

In a vertical cross section, a line formed by scattered fragments or a discrete layer of angular and subangular rock fragments (commonly a gravel- or cobble-sized lag concentration) that formerly was draped across a topographic surface and was later buried by additional sediments. A stone line generally caps material that was subject to weathering, soil formation, and erosion before burial. Many stone lines seem to be buried erosion pavements, originally formed by sheet and rill erosion across the land surface.

Stones

Rock fragments 10 to 24 inches (25 to 60 centimeters) in diameter if rounded or 15 to 24 inches (38 to 60 centimeters) in length if flat.

Stony

Refers to a soil containing stones in numbers that interfere with or prevent tillage.

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Stony spot (map symbol)

A spot where 0.01 to 0.1 percent of the soil surface is covered by rock fragments that are more than 10 inches in diameter in areas where the surrounding soil has no surface stones.

Strath terrace

A type of stream terrace; formed as an erosional surface cut on bedrock and thinly mantled with stream deposits (alluvium).

Stream terrace

One of a series of platforms in a stream valley, flanking and more or less parallel to the stream channel, originally formed near the level of the stream; represents the remnants of an abandoned flood plain, stream bed, or valley floor produced during a former state of fluvial erosion or deposition.

Stripcropping

Growing crops in a systematic arrangement of strips or bands that provide vegetative barriers to wind erosion and water erosion.

Structure, soil

The arrangement of primary soil particles into compound particles or aggregates. The principal forms of soil structure are:

Platy: Flat and laminated
Prismatic: Vertically elongated and having flat tops
Columnar: Vertically elongated and having rounded tops
Angular blocky: Having faces that intersect at sharp angles (planes)
Subangular blocky: Having subrounded and planar faces (no sharp angles)
Granular: Small structural units with curved or very irregular faces

Structureless soil horizons are defined as follows:

Single grained: Entirely noncoherent (each grain by itself), as in loose sand
Massive: Occurring as a coherent mass

Stubble mulch

Stubble or other crop residue left on the soil or partly worked into the soil. It protects the soil from wind erosion and water erosion after harvest, during preparation of a seedbed for the next crop, and during the early growing period of the new crop.

Subsoil

Technically, the B horizon; roughly, the part of the solum below plow depth.

Subsoiling

Tilling a soil below normal plow depth, ordinarily to shatter a hardpan or claypan.

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Substratum

The part of the soil below the solum.

Subsurface layer

Any surface soil horizon (A, E, AB, or EB) below the surface layer.

Summer fallow

The tillage of uncropped land during the summer to control weeds and allow storage of moisture in the soil for the growth of a later crop. A practice common in semiarid regions, where annual precipitation is not enough to produce a crop every year. Summer fallow is frequently practiced before planting winter grain.

Summit

The topographically highest position of a hillslope. It has a nearly level (planar or only slightly convex) surface.

Surface layer

The soil ordinarily moved in tillage, or its equivalent in uncultivated soil, ranging in depth from 4 to 10 inches (10 to 25 centimeters). Frequently designated as the “plow layer,” or the “Ap horizon.”

Surface soil

The A, E, AB, and EB horizons, considered collectively. It includes all subdivisions of these horizons.

Talus

Rock fragments of any size or shape (commonly coarse and angular) derived from and lying at the base of a cliff or very steep rock slope. The accumulated mass of such loose broken rock formed chiefly by falling, rolling, or sliding.

Taxadjuncts

Soils that cannot be classified in a series recognized in the classification system. Such soils are named for a series they strongly resemble and are designated as taxadjuncts to that series because they differ in ways too small to be of consequence in interpreting their use and behavior. Soils are recognized as taxadjuncts only when one or more of their characteristics are slightly outside the range defined for the family of the series for which the soils are named.

Terminal moraine

An end moraine that marks the farthest advance of a glacier. It typically has the form of a massive arcuate or concentric ridge, or complex of ridges, and is underlain by till and other types of drift.

Terrace (conservation)

An embankment, or ridge, constructed across sloping soils on the contour or at a slight angle to the contour. The terrace intercepts surface runoff so that water soaks into the soil or flows slowly to a prepared outlet. A terrace in a field

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generally is built so that the field can be farmed. A terrace intended mainly for drainage has a deep channel that is maintained in permanent sod.

Terrace (geomorphology)

A steplike surface, bordering a valley floor or shoreline, that represents the former position of a flood plain, lake, or seashore. The term is usually applied both to the relatively flat summit surface (tread) that was cut or built by stream or wave action and to the steeper descending slope (scarp or riser) that has graded to a lower base level of erosion.

Terracettes

Small, irregular steplike forms on steep hillslopes, especially in pasture, formed by creep or erosion of surficial materials that may be induced or enhanced by trampling of livestock, such as sheep or cattle.

Texture, soil

The relative proportions of sand, silt, and clay particles in a mass of soil. The basic textural classes, in order of increasing proportion of fine particles, are *sand, loamy sand, sandy loam, loam, silt loam, silt, sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay,* and *clay*. The sand, loamy sand, and sandy loam classes may be further divided by specifying “coarse,” “fine,” or “very fine.”

Thin layer

Otherwise suitable soil material that is too thin for the specified use.

Till

Dominantly unsorted and nonstratified drift, generally unconsolidated and deposited directly by a glacier without subsequent reworking by meltwater, and consisting of a heterogeneous mixture of clay, silt, sand, gravel, stones, and boulders; rock fragments of various lithologies are embedded within a finer matrix that can range from clay to sandy loam.

Till plain

An extensive area of level to gently undulating soils underlain predominantly by till and bounded at the distal end by subordinate recessional or end moraines.

Tilth, soil

The physical condition of the soil as related to tillage, seedbed preparation, seedling emergence, and root penetration.

Toeslope

The gently inclined surface at the base of a hillslope. Toeslopes in profile are commonly gentle and linear and are constructional surfaces forming the lower part of a hillslope continuum that grades to valley or closed-depression floors.

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Topsoil

The upper part of the soil, which is the most favorable material for plant growth. It is ordinarily rich in organic matter and is used to topdress roadbanks, lawns, and land affected by mining.

Trace elements

Chemical elements, for example, zinc, cobalt, manganese, copper, and iron, in soils in extremely small amounts. They are essential to plant growth.

Tread

The flat to gently sloping, topmost, laterally extensive slope of terraces, flood-plain steps, or other stepped landforms; commonly a recurring part of a series of natural steplike landforms, such as successive stream terraces.

Tuff

A generic term for any consolidated or cemented deposit that is 50 percent or more volcanic ash.

Upland

An informal, general term for the higher ground of a region, in contrast with a low-lying adjacent area, such as a valley or plain, or for land at a higher elevation than the flood plain or low stream terrace; land above the footslope zone of the hillslope continuum.

Valley fill

The unconsolidated sediment deposited by any agent (water, wind, ice, or mass wasting) so as to fill or partly fill a valley.

Variegation

Refers to patterns of contrasting colors assumed to be inherited from the parent material rather than to be the result of poor drainage.

Varve

A sedimentary layer or a lamina or sequence of laminae deposited in a body of still water within a year. Specifically, a thin pair of graded glaciolacustrine layers seasonally deposited, usually by meltwater streams, in a glacial lake or other body of still water in front of a glacier.

Very stony spot (map symbol)

A spot where 0.1 to 3.0 percent of the soil surface is covered by rock fragments that are more than 10 inches in diameter in areas where the surface of the surrounding soil is covered by less than 0.01 percent stones.

Water bars

Smooth, shallow ditches or depressional areas that are excavated at an angle across a sloping road. They are used to reduce the downward velocity of water and divert it off and away from the road surface. Water bars can easily be driven over if constructed properly.

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Weathering

All physical disintegration, chemical decomposition, and biologically induced changes in rocks or other deposits at or near the earth's surface by atmospheric or biologic agents or by circulating surface waters but involving essentially no transport of the altered material.

Well graded

Refers to soil material consisting of coarse grained particles that are well distributed over a wide range in size or diameter. Such soil normally can be easily increased in density and bearing properties by compaction. Contrasts with poorly graded soil.

Wet spot (map symbol)

A somewhat poorly drained to very poorly drained area that is at least two drainage classes wetter than the named soils in the surrounding map unit.

Wilting point (or permanent wilting point)

The moisture content of soil, on an ovendry basis, at which a plant (specifically a sunflower) wilts so much that it does not recover when placed in a humid, dark chamber.

Windthrow

The uprooting and tipping over of trees by the wind.

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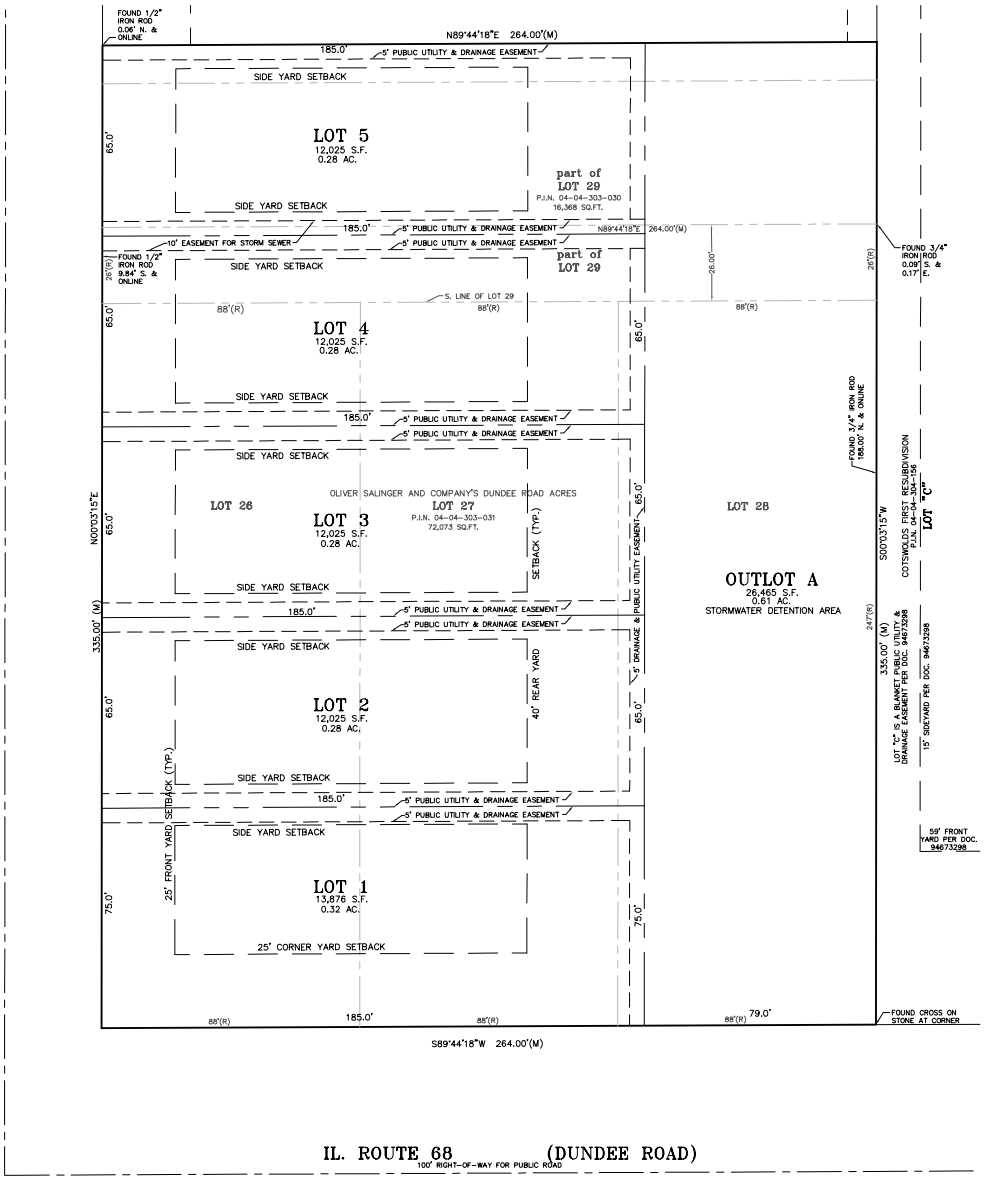
FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION

BEING A RESUBDIVISION OF

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PROPOSED SIDE YARD SETBACKS (ZONING R-5) SHALL BE THE GREATER OF 6.0 FEET ON EACH SIDE, OR 20% OF THE TOTAL LOT WIDTH.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

VEHICULAR ACCESS NOTES:

1. THERE SHALL BE NO VEHICULAR ACCESS TO IL. ROUTE 68 (DUNDEE ROAD) FROM LOT 1.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA

1. THE AREAS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE DUNDEE ESTATES HOMEOWNER'S ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF ALL OF THE LOTS IN THIS SUBDIVISION AND THE ASSOCIATION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF, TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE ASSOCIATION SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION. THE MOWING AND OTHER MAINTENANCE NEEDS TO BE THE RESPONSIBILITY OF THE ASSOCIATION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PROPER MAINTENANCE OF THE STORM WATER DETENTION AREA, INCLUDING, WITHOUT LIMITATION, TO STORM WATER VAULTS AND ANY APPURTENANT PUMPS, PIPES, MAINS, OR DRAINS ("STORM WATER FACILITIES"), IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION (EXCEPT IN CASE OF EMERGENCY, IN WHICH CASE NO NOTICE SHALL BE REQUIRED), SHALL HAVE THE RIGHT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA OR TO THE STORM WATER FACILITIES.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK, OR ACTUAL, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE STORM WATER DETENTION AREA AND ALL LOTS IN THIS SUBDIVISION, AND THE VILLAGE SHALL HAVE THE RIGHT TO FILE A NOTICE OF SUCH LIEN WITH THE RECORDER OF DEEDS, WITHOUT ANY FURTHER NOTICE AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE DEEMED A WAIVER OF THE RIGHT TO EXERCISE THE SAME.
7. THESE COVENANTS SHALL RUN WITH THE LAND BY THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OR BY THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.
8. THE OWNER OF THE PROPERTY ON THIS PLAT SHALL CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE, AT ITS COST, THE STORM WATER FACILITIES IN THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT. PERIODIC INSPECTIONS SHALL NEED TO BE DONE TO ENSURE IT IS OPERATING CORRECTLY. REFER TO THE STORM WAP MAINTENANCE MANUAL IN THE ASSOCIATION DOCUMENTS.
9. A RIGHT OF ACCESS ON, UNDER AND ABOVE THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT AND ADJACENT PORTIONS OF THE PROPERTY IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE VILLAGE FOR INGRESS, EGRESS AND ACCESS TO THE STORMWATER DETENTION EASEMENT FOR THE SOLE PURPOSE OF IMPLEMENTATION OF THESE DETENTION UNDERGROUND VAULT AND DRAINAGE PROVISIONS.
10. FOLLOWING COMPLETION AND APPROVAL OF THE INITIAL BUILDINGS AND RELATED IMPROVEMENTS ON THE PROPERTY IN COMPLIANCE WITH THE PLAN APPROVED BY THE VILLAGE, NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE STORMWATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORMWATER DETENTION EASEMENT THAT MIGHT MATERIALLY IMPEDE THE STORM WATER FACILITIES THEREIN OR MATERIALLY REDUCE THE STORMWATER DETENTION CAPACITY THEREOF.

EASEMENT FOR STORM SEWER

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS PLAT FOR ANY PURPOSE NOT INCONSISTENT WITH THE USE THEREOF BY THE VILLAGE FOR THE PURPOSES HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR STORM SEWER" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE.

PUBLIC UTILITY & DRAINAGE EASEMENT

PERMANENT AND PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS SUBDIVISION PLAT FOR THE FOLLOWING PURPOSES:

1) PUBLIC UTILITIES:
TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS PLAT FOR THE PURPOSES HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED A PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE, AFTER THE INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

2) OVERLAND STORM WATER DRAINAGE:
NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE AREAS DESIGNATED PUBLIC UTILITY AND DRAINAGE EASEMENT ON THIS PLAT OF SUBDIVISION AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXIST WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT. IN THE EVENT THE OWNER OF A LOT WITHIN THE SUBDIVISION SHALL CONSTRUCT A BUILDING OR OTHER STRUCTURE ON A LOT WITH A PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH A PUBLIC UTILITY AND DRAINAGE EASEMENT SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD, AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUND AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND VEGETATION AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR ILLINOIS GAS COMPANY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND VEGETATION AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. NO PERMANENT BUILDINGS SHALL BE PLACED ON THE SAID EASEMENTS, BUT NICOR SHALL HAVE THE RIGHT TO REMOVE ANY SUCH BUILDINGS THAT INTERFERE WITH THE EXERCISE OF THE RIGHTS GRANTED HEREIN, WITHOUT COMPENSATION. NICOR SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO, OVER AND ACROSS THE PROPERTY IN EXERCISING THE RIGHTS HEREIN GRANTED. THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(C) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(C)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

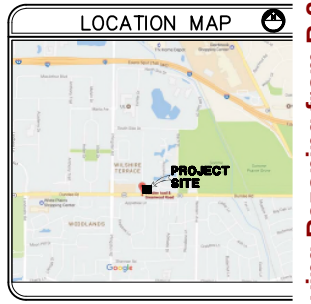
NICOR GAS
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

WOW! OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

P.I.N.
04-04-303-030-0000
04-04-303-031-0000

LOCATION MAP



I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAT WHICH MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____ A.D., 20__.

VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, ILLINOIS ON THIS ____ DAY OF _____ A.D., 20__.

CHAIRMAN

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

DRE REALTY INVESTMENTS LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS AS INDICATED THEREON TO THE PUBLIC USE, AND ESTABLISHES ALL OTHER EASEMENTS SHOWN THEREON.

DATED THIS _____ DAY OF _____ A.D., 20__.

BY: _____
ITS: MANAGER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

I, _____ A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D., 20__.

NOTARY PUBLIC

DRAINAGE CERTIFICATE

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

NAME: _____ NAME: _____
DATE: _____ FIRM: _____
DATE: _____

(SEAL)

SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT I, KEVIN C. LEWIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3681, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17031C0008J EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20__.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3681
LICENSE EXPIRES NOVEMBER 30, 2022

ID CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
FIRM NO. 184-001330

FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION

PROJECT NO. 1615

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3

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G:\JOBS\1615\SA\Survey\1615SA100.dwg

5 LOT SUBDIVISION
2600 DUNDEE ROAD
NORTHBROOK, ILLINOIS
2023

LEGEND

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
W W	WATER MAIN	W W
G G	GAS MAIN	
T T	TELEPHONE LINE (BURIED)	
OH OH	OVERHEAD ELECTRIC,	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	UTILITY MANHOLE	
	HANDHOLE	
	TELEPHONE/UTILITY PEDESTAL	
	STORM INLET	
	UTILITY POLE	
	B.BOX	
	FIRE HYDRANT	
	STREET LIGHT	
	SITE LIGHT	
	EDGE OF PAVEMENT	
	CURB & GUTTER	
	DRAINAGE FLOW	
	EMERGENCY OVERLAND FLOW ROUTE	
X 691.18	SPOT GRADE	+ 641.8
	TOP OF CURB ELEVATION	+ T/C=642.5
	TOP OF PAVEMENT ELEVATION	+ 642.0
	TOP OF FOUNDATION ELEVATION	F/F=642.1
	STAKED SILT FENCE	
	TREE PROTECTION FENCE	X X
	CONSTRUCTION FENCE	O O

THE CONTRACTOR MUST CALL J.U.L.I.E FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO DIGGING.

THE CONTRACTOR IS TO SCHEDULE ALL INSPECTIONS THROUGH THE PERMIT COORDINATORS AT 847-664-4050 AT LEAST 48 HOURS IN ADVANCE FOR ALL PROPOSED STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES, LAWN GRADING WORK AND THE DRIVEWAY/PATIO INSTALLATION.

DETENTION VOLUME CALCULATIONS SHALL BE SUBMITTED TO, CONFIRMED, AND APPROVED BY THE VILLAGE'S ENGINEERING DEPARTMENT BEFORE POURING FOUNDATIONS OR ANY PAVED SURFACES ARE INSTALLED. "AS-BUILT" PLANS SHALL BE SUBMITTED TO THE VILLAGE'S ENGINEERING DEPARTMENT IMMEDIATELY FOLLOWING THE COMPLETION OF THE PROJECT. THE "AS-BUILT" PLANS SHALL BE PREPARED BY AN ILLINOIS REGISTERED SURVEYOR AND CIVIL ENGINEER.

LOCATION MAP

SECTION 20, TOWNSHIP 42 N, RANGE 12 E

PERMITS	NUMBERS
MWRD - SANITARY SEWER	TBD
NPDES	TBD
IDOT	TBD
NCCSWCD	TBD

NOTE:
EXISTING WATER, SANITARY SEWER AND STORM SEWER INFORMATION IS BASED ON RECORDS PROVIDED BY THE MUNICIPALITY AND SURVEY DATA DETERMINED BY IG CONSULTING, INC. CONTRACTOR MUST VERIFY LOCATIONS, DEPTHS, MATERIALS AND POTENTIAL CONFLICTS PRIOR TO BIDDING AND CONSTRUCTING THE PROPOSED IMPROVEMENTS. SUCH VERIFICATION SHALL ALSO INCLUDE FACILITIES OWNED AND OPERATED BY VARIOUS UTILITY COMPANIES. ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OR EXISTENCE OF PLAN INFORMATION PROVIDED BY OTHERS.

ENGINEER: KEVIN C. LEWIS — DATE: 01/30/23

KEVIN C. LEWIS 062-055368 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ILLINOIS REGISTRATION NO. 062-055368 EXPIRATION DATE: 11-30-23

THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES, OR THE PUBLIC R.O.W. WITH RESPECT TO STORM WATER DRAINAGE.

INDEX

1 - COVER SHEET
2 - SITE EXISTING CONDITIONS & REMOVAL PLAN
3 - GEOMETRIC PLAN
4 - GRADING PLAN
5 - CROSS SECTIONS
6 - SOIL EROSION & SEDIMENT CONTROL PLAN
7 - UTILITY PLAN
8 - TREE PRESERVATION
9 - PROJECT NOTES AND SPECIFICATIONS
10-16 - CONSTRUCTION STANDARDS
17 - IMPERVIOUS TABLE
18 - TRIBUTARY AREA EXHIBIT

THE OWNER MUST FURNISH THE NORTHBROOK ENGINEERING DEPARTMENT WITH AN AS-BUILT SITE PLAN CERTIFIED FROM THE ORIGINAL PLAN PREPARER STATING THAT THE FINISHED LOT GRADES, DRAINAGE PATTERNS, UTILITIES, AND IMPERVIOUS COVERAGE CALCULATIONS CONFORM TO THE APPROVED SITE PLAN PRIOR TO THE ISSUANCE OF THE TEMPORARY OCCUPANCY PERMIT AND RELEASE OF THE ENGINEERING DEPARTMENT ESCROW.

CONTRACTOR WILL NOT BEGIN WORK WITHIN STATE R.O.W. UNTIL A PERMIT IS RECEIVED.

SITE BENCHMARK:
CUT CROSS IN CONCRETE WALK AT THE SOUTHWEST CORNER OF THE PROPERTY.
ELEVATION = 660.79 NAVD 88 DATUM (GEOID12B)

ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL AMENDMENTS THERETO AS ADOPTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.).

STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST ISSUE, AND THE VILLAGE OF NORTHBROOK SUBDIVISION AND ENGINEERING GUIDE, INCLUDING THE LATEST CONSTRUCTION DETAILS, WHICHEVER IS MORE STRINGENT.

CONSTRUCTION OVERSIGHT OF ALL SITE WORK (WATER SERVICES, STORM SEWER, SANITARY SERVICES, CURB/GUTTER REPLACEMENT FOR DRIVEWAYS, SIDE WALK, ETC.) SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER OR A PERSON UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER. REPORTS SHALL BE PROVIDED TO THE VILLAGE ENGINEER OR HIS REPRESENTATIVE. REFER TO THE SUBDIVISION AND DEVELOPMENT AGREEMENT FOR ADDITIONAL INFORMATION.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/05/22	PER VILLAGE REVIEW	A.W.
01/30/23	PER VILLAGE REVIEW	A.W.

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
320 WEST CENTER STREET, SUITE 203 | PH. (847) 215-1177 | FAX (847) 215-1177
1128 MAIN STREET UNION GROVE, WISCONSIN 53182 | PH. (262) 878-6200 | www.ig-cnsltng.net

DESIGN: J.K. | DRAFTING: A.W.

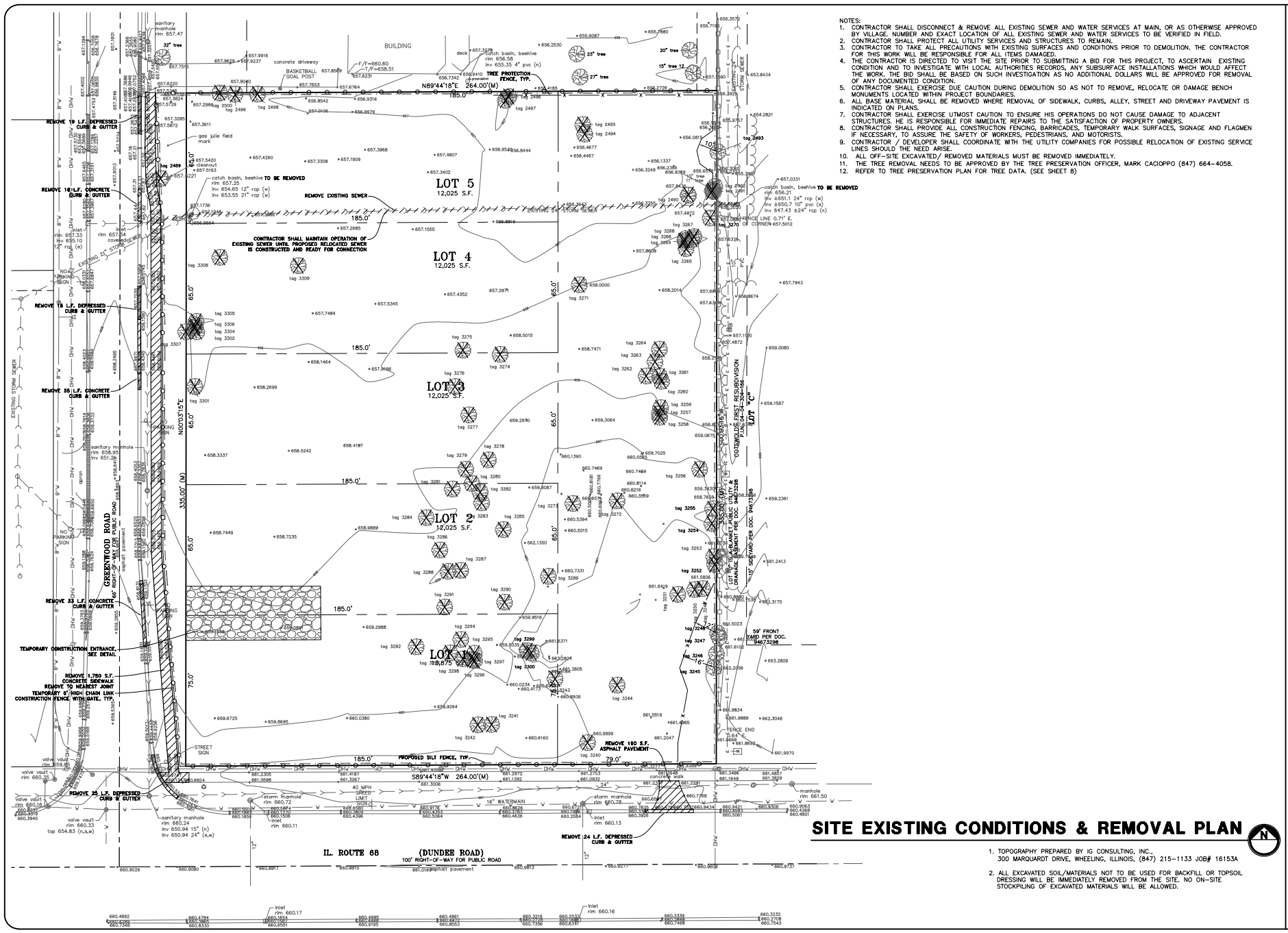
COVER SHEET

5 LOT SUBDIVISION
2600 DUNDEE ROAD
NORTHBROOK, ILLINOIS

PROJECT No 16153A

1 of 18

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3



NOTES:
1. CONTRACTOR SHALL DISCONNECT & REMOVE ALL EXISTING SEWER AND WATER SERVICES AT MAIN, OR AS OTHERWISE APPROVED BY VILLAGE. NUMBER AND EXACT LOCATION OF ALL EXISTING SEWER AND WATER SERVICES TO BE VERIFIED IN FIELD.
2. CONTRACTOR SHALL PROTECT ALL UTILITY SERVICES AND STRUCTURES TO REMAIN.
3. CONTRACTOR TO TAKE ALL PRECAUTIONS WITH EXISTING SURFACES AND CONDITIONS PRIOR TO DEMOLITION. THE CONTRACTOR FOR THIS WORK WILL BE RESPONSIBLE FOR ALL ITEMS DAMAGED.
4. THE CONTRACTOR IS DIRECTED TO VISIT THE SITE PRIOR TO SUBMITTING A BID FOR THIS PROJECT, TO ASCERTAIN EXISTING CONDITION AND TO INVESTIGATE WITH LOCAL AUTHORITIES RECORDS, ANY SUBSURFACE INSTALLATIONS WHICH WOULD AFFECT THE WORK. THE BID SHALL BE BASED ON SUCH INVESTIGATION AS NO ADDITIONAL DOLLARS WILL BE APPROVED FOR REMOVAL OF ANY DOCUMENTED CONDITION.
5. CONTRACTOR SHALL EXERCISE DUE CAUTION DURING DEMOLITION SO AS NOT TO REMOVE, RELOCATE OR DAMAGE BENCH MONUMENTS LOCATED WITHIN PROJECT BOUNDARIES.
6. ALL BASE MATERIAL SHALL BE REMOVED WHERE REMOVAL OF SIDEWALK, CURBS, ALLEY, STREET AND DRIVEWAY PAVEMENT IS INDICATED ON PLANS.
7. CONTRACTOR SHALL EXERCISE UTMOST CAUTION TO ENSURE HIS OPERATIONS DO NOT CAUSE DAMAGE TO ADJACENT STRUCTURES. HE IS RESPONSIBLE FOR IMMEDIATE REPAIRS TO THE SATISFACTION OF PROPERTY OWNERS.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION FENCING, BARRICADES, TEMPORARY WALK SURFACES, SIGNAGE AND FLAGMEN IF NECESSARY, TO ASSURE THE SAFETY OF WORKERS, PEDESTRIANS, AND MOTORISTS.
9. CONTRACTOR / DEVELOPER SHALL COORDINATE WITH THE UTILITY COMPANIES FOR POSSIBLE RELOCATION OF EXISTING SERVICE LINES SHOULD THE NEED ARISE.
10. ALL OFF-SITE EXCAVATED/ REMOVED MATERIALS MUST BE REMOVED IMMEDIATELY.
11. THE TREE REMOVAL NEEDS TO BE APPROVED BY THE TREE PRESERVATION OFFICER, MARK CACIOPPO (847) 664-4058.
12. REFER TO TREE PRESERVATION PLAN FOR TREE DATA. (SEE SHEET 8)

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A
2. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL OR TOPSOIL DRESSING WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/06/22	PER VILLAGE REVIEW	A.W.
01/20/23	PER VILLAGE REVIEW	A.W.

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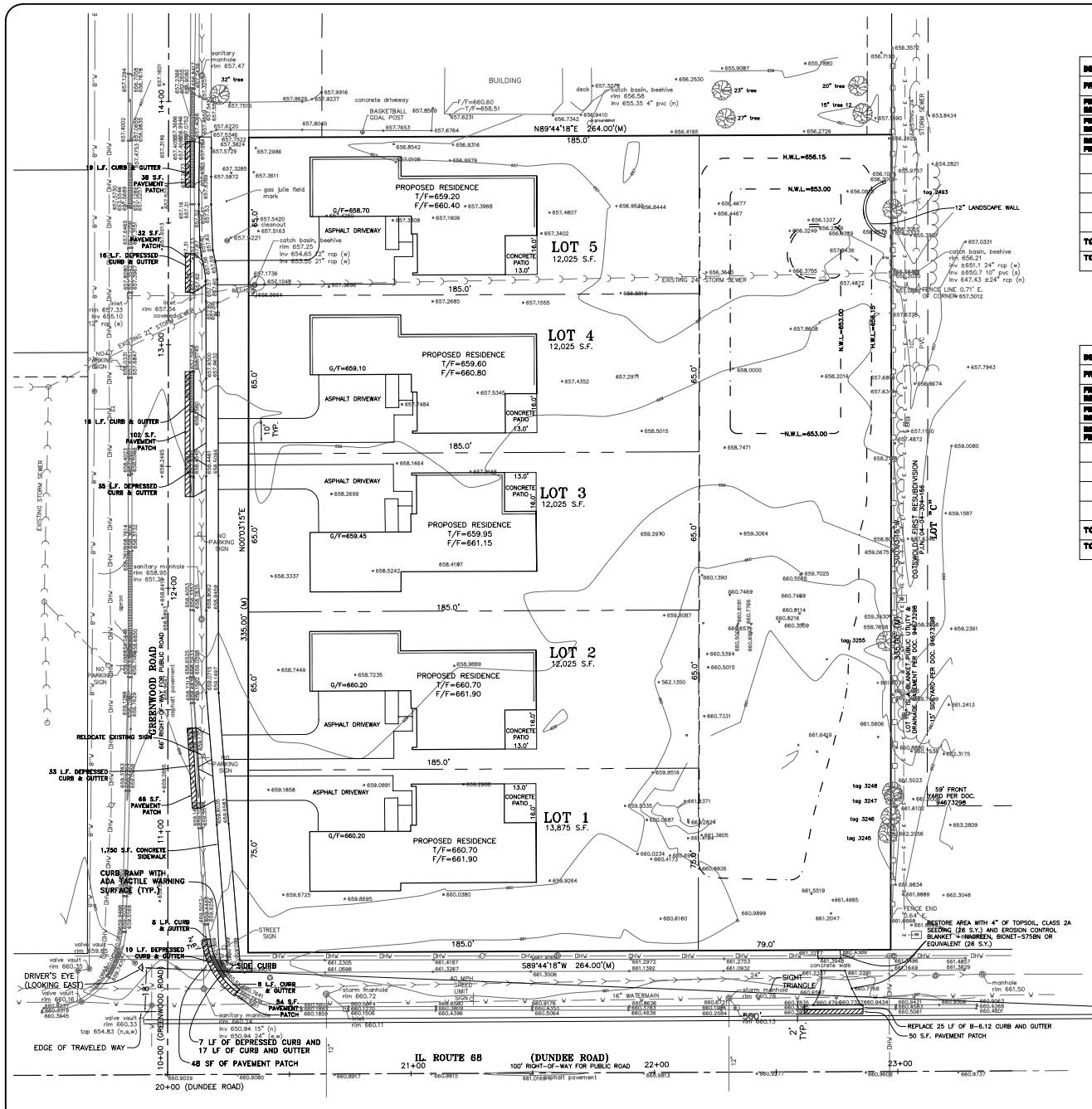
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I
16153A

2 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3



IMPERVIOUS COVERAGE CALCULATIONS (LOT 1)
LOT AREA = 13,875 S.F.

DESCRIPTION	EXISTING	PROPOSED
FRONT YARD AREA	N/A	1,575 S.F.
FRONT YARD DRIVEWAY IMPERVIOUS AREA	N/A	280 S.F.
FRONT YARD DRIVEWAY IMPERVIOUS COVERAGE	0.0%	12.7%
IMPERVIOUS AREA OTHER THAN FRONT YARD DRIVEWAY	0 S.F.	3,839 S.F.
HOUSE	0 S.F.	2,845 S.F.
DRIVEWAY	0 S.F.	704 S.F.
WALK/STOOP/PATIO/PORCH/SHED	0 S.F.	290 S.F.
TOTAL IMPERVIOUS AREA	0 S.F.	4,119 S.F.
TOTAL IMPERVIOUS AREA COVERAGE	0.0%	29.6%

IMPERVIOUS COVERAGE CALCULATIONS (LOTS 2-5)
LOT AREA = 12,025 S.F.

DESCRIPTION	EXISTING	PROPOSED
FRONT YARD AREA	N/A	1,238 S.F.
FRONT YARD DRIVEWAY IMPERVIOUS AREA	N/A	280 S.F.
FRONT YARD DRIVEWAY IMPERVIOUS COVERAGE	0.0%	22.6%
IMPERVIOUS AREA OTHER THAN FRONT YARD DRIVEWAY	0 S.F.	3,839 S.F.
HOUSE	0 S.F.	2,845 S.F.
DRIVEWAY	0 S.F.	704 S.F.
WALK/STOOP/PATIO/PORCH/SHED	0 S.F.	290 S.F.
TOTAL IMPERVIOUS AREA	0 S.F.	4,119 S.F.
TOTAL IMPERVIOUS AREA COVERAGE	0.0%	34.2%

GEOMETRIC PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A
2. EXISTING ROADWAY PAVEMENT SHALL BE RESTORED AS FOLLOWS: BITUMINOUS PAVEMENT: 2" BITUMINOUS SURFACE COURSE AND 8" B.A.M. CONCRETE PAVEMENT: 7" PCC CLASS "SI" WITH #6 DOWEL BARS INTO THE ADJACENT PAVEMENT AT 30" O.C.
3. PROPOSED SIDE YARD SETBACKS (ZONING R-5) SHALL BE THE GREATER OF 6' ON EACH SIDE OR 20% OF THE LOT WIDTH
4. ANY DAMAGED PORTIONS OF PUBLIC SIDEWALK ARE TO BE REPLACED WITH 5" PCC CLASS "SI" OVER A 3" CA-6 BASE.

REVISIONS

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01/30/23	PER VILLAGE REVIEW	A.W.

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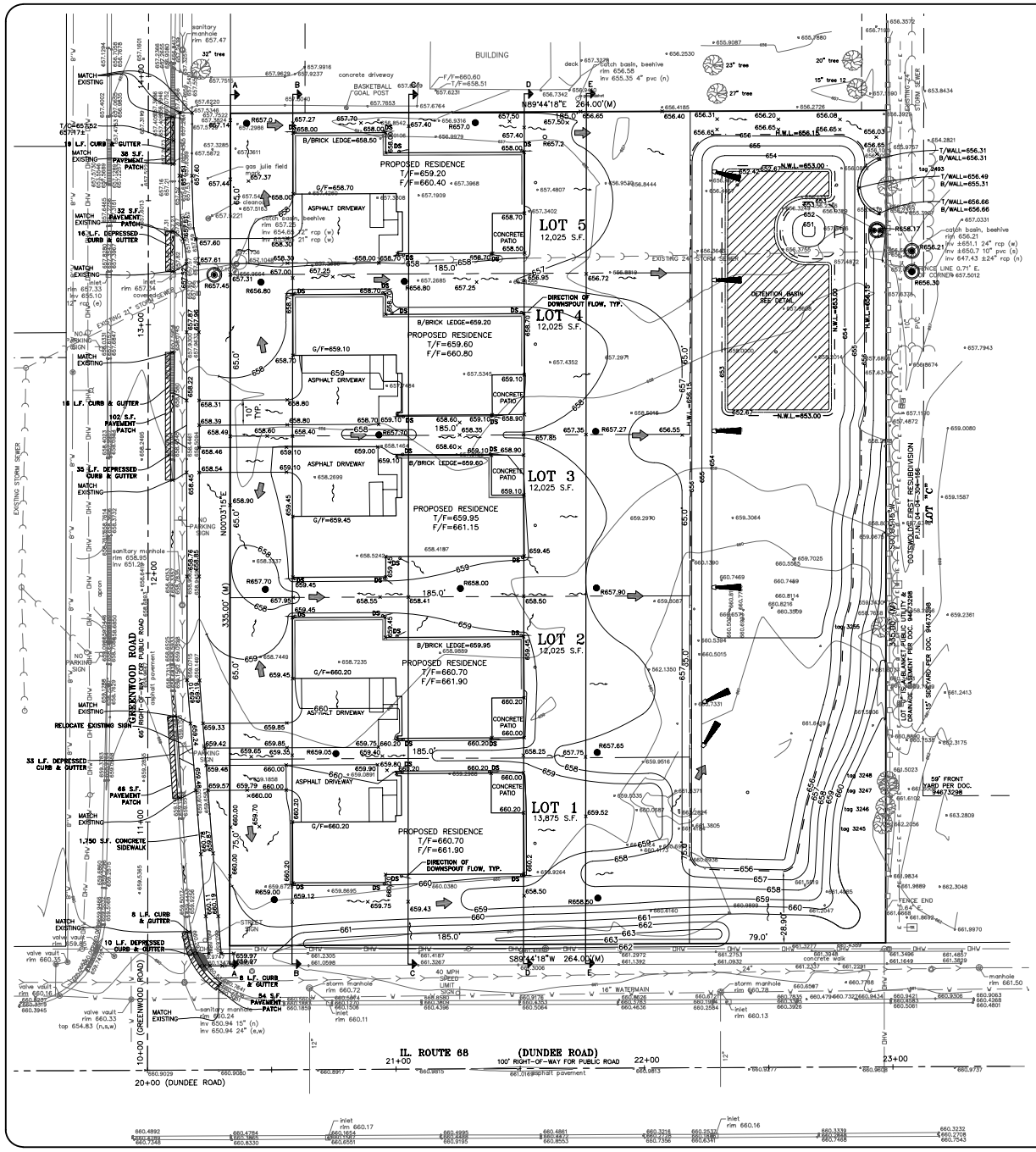
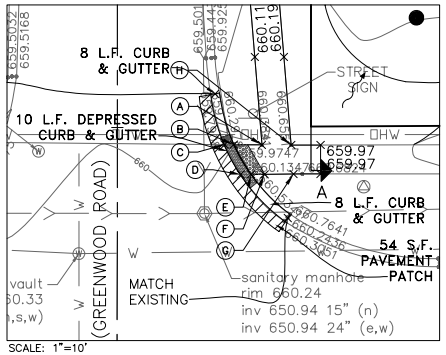
5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT NO. 16153A

3 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3





SCALE: 1"=10'

LETTER	STATION	OFFSET	ELEVATION
A	20+24.9	46.9'	659.89
B	20+20.1	47.0	659.83
C	20+18.6	47.0	659.83
D	20+21.3	41.9	659.95
E	20+23.0	41.9	659.94
F	20+25.3	41.9	659.97
G	20+30.3	41.9	660.06
H	20+29.9	46.9'	659.97

DETENTION BASIN R.O.W. SETBACK CALCULATION

H.W.L.=656.15

N.W.L.=653.00'

$L_{MIN}=10.0' + (1\frac{1}{2})*D_{BASIN}$

$D_{BASIN}=656.15'-653.00'=3.15'$

$L_{MIN}=10.0' + (1\frac{1}{2})(3.15)=14.73'$

$L_{SETBACK}=28.90'>14.73'$

GRADING PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A
2. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC R.O.W. WILL BE RESTORED WITH 6" PULVERIZED TOPSOIL & SOD AND WATERED TO MAINTAIN GROWTH.
3. ALL RESTORATION WORK MUST BE FINISHED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING.

REVISIONS			
DATE	DESCRIPTION	REVIEW	DRAWN BY
12/6/22	PER VILLAGE REVIEW	A.W.	
01/20/23	PER VILLAGE REVIEW	A.W.	

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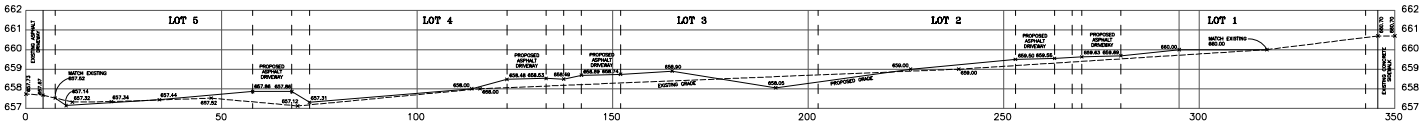
5 LOT SUBDIVISION
2600 DUNDEE ROAD

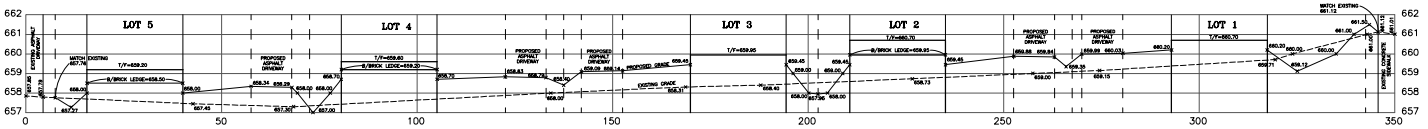
PROJECT I
16153A

4 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3



SECTION A–A



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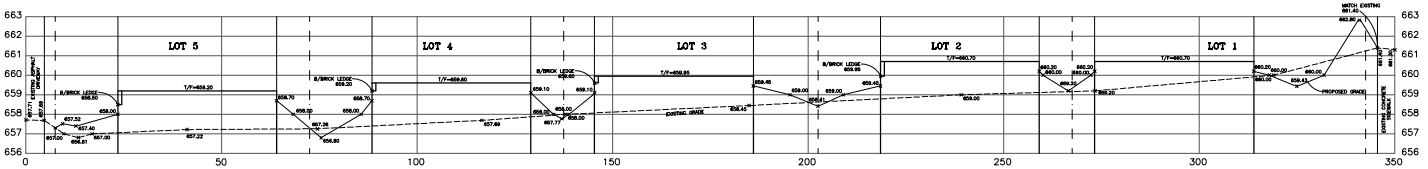

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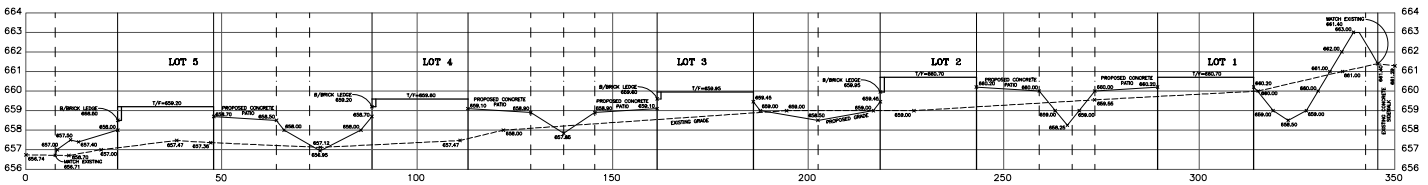
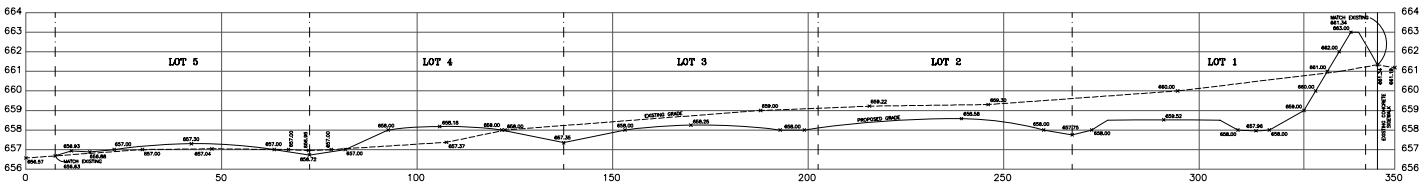


SECTION D–D



SECTION E–E

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/30/23	PER VILLAGE REVIEW	A.W.

IGCONSULTING, INC.
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

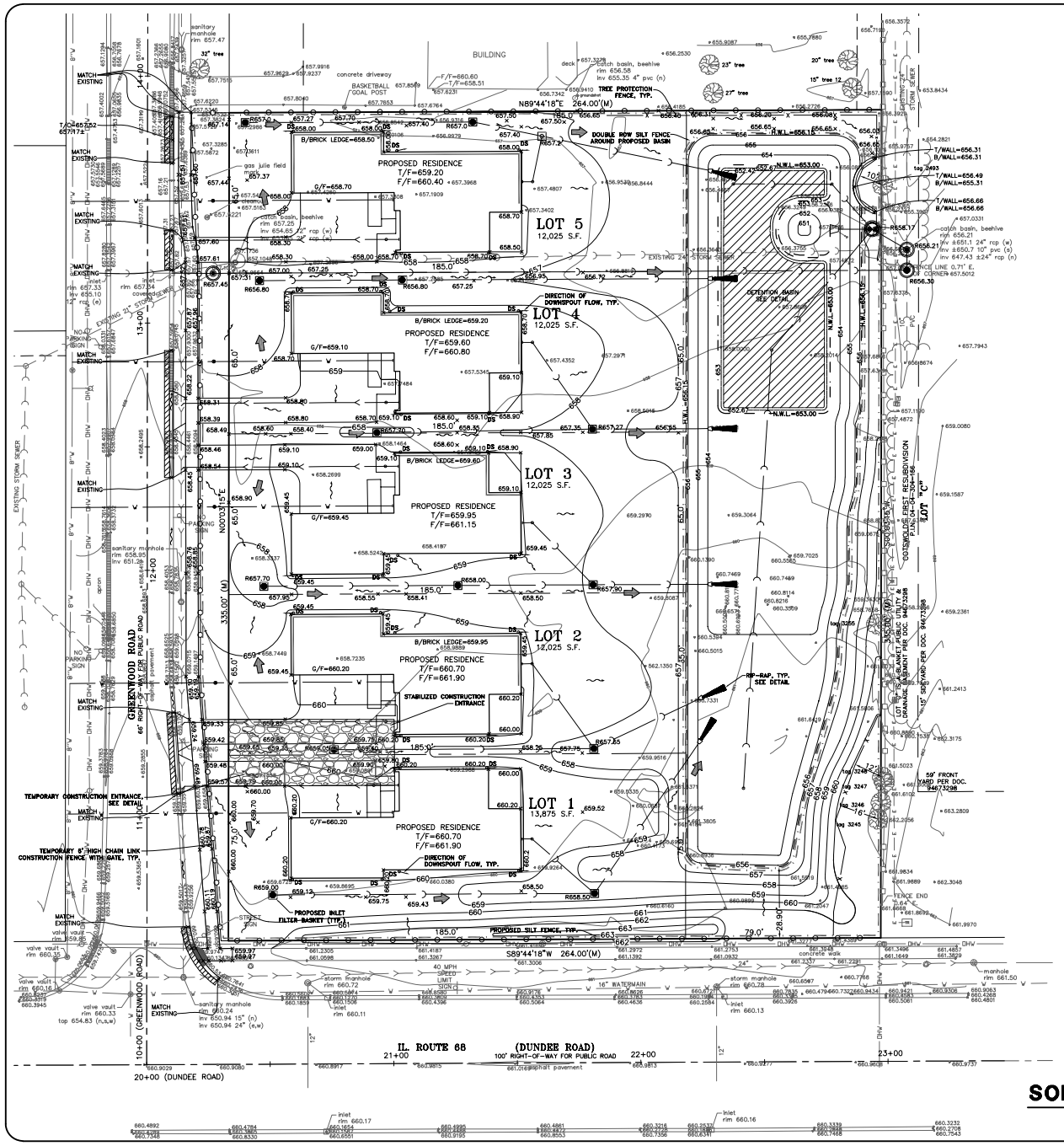
DRAFTING: A.W.
DESIGN: J.V.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT NO.
16153A

5 of 15

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3



SOIL EROSION AND SEDIMENT CONTROL MEASURES:

A. Schedule of Storm Water Facilities and Erosion Control Construction

1. Install stabilized construction entrance.
2. Place silt fencing as indicated on drawing.
3. Strip topsoil, remove from site.
4. Rough grading of site.
5. Construction of storm sewer system including removal and replacement of existing 24" sewer. Existing 24" sewer shall remain active during construction of proposed 24" sewer until proposed 24" sewer is constructed and ready for final connection.
6. Construction of detention and volume control.
7. Placement of all inlet protection filters at all storm sewer structures.
8. Establish permanent vegetation.
9. Removal of temporary filter baskets from storm structures in paved areas, after construction operations are completed and permanent vegetation is established.
10. Removal of silt fences from limits of construction and removal of inlet protection barrier fence from structures after permanent vegetation has been established.
11. Ongoing periodic maintenance of storm water facilities, after construction is completed, shall be the responsibility of the owner.

B. Maintenance of Erosion and Sedimentation Control Measures

Erosion and sedimentation control measures shall be the responsibility of the General Contractor and shall be continually maintained as follows:

1. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
2. Daily inspection, weekly and rain event NPDES inspections including needed maintenance shall be provided by the general contractor. This includes maintenance and cleaning, when needed, of the detentoin vault, once the vault is installed.
3. Temporary cover shall be continuously maintained until permanent cover is established. (Landscaping/sod is considered temporary until it is capable of surviving severe weather conditions.)
4. Inlets and drainageways shall be inspected and cleaned periodically and before maintenance responsibility expires.

C. Erosion and Sediment Controls

2.1.1 Stabilization Practices

Stabilization practices included temporary seeding, permanent seeding, sodding, temporary perimeter erosion fence, temporary inlet protection and construction entrance. A description of each is provided below.

a. Temporary Seeding – General grass seed will be applied to the topsoil stockpile if it will remain dormant for extended periods.

b. Permanent Seeding – General grass seed will be applied to the proposed detention ponds from NWL and above and landscape area.

c. Sodding – Sod will be applied to parkways and front yards on all lots.

d. Temporary Perimeter Erosion Fence and Construction Fence – Silt filter fence and construction fence will be placed in such a manner as to intercept waterborne silt and prevent is from leaving the site.

e. Temporary Inlet Protection – Temporary filter baskets in pavement and fabric fence in grass areas will be utilized in order to reduce the amount of silt entering the storm sewer during construction.

f. Stone Riprap – Stone riprap with filter fabric will be used as protection at the inlet to the flared end section in order to slow and cleanse the storm water of waterborne silt.

g. Construction Entrance – A 25' wide by 75' long construction entrance will be installed in order to provide an area where mud can be removed from vehicle tires before they enter a public road.

Stabilization measures (seeding and sodding), shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity if that portion of the site has temporarily or permanently ceased on all disturbed portions of the site where construction activity will not occur for a period of 21 or more calendar days.

Where the initiation of stabilization measures (seeding and sodding) is precluded by snow cover at the 14th day after construction activity temporarily or permanently ceases, stabilization measures shall be initiated as soon as practicable thereafter.

Northbrook Sediment and Erosion Control Requirements

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Should these 9 points above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied.

LEGEND

- SILT FENCE
- TEMPORARY FILTER BASKET
- TREE PROTECTION FENCING
- STABILIZED CONSTRUCTION ENTRANCE

SOIL EROSION & SEDIMENT CONTROL PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/6/22	PER VILLAGE REVIEW	A.W.
01/26/23	PER VILLAGE REVIEW	A.W.

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5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I
16153A

6 of 1

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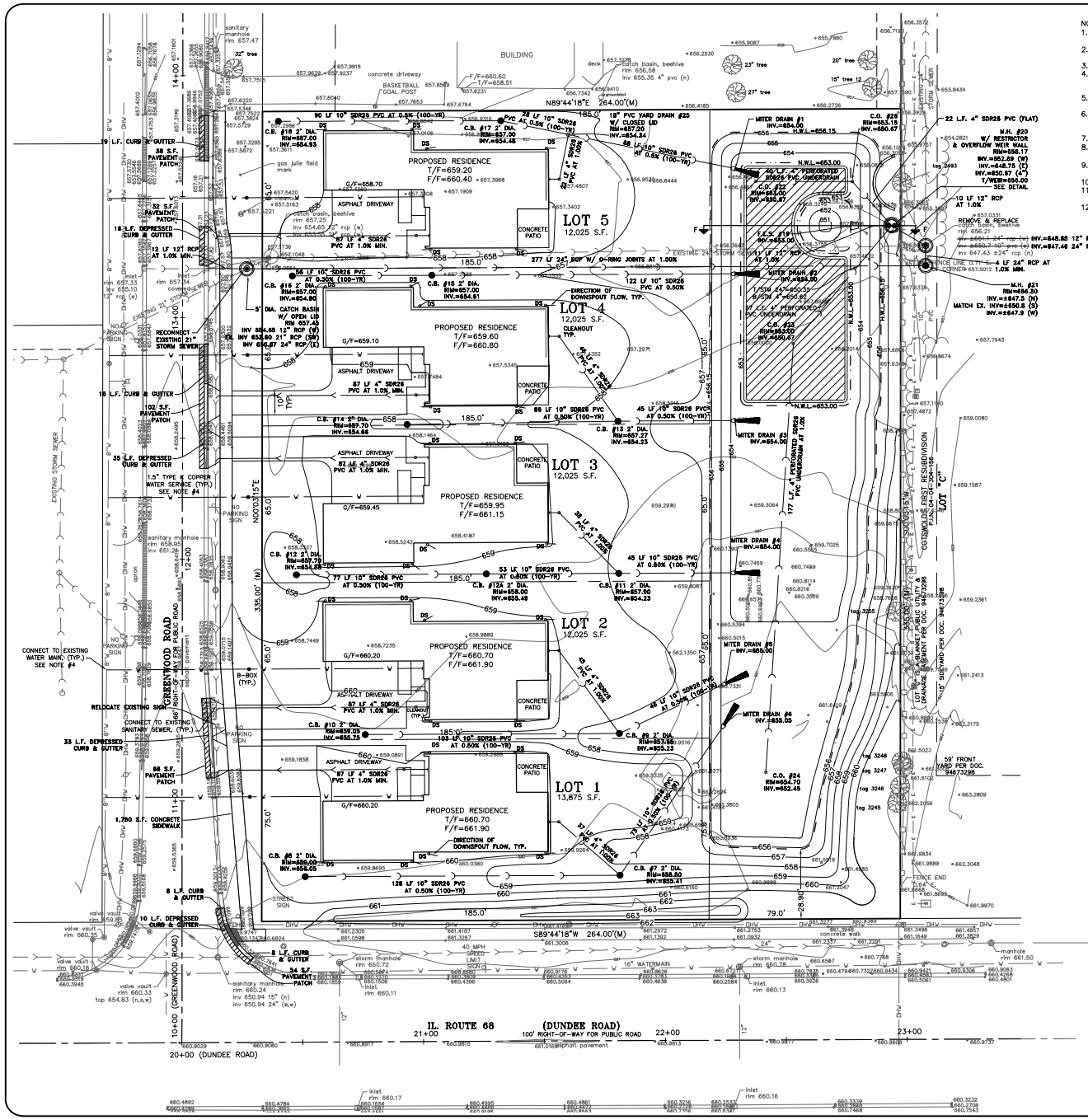
LOT 1
13,875 S.F.
LOT 2
12,025 S.F.
LOT 3
12,025 S.F.
LOT 4
12,025 S.F.
LOT 5
12,025 S.F.
PROPOSED RESIDENCE
T/F=659.20
F/F=660.40
PROPOSED RESIDENCE
T/F=660.70
F/F=661.90
PROPOSED RESIDENCE
T/F=659.95
F/F=661.15
PROPOSED RESIDENCE
T/F=659.60
F/F=660.80
PROPOSED RESIDENCE
T/F=660.70
F/F=661.90
GREENWOOD ROAD
66' RIGHT-OF-WAY FOR PUBLIC ROAD
IL. ROUTE 68
(DUNDEE ROAD)
100' RIGHT-OF-WAY FOR PUBLIC ROAD
20+00 (DUNDEE ROAD)
21+00
22+00
23+00
10+00 (GREENWOOD (ROAD))
11+00
12+00
13+00
14+00
BUILDING
ASPHALT DRIVEWAY
CONCRETE PATIO
EXISTING STORM SEWER
EXISTING 24" STORM SEWER
EXISTING 21" STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER MAIN
PROPOSED STORM SEWER
N89°44'18"E 264.00'(M)
S89°44'18"W 264.00'(M)
N00°03'15"E 335.00' (M)
S00°03'15"W 335.00' (M)
MITER DRAIN #1
MITER DRAIN #2
MITER DRAIN #3
MITER DRAIN #4
MITER DRAIN #5
MITER DRAIN #6
C.O. #22
C.O. #23
C.O. #24
C.O. #25
M.H. #20
M.H. #21
N.W.L.=653.00
H.W.L.=656.15
T.S.F. #19
INV.=653.00
T/STM 654.80-659.30
B/STM 647.80-654.80
40 L.F. 4" PERFORATED PVC UNDERDRAIN
177 L.F. 4" PERFORATED PVC UNDERDRAIN AT 1.00%
REMOVE & REPLACE catch basin, beehive rim 656.21
inv 651.1 24" rcp (w)
inv 650.7 10" rcp (s)
inv 647.43 ±24" rcp (n)
INV.=648.88 12" RCP (NW)
INV.=647.46 24" RCP (S)
MATCH EX. INV=±650.8 (S)
INV.=±647.9 (W)
INV.=±647.5 (N)
T/WEIR=656.00
SEE DETAIL
W/ RESTRICTOR & OVERFLOW WEIR WALL
RIM=658.17
INV.=652.89 (W)
INV.=648.75 (S)
INV=650.87 (4")
90 LF 10" SDR26 PVC AT 0.5% (100-YR)
28 LF 10" SDR26 PVC AT 0.5% (100-YR)
68 LF 10" SDR26 PVC AT 0.5% (100-YR)
18" PVC YARD DRAIN #25 W/ CLOSED LID RIM=657.20 INV.=654.34
22 L.F. 4" SDR26 PVC (FLAT)
40 L.F. 4" PERFORATED SDR26 PVC UNDERDRAIN
10 LF 12" RCP AT 1.0%
11 LF 12" RCP AT 1.0%
87 LF 4" SDR26 PVC AT 1.0% MIN.
277 LF 24" RCP W/ O-RING JOINTS AT 1.00%
122 LF 10" SDR26 PVC AT 0.50%
56 LF 10" SDR26 PVC AT 0.50% (100-YR)
86 LF 10" SDR26 PVC AT 0.50% (100-YR)
45 LF 10" SDR26 PVC AT 0.50% (100-YR)
77 LF 10" SDR26 PVC AT 0.50% (100-YR)
53 LF 10" SDR26 PVC AT 0.40% (100-YR)
45 LF 10" SDR25 PVC AT 0.80% (100-YR)
103 LF 10" SDR26 PVC AT 0.50% (100-YR)
45 LF 10" SDR26 PVC AT 0.50% (100-YR)
129 LF 10" SDR26 PVC AT 0.50% (100-YR)
79 LF 10" SDR26 PVC AT 0.50% (100-YR)
C.B. #16 2' DIA. RIM=657.00 INV.=654.93
C.B. #17 2' DIA. RIM=657.00 INV.=654.48
C.B. #15 2' DIA. RIM=657.00 INV.=654.61
C.B. #14 2' DIA. RIM=657.70 INV.=654.66
C.B. #13 2' DIA. RIM=657.27 INV.=654.23
C.B. #12 2' DIA. RIM=657.78 INV.=654.68
C.B. #11 2' DIA. RIM=657.90 INV.=654.23
C.B. #12A 2' DIA. RIM=658.00 INV.=655.48
C.B. #10 2' DIA. RIM=656.75 INV.=655.75
C.B. #9 2' DIA. RIM=657.16 INV.=655.23
C.B. #8 2' DIA. RIM=660.00 INV.=656.05
C.B. #7 2' DIA. RIM=658.50 INV.=655.41
5' DIA. CATCH BASIN W/ OPEN LID RIM 657.45
INV 654.68 12" RCP (W)
INV 653.80 21" RCP (SW)
INV 654.87 24" RCP (E)
RECONNECT EXISTING 21" RCP STORM SEWER
RELOCATE EXISTING SIGN
CONNECT TO EXISTING WATER MAIN, (TYP.) SEE NOTE #4
CONNECT TO EXISTING SANITARY SEWER, (TYP.)
1.5" TYPE K COPPER WATER SERVICE (TYP.) SEE NOTE #4
1,780 S.F. CONCRETE SIDEWALK
19 L.F. CURB & GUTTER
88 S.F. PAVEMENT PATCH
52 S.F. PAVEMENT PATCH
18 L.F. DEPRESSED CURB & GUTTER
12 LF 12" RCP AT 1.0% MIN.
35 L.F. DEPRESSED CURB & GUTTER
102 S.F. PAVEMENT PATCH
33 L.F. DEPRESSED CURB & GUTTER
66 S.F. PAVEMENT PATCH
8 L.F. CURB & GUTTER
10 L.F. DEPRESSED CURB & GUTTER
54 S.F. PAVEMENT PATCH
8 L.F. CURB & GUTTER
59' FRONT YARD PER DOC. #4673298
TOWNSHIP LINE
SECTION LINE
FENCE END
STREET SIGN
NO PARKING SIGN
B-BOX (TYP.)
valve vault rim 660.35
valve vault rim 660.16
valve vault rim 660.33
top 654.83 (n,s,w)
sanitary manhole rim 660.24
inv 650.94 15" (n)
inv 650.94 24" (s,w)
storm manhole rim 660.72
inlet rim 660.11
inlet rim 660.17
inlet rim 660.16
storm manhole rim 660.78
inlet rim 660.13
16" WATERMAIN
sanitary manhole rim 658.95
inv 651.1
sanitary manhole rim 657.47
gas julie field mark
catch basin, beehive rim 657.25
inv 654.65 12" rcp (w)
inv 653.35 24" rcp (s)
inlet rim 657.33
inv 655.10 rcp (e)
inlet rim 657.74
concrete apron
concrete driveway
BASKETBALL GOAL POST
deck
catch basin, beehive rim 656.58
inv 655.35 4" pvc (n)
23" tree
20" tree
15" tree
27" tree
32" tree
tag 3493
tag 3248
tag 3247
tag 3246
tag 3245
tag 3255
tag 3256
tag 3257
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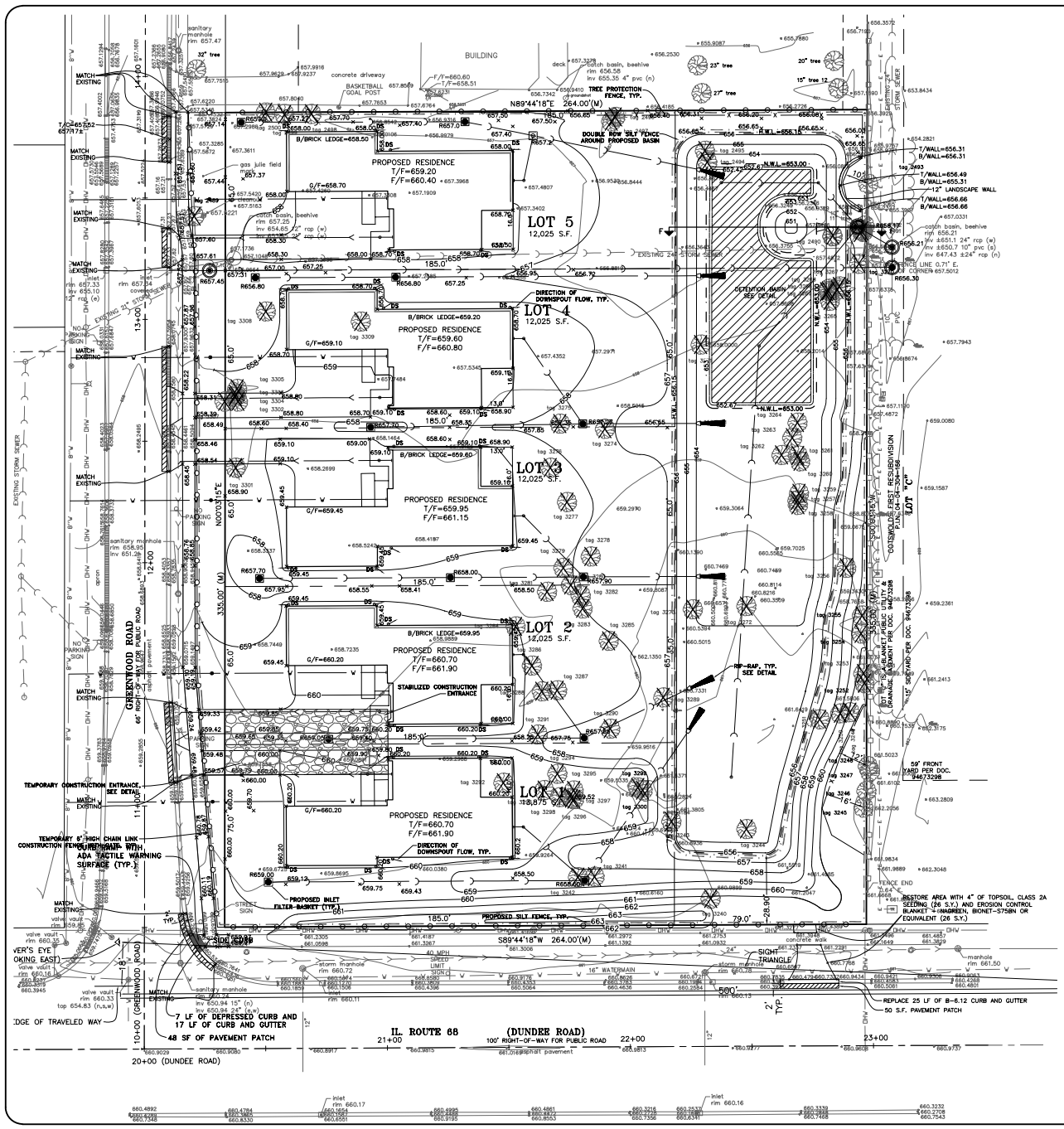
tag



TREE PRESERVATION NOTES:

1. CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING (1-800-892-0123)
2. PRIOR TO BEGINNING OF ANY WORK ON THIS SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE VILLAGE TREE PRESERVATION OFFICER.
3. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION/DEVELOPMENT/TREE PRESERVATION PLAN.
4. AN APPROVED DEMOLITION/DEVELOPMENT/TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE. THIS INCLUDES AN APPROVED TREE REMOVAL PERMIT FOR ANY TREES THAT HAVE BEEN REQUESTED FOR REMOVAL.
5. STAY WITHIN DESIGNATED WORK AREAS SHOWN ON THE PLAN. AT NO TIME IS TREE PRESERVATION FENCING TO BE MOVED FOR ACCESS. IF ACCESS NEEDS REQUIRE MODIFICATION OF FENCING, YOU MUST CALL TREE PRESERVATION AT 847-272-5050 EXT. 4215 FOR AN ON-SITE MEETING.
6. THERE SHALL BE NO GRADING OR FILLING WITHIN THE PROTECTED CRITICAL ROOT ZONES.
7. NO BALLED AND BURLAPPED PLANTS SHALL BE INSTALLED IN THE CRITICAL ROOT ZONES OF PROTECTED TREES.
8. NO PLANTINGS SHALL OBSTRUCT DRAINAGE OR UTILITY EASEMENTS.
9. NO EQUIPMENT SHALL BE DRIVEN OVER OR STORED ON THE CRITICAL ROOT ZONES OF PROTECTED TREES.
10. ALL NEW PLANTINGS SHALL BE DONE IN ACCORDANCE WITH NORTHBROOK'S TREE PLANTING DETAIL. THIS DETAIL NEEDS TO BE INCLUDED ON ANY PRELIMINARY OR FINAL LANDSCAPE PLANS.
11. TREE FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. PLEASE REFER TO CONSTRUCTION STANDARDS PAGES OF THESE PLANS FOR TREE PROTECTION FENCE AND SILT FENCE DETAILS.
12. ALL REQUIRED TREE AND SILT FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING AND CAN ONLY BE REMOVED UPON REVIEW AND APPROVAL BY THE VILLAGE TREE PRESERVATION OFFICER.
13. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING OR WRAPPING MUST NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.
14. ANY UTILITY WORK THAT NEEDS TO BE DONE CANNOT BE DONE WITHIN THE TREE PRESERVATION AREAS. THE CRITICAL ZONE REQUIRES AUGERING OF UTILITIES.
15. THE SUBCONTRACTORS SHALL WORK CLOSELY WITH THE VILLAGE'S TREE PRESERVATION OFFICER, AND DILIGENTLY POLICE THE SITE DURING CONSTRUCTION TO COMPLY WITH ALL TREE PROTECTION STANDARDS.
16. TREE REMOVAL SHALL BE DETERMINED BY DEVELOPER/SUBCONTRACTOR/OWNER/VILLAGE.

Tag No.	Size	Common Name	Cond	Form	Action
3240	32	Pine	5	5	Remove
3241	14	Norway Maple	2	2	Remove
3242	6	Mulberry	3	3	Remove
3243	25	Norway Maple	2	2	Remove
3244	34	Siberian Elm	4	4	Remove
3245	16	Norway Maple	2	2	Save
3246	9	Norway Maple	2	3	Save
3247	11	Norway Maple	2	3	Save
3248	12	Box Elder	2	3	Save
3249	15	Dead	5	5	Remove
3250	12	Dead	5	5	Remove
3251	16	Mulberry	3	3	Remove
3252	16	Norway Maple	2	2	Save
3253	6	Dead	5	5	Remove
3254	12;12	Black Cherry	3	3	Remove
3255	25	Silver Maple	2	3	**Remove**
3256	36	Silver Maple	2	2	Save
3257	14	Dead	5	5	Remove
3258	12;12	Dead	5	5	Remove
3259	20	Dead	5	5	Remove
3260	11;9;8	Box Elder	4	4	Remove
3261	17;9	Box Elder	4	4	Remove
3262	16	Mulberry	3	3	Remove
3263	14	Norway Maple	3	3	Remove
3264	20;12;11	Mulberry	3	3	Remove
3265	16	American Elm	3	3	Remove
3266	29	American Elm	3	3	Remove
3267	8	American Elm	3	3	Remove
3268	7	American Elm	3	3	Remove
3269	11	American Elm	3	3	Remove
3270	6	Black Spruce	2	2	Remove
3271	13	E	5	1	Remove
3272	14	Eastern Red Cedar	3	3	Remove
3273	10@1'	Douglas Fir	2	2	Remove
3274	9;8	Dead/Dying	5	5	Remove
3275	24	Eastern White Pine	2	2	Remove
3276	7	Dead	5	5	Remove
3277	11	Dead/Dying	5	5	Remove
3278	7;6	Buckthorn	3	3	Remove
3279	12@1'	Buckthorn	5	5	Remove
3280	19	Elm	4	4	Remove
3281	16	Box Elder	3	4	Remove
3282	6	Buckthorn	3	3	Remove
3283	6	Buckthorn	4	4	Remove
3284	6	Dead	5	5	Remove
3285	8	Black Locust	3	3	Remove
3286	6	Dead	5	5	Remove
3287	12@1'	Buckthorn	4	4	Remove
3288	6	Mulberry	4	3	Remove
3289	17	Black Spruce	2	2	Remove
3290	5	Crabapple	5	5	Remove
3291	11;9;1	Buckthorn	3	3	Remove
3292	10;8	Hawthorn	3	4	Remove
3293	12	Box Elder	3	4	Remove
3294	12;6	Northern White Cedar	3	3	Remove
3295	12	Buckthorn	4	4	Remove
3296	5	Northern White Cedar	3	3	Remove
3297	7	Northern White Cedar	3	3	Remove
3298	13	Spruce Dead/Dying	5	5	Remove
3299	15	Norway Maple	2	2	Remove
3300	12	Black Spruce	3	3	Remove
3301	18@gmd	Box Elder	3	4	Remove
3302	6;5;5	Buckthorn	4	4	Remove
3304	7	Dead/Dying	5	5	Remove
3305	11	American Elm	3	3	Remove
3306	13;9	American Elm	5	4	Remove
3307	7	Dead	5	5	Remove
3308	48@gmd	Black Willow	5	5	Remove
3309	6	Elm	2	2	Remove
2500	31	Siberian Elm	3	3	Remove
2499	9	Box Elder	3	3	Remove
2498	7	Box Elder	3	3	Remove
2497	34	Box Elder	3	3	Remove
2496	11	Black Cherry	5	5	Remove
2495	12;23	Box Elder	5	5	Remove
2494	19	Ash	5	5	Remove
2493	10	Norway Spruce	2	2	Save
2492	9	Box Elder	3	3	Remove
2491	12	Box Elder	3	3	Remove
2490	8	Norway Maple	2	2	Remove
2489	10	White oak	1	2	Remove

TREE PRESERVATION PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/06/22	PER VILLAGE REVIEW	A.W.
01/30/23	PER VILLAGE REVIEW	A.W.

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I
16153A

8 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3

GENERAL

1. CONFLICTS BETWEEN COMPONENTS, PARTS OR SPECIFICATIONS IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART WHICH FOLLOWS BELOW SHALL APPLY TO THE EXCLUSION OF THE PART WHICH FOLLOWS IT, NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE AS FOLLOWS:
   1. VILLAGE OF NORTHBROOK STANDARD DETAILS
   2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
   3. PLANS
   4. ADDENDUM TO SPECIFICATIONS
   5. SPECIAL PROVISIONS

2. CONTRACT DOCUMENTS AS REFERRED TO HEREIN INCLUDE THE CONSTRUCTION CONTRACT, PLANS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND OTHER DOCUMENTS PERTINENT TO THE AGREEMENT BETWEEN OWNER AND CONTRACTOR. FOR PURPOSES OF JURISDICTIONAL CLARIFICATION, THE TERM "ENGINEER," FOUND HEREIN, SHALL APPLY TO THE VILLAGE ENGINEER WHEN USED IN CONJUNCTION WITH WATER MAIN AND SANITARY SEWER ITEMS AND FOR ALL OTHER CONSTRUCTION RELATED ITEMS AND TO CONSULTING ENG. FOR ALL DESIGN RELATED ITEMS.

3. UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREIN SHALL COMPLY WITH THE FOLLOWING:

   A. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL AMENDMENTS THERETO AS ADOPTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.).

   B. STORM SEWER, SANITARY SEWER, AND MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (STANDARD SPECIFICATIONS), LATEST EDITION.

   C. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS, AS PUBLISHED BY THE G.L.P.A., LATEST EDITION.

   D. THE SUBDIVISION AND OTHER PERTINENT CODES AND STANDARDS OF THE **VILLAGE OF NORTHBROOK "STANDARDS and SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS", WHERE APPLICABLE.**

   E. THE NATIONAL ELECTRIC CODE, LATEST EDITION AND NEMA.

   F. THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS, AS PUBLISHED BY I.D.O.T., LATEST EDITION.

4A. ALL PAVING AND UNDERGROUND CONTRACTORS MUST BE LICENSED AND BONDED WITH THE VILLAGE AND THAT ALL UTILITIES (STORM, WATER & SANITARY) SHALL BE STAKED BY A LICENSED SURVEYOR OR ENGINEER.

4B. THE FOREGOING STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND NOTWITHSTANDING OTHER PROVISIONS AND/OR PLANS AND/OR AGREEMENT TERMS AND/OR CONDITIONS AS PART OF THIS CONTRACT, INCIDENTAL ITEMS OF WORK, MEASURES NECESSARY TO COMPLY WITH THE WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

5. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT THE POINT OF ACTUAL CONSTRUCTION AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE ANY WORK COMMENCES. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONTRACTOR AND THE ENGINEER AS TO SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AT LEAST THREE (3) WORKING DAYS PRIOR TO PROCEEDING WITH PART OF THE WORK INVOLVED IN SUCH DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE PLANS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND BINDING.

6. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE OF PERFORMING PROGRAMS, OR OTHER SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND THE TRAFFIC CONTROL AND PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1000 OF THE I.D.O.T. STANDARD SPECIFICATIONS. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN INVESTIGATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT LOCATION OF THE PROPOSED WORK.

7. NOTIFICATION OF COMMENCING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123 SUFFICIENTLY IN ADVANCE OF COMMENCING WORK.

   B. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL NECESSARY TESTING AGENCIES SUFFICIENTLY IN ADVANCE OF COMMENCING WORK.

8. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTIVE IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

9. BEFORE ISSUANCE BY THE OWNER OF THE FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

10. UPON AWARD OF THE CONTRACT AND WHEN REQUIRED BY THE OWNER, THE CONTRACTOR SHALL FURNISH A LABOR AND PERFORMANCE BOND IN THE FINAL SUM OF ONE HUNDRED (100) PERCENT OF THE CONTRACT GUARANTEEING COMPLETION OF THE WORK. THE UNDERTAKING SHALL BE ACCEPTABLE TO THE OWNER.

11. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING, AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAY AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.

13. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES AND SHALL TAKE SPECIAL CARE IN THESE AREAS TO PREVENT DAMAGE TO EXISTING FACILITIES DURING CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH THE PROPOSED CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

14. LINE AND GRADE STAKES WILL BE SET ONE TIME AND ONE TIME ONLY BY THE SURVEYOR AT THE OWNER'S EXPENSE. CONTRACTORS SHALL NOTIFY THE SURVEYOR THAT STAKES WILL BE NEEDED AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF STARTING THEIR WORK. NOTIFICATION SHALL BE PROVIDED PRIOR TO THE START OF INITIAL PROJECT CONSTRUCTION OPERATIONS). ANY AND ALL REPLACEMENT STAKES SHALL BE PERFORMED BY THE SURVEYOR AT THE EXPENSE OF THAT CONTRACTOR REQUIRING THE RESTAKING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL STAKES AND BENCHMARKS USE AND TO INSTRUCT HIS SUPERINTENDENT AND ANY OTHER SPECIFIC INSTANCES OF DESTROYING STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER PINS ARE TO BE CONSIDERED AS MONUMENTS.

15. THE PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

16. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR, AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR RESETTING OF UTILITY POLES OWNED BY PUBLIC UTILITY COMPANIES. ANY DAMAGE TO THESE ITEMS DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNER.

17. REMOVED EARTH, PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE RESPECTIVE CONTRACTOR AT HIS OWN EXPENSE. ANY SUCH MATERIAL SHALL NOT BE DISPOSED OF ON-SITE WITHOUT PRIOR DISPOSAL SITE AT HIS OWN EXPENSE, INCLUDING ANY PERMIT COSTS.

18. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGEWAY IN A MANNER ACCEPTABLE TO THE VILLAGE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF EQUAL SIZE AND TYPE AS THE EXISTING TILE AND PUT IN ACCEPTABLE OPERATING CONDITION AS DIRECTED BY THE ENGINEER. ACCEPTABLE PIPE MATERIALS FOR REPAIRING FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AN INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

19. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED ON PAVED AREAS, SEWERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING, OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE AND ANY FLOOD CONDITIONS ATTRIBUTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONES, DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 1000.09 OF THE I.D.O.T. STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FLAGMEN FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT OR AS DESIGNATED BY THE ENGINEER. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

21. ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED SHALL BE SAWED AS DIRECTED PRIOR TO REMOVAL. ALL ITEMS TO REMOVED SHALL BE REPLACED WITH SIMILAR CONSTRUCTION MATERIALS TO THEIR ORIGINAL CONDITION OR BETTER. PAYMENT FOR SAWING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH ITEM, AND REPLACEMENT WILL BE PAID UNDER THE RESPECTIVE ITEMS IN THE CONTRACT UNLESS OTHERWISE INDICATED.

22. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH SECTION 201.05 OF THE I.D.O.T. STANDARD SPECIFICATIONS, AND THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY THOSE TREES WHICH ARE TO BE REMOVED. THE CONTRACTOR SHALL ALTER THE ALIGNMENT OF SEWERS, WATER MAINS, PAVEMENTS, SIDEWALKS, AND APPURTENANCES AS DIRECTED TO PRESERVE TREES. A CONTRACTOR REMOVING TREES WITHOUT PERMISSION OR TREES NOT DESIGNATED FOR REMOVAL SHALL REPLACE THEM AS DIRECTED BY THE OWNER AT CONTRACTOR'S EXPENSE. IF TREES OR SHRUBS MUST BE REMOVED, THEY WILL BE PAID FOR IN ACCORDANCE WITH THE SPECIFICATIONS.

23. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL OR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT LOCATIONS AS DESIGNATED BY THE ENGINEER. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE MUNICIPALITY AS DIRECTED BY THE ENGINEER. ALL TRAFFIC CONTROL DEVICES DURING CONSTRUCTION SHALL BE ADEQUATELY LOCATED AT NO ADDITIONAL COST IN ACCORDANCE WITH ARTICLES 107.19 AND 107.20 OF THE I.D.O.T. STANDARD SPECIFICATIONS.

24. SPECIAL ATTENTION IS DRAWN TO THE FACT THAT ARTICLE 105.06 OF THE STANDARD SPECIFICATIONS IS APPLICABLE TO THIS CONTRACT. THE SUPERINTENDENT FOR THE PRODUCT SITE AT ALL TIMES REPRESENTATIVE OF THE AMOUNT OF WORK THAT THE SUPERINTENDENT IS RESPONSIBLE FOR. A LACK OF READING AND UNDERSTANDING THE PLANS AND SPECIFICATIONS, SHALL HAVE FULL AUTHORITY TO EXECUTE ORDERS TO EXPEDITE THE PROJECT, AND SHALL BE RESPONSIBLE FOR SCHEDULING AND HAVE CONTROL OF ALL WORK AS THE AGENT OF THE CONTRACTOR. FAILURE OF ANY SUPERINTENDENT TO CONTROL THE WORK WILL RESULT IN SUSPENSION OF WORK AS PROVIDED IN ARTICLE 108.07.

25. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH APPEAR ON THE PROJECT SITE AFTER COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. BURNING ON THE SITE IS NOT PERMISSIBLE.

26. ALL EXISTING UTILITIES OR IMPROVEMENTS INCLUDING WALKS, CURBS, PAVEMENTS, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

27. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHERE NOT POSSIBLE, HOSES SHALL BE USED AND DISCHARGE INTO LOT DRAINAGE SWALES OR OTHER ACCEPTABLE LOCATIONS. WATER SHALL NOT BE FLUSHED, DRAINED TO THE ROAD SUBGRADE SURFACE. EXCESSIVE WATER SATURATION FROM HYDRANT FLUSHING OR FROM LEAKAGE IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE SEWER AND WATER CONTRACTOR.

28. ANY DEWATERING OF SEWER AND WATER TRENCHES, AS WELL AS TEMPORARY DEWATERING DURING THE WET WEATHER PERIOD, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWENTY (20) PERCENT OF THE TOTAL TRENCH LENGTH WITH SOIL BORINGS TO DETERMINE SOIL CONDITIONS. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN EXCAVATIONS FOR WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL UPON APPROVAL OF THE OWNER AND/OR ENGINEER:
   A. OVER-EXCAVATE TO A DEPTH OF ONE FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

29. THE CONTRACTOR SHALL PROVIDE ONE KYLAR AND THE REQUIRED QUANTITY OF MYLAR RECORD DRAWINGS TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. INSPECTION OF PROPOSED IMPROVEMENTS FOR WORK MAY BUY IN CONTRACT, SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDE VERIFICATION OF ALL BUILDING PAD ELEVATIONS, TOP OF FOUNDATION, INVERT, RIM AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN REVISIONS APPROVED BY THE ENGINEER. THE ENGINEER WILL PREPARE THE "AS-BUILT" DRAWINGS AND SUBMIT THREE(3) SETS TO THE VILLAGE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE PROJECT.

30. CONTRACTOR SHALL VIDEO TAPE THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

31. THE DEVELOPER SHALL NOT PERMIT STORM WATER FLOWING FROM SUMP PUMPS TO DISCHARGE INTO ANY PUBLIC STREET. ALL REMEDIATIVE MEASURES TO DIRECT STORM WATER INTO CONVEYANCE SYSTEM SHOULD BE UTILIZED.

SITE PREPARATION AND EARTHWORK

1. IF ANY ITEMS BELOW ARE FOUND TO BE IN CONFLICT WITH VILLAGE REQUIREMENTS, REFER TO "CONFLICTS BETWEEN COMPONENTS, PARTS OR SPECIFICATIONS" UNDER NOTE #1 GENERAL.

2. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

   A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. THE TREES AND BRUSH SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH VILLAGE TREE ORDINANCES. TREES AND VEGETATION DESIGNATED TO REMAIN SHALL BE PROTECTED BY PLACING HIGH, VISIBLE CONSTRUCTION FENCING ALONG THE DRIP-LINE OF THE TREE OR GROUP OF TREES. ALL BRUSH AND TREES SHALL BE PROPERLY STORED FOR DISPOSAL OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER, WHERE REQUIRED BY OWNER, TRUNKS OF DESIGNATED TREES SHALL BE PROTECTED BY WRAPPING WITH BURLAP TO A HEIGHT OF TEN (10) FEET FOR A HEIGHT OF EIGHT (8) FEET.

   B. STRIPPING TOPSOIL FROM ALL STREET, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.

   C. STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE KEPT REASONABLY FREE OF LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER UNSUITABLE MATERIALS. INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION. FAILURE TO REMOVE SUCH MATERIALS FROM TOPSOIL PRIOR TO PLACEMENT SHALL CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE REMOVED OR INCREASED BEYOND THE ESTABLISHED GRADES (FLOOD ROUTING AREAS), IN WETLANDS, OR PROPOSED UTILITY LOCATIONS. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF OFF-SITE. ABSOLUTELY NO MATERIALS WILL BE STOCKPILED OR DISPOSED UNDER THE DRIP-LINE OF DESIGNATED TREES TO BE PRESERVED.

   D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY, PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.

   E. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFF-SITE DISPOSAL OF SAME, AT A LEGAL DISPOSAL SITE (ASPHALT/PARKING, BUILDING PAD).

   F. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.

   G. PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND DETAILS SUGGESTED BY THE SOILS ENGINEER FOR ALL THE SPECIAL DRAINAGE ELEVATIONS. THE CONTRACTOR MUST NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   H. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.

   I. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.

   J. MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION

   K. BACKFILLING OF CURBS AND/OR PAVEMENTS AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.

   L. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTION SHOWN IN THESE PLANS, AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.

   M. SOIL EROSION CONTROL MEASURE IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS, UNLESS SPECIFICALLY EXCLUDED IN THE CONSTRUCTION CONTRACT.

3. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER.

4. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADE. A MINIMUM OF SIX (6) INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, AGAIN.

5. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL, THIN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND COMPACTED TO NINETY SIX (96) PERCENT OF STANDARD PROCTOR DENSITY. DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESSES, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

6. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING LOT, AND OTHER STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD). EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD).

7. EMBANKMENT FILL WITH NON-STRUCTURAL MATERIALS APPROVED BY THE SOILS ENGINEER SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).

8. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAT ONE (1) INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED, AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS OR REMOVED AS DIRECTED BY THE I.D.O.T SPECIFICATIONS).

9. PAVEMENT SUBGRADE SHALL HAVE A MINIMUM BR OF 3.0 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED CONSTRUCTION AREA HAS BEEN BASED ON A MINIMUM BR OF 5.0. THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM BR OF 5.0, SUBGRADE REMEDIATION OR PAVEMENT DESIGN MODIFICATIONS SHALL BE PROVIDED TO PROVIDE ADEQUATE TO PROVIDE EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE SOILS ENGINEER AND APPROVED RESPECTIVELY BY THE ENGINEER.

10. PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS, AND VARIOUS SPACE AREAS SHALL BE ROUGH-EXCAVATED OR FILLED BY THE CONTRACTOR TO PLUS OR MINUS ONE (1) FOOT OF FINISHED GRADE.

11. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR. ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMEDIATED AS DIRECTED BY THE SOILS ENGINEER AND APPROVED BY THE VILLAGE ENGINEER.

12. IF SHOWN ON THE PLANS, OPEN AREAS TO BE SEEDED SHALL BE SEEDED IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS.

SEWER AND WATER

1. IF ANY ITEMS BELOW ARE FOUND TO BE IN CONFLICT WITH VILLAGE REQUIREMENTS, REFER TO "CONFLICTS BETWEEN COMPONENTS, PARTS OR SPECIFICATIONS" UNDER NOTE #1 GENERAL.

2. GENERAL

   A. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES; BACKFILLING OF TRENCHES AND COMPACTION; AND FURNISHING AND INSTALLING ALL MISCELLANEOUS PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT OF THE CONTRACT.

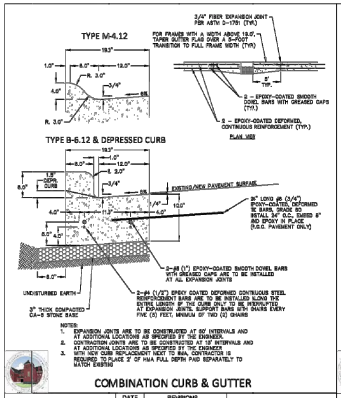
   B. ALL SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, ADOPTED BY THE STATE OF ILLINOIS, AND ALL APPLICABLE CONSTRUCTION DETAILS AND ORDINANCES OF THE LOCAL JURISDICTION.

   C. ROUGH GRADING TO WITHIN ONE (1) FOOT OF FINISHED SUBGRADE SHALL BE DONE PRIOR TO START OF UTILITY CONSTRUCTION AND UTILITY INSTALLATION.

   D. UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENTS, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF THESE AREAS, AND ELSEWHERE ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECTED GRANULAR MATERIAL (CA-6) AND COMPACTED TO NINETY-FIVE (95) PERCENT IN ACCORDANCE WITH ASTM SPECIFICATIONS.

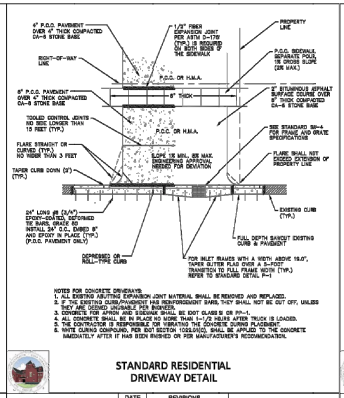
   E. ALL SANITARY SEWERS, STORM SEWERS, AND SEWER SERVICES SHALL BE INSTALLED ON GRANULAR CRUSHED STONE BEDDING, CLASS 1, (I.D.O.T. GRADATION CA-11) UNDERCUT AND REPLACED AS DIRECTED FOR A MINIMUM THICKNESS EQUAL TO ONE-QUARTER (1/4TH) OF THE OUTSIDE DIAMETER OF THE PIPE BARREL, PLUS FOUR (4) INCHES, WITH A MINIMUM OF SIX (6) INCHES AND EIGHT (8) INCHES MAXIMUM. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE BEDDING AND BACKFILL DETAIL INCLUDED IN THE CONSTRUCTION STANDARDS IN THESE PLANS. FOR PVC SANITARY SEWER, THE BEDDING SHALL EXTEND TO ONE (1) FOOT ABOVE THE TOP OF THE PIPE. BEDDING MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1003.04 FOR SOUNDNESS AND ASTM C-88 FOR GRADATION. COST FOR BEDDING MATERIAL SHALL BE MEMBED WITH THE UNIT PRICE BID FOR THE SEWER CONSTRUCTION.

   F. THE UNDERGROUND CONTRACTOR SHALL DISPOSE OF EXCESS EXCAVATED TRENCH MATER



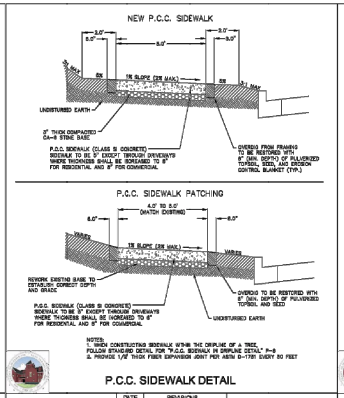
COMBINATION CURB & GUTTER

Village of Northbrook Public Works Department | STANDARD DETAIL P-1 (01)



STANDARD RESIDENTIAL DRIVEWAY DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL P-3 (01)



P.C.C. SIDEWALK DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL P-5 (01)

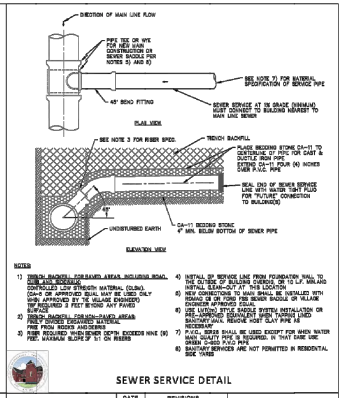
Illinois Department of Transportation

STANDARD	DESCRIPTION	CHECK APPLICABILITY "X"
424001	PERPENDICULAR RAMPS FOR SIDEWALKS	
424006	DIAGONAL CURB RAMPS FOR SIDEWALKS	
424011	CORNER PARALLEL CURB RAMPS FOR SIDEWALKS	
424016	MID-BLOCK CURB RAMPS FOR SIDEWALKS	
424021	DEPRESSED CORNER FOR SIDEWALKS	
424028	ENTRANCE/ALLEY PEDESTRIAN CROSSINGS	
424031	MEDIAN PEDESTRIAN CROSSINGS	

NOTES:
1. USE LATEST REVISION OF STANDARD
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET

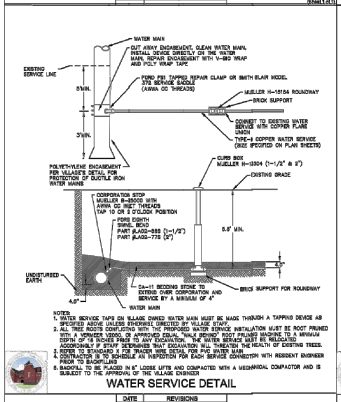
CURB RAMPS FOR SIDEWALKS STANDARD

Village of Northbrook Public Works Department | STANDARD DETAIL P-8 (02)



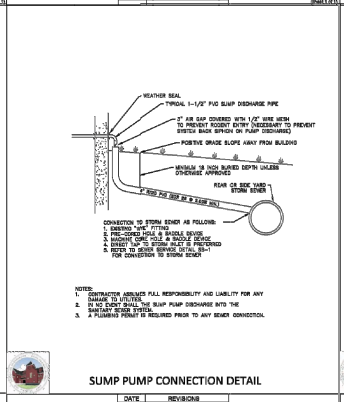
SEWER SERVICE DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL SS-3 (02)



WATER SERVICE DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL W-4



SUMP PUMP CONNECTION DETAIL

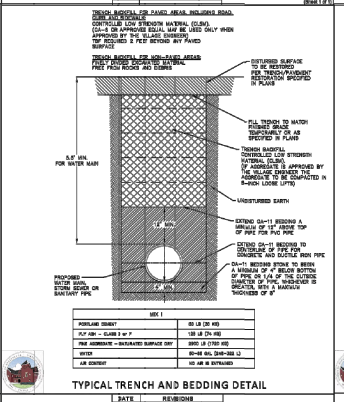
Village of Northbrook Public Works Department | STANDARD DETAIL SW-8 (01)

#	FRAME AND GRATE (OR PRE-APPROVED EQUAL)	COMPARABLE IDOT TYPE	DESCRIPTION	OPTIONS	CHECK APPLICABILITY "X"
1	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	"SANITARY" LETTERING IMPRINTED ON UNBOLTED COVER, LID SHALL HAVE WATERTIGHT GASKET AND CONCEALED PICKHOLE	
				"STORM" LETTERING IMPRINTED ON COVER	X
				"WATER" LETTERING IMPRINTED ON COVER, LID SHALL HAVE CONCEALED PICKHOLE	
2	NEENAH R-1713	1	FLAT, ROUND, OPEN TYPE G GRATE	N/A	
3	NEENAH R-1713	1	FLAT, ROUND, OPEN TYPE G GRATE, FOR DEPRESSED LIDS	"STORM" LETTERING IMPRINTED ON COVER	X
4	NEENAH R-3278-A	3	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE	STANDARD GRATE	
5	NEENAH R-3278-AL	3V	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE WITH VANES	TYPE L VANE GRATE	
6	NEENAH R-3501-P	N/A	INLET FRAME FOR ROLL-TYPE CURB, RECTANGULAR, OPEN GRATE	N/A	
7	NEENAH R-4340-S	S	BEEHIVE TYPE INLET, ROUND, OPEN GRATE FOR LAWN AREAS	N/A	X
8	EJIW 3212M	N/A	FLAT, ROUND, OPEN GRATE, FOR YARD DRAIN	N/A	

NOTE: FRAMES #2 THROUGH #8 SHALL HAVE "DUMP NO WASTE" AND "DRAINS TO WATERWAYS" LETTERING AND/OR FISH SYMBOL.

FRAME AND GRATE STANDARD

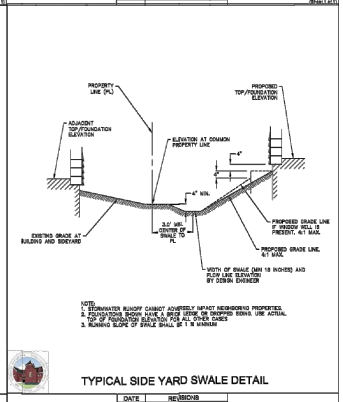
Village of Northbrook Public Works Department | STANDARD DETAIL SW-4 (01)



MIX 1	
PORTLAND CEMENT	80 LB (36 KG)
FLY ASH – CLASS C or F	130 LB (74 KG)
FINE AGGREGATE – SATURATED SURFACE DRY	3900 LB (1769 KG)
WATER	40–48 GAL (149–180 L)
AIR CONTENT	NO AIR IS ENTRAINED

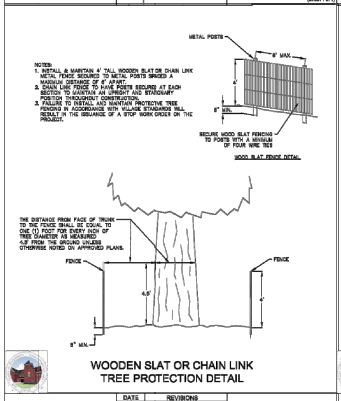
TYPICAL TRENCH AND BEDDING DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL W-11 (02)



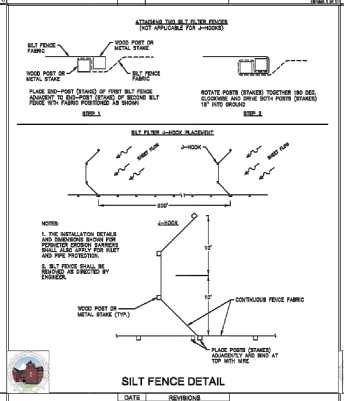
TYPICAL SIDE YARD SWALE DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL G-11 (01)



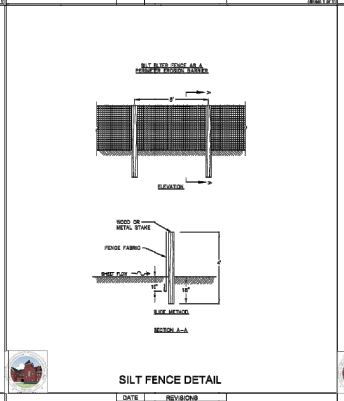
WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL G-3 (01)



SILT FENCE DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL G-10 (01)



SILT FENCE DETAIL

Village of Northbrook Public Works Department | STANDARD DETAIL G-10 (01)

To be incorporated into all construction documents for right-of-way improvements.

The following specifications are guidelines to ensure that the parkway trees are not damaged during the proposed construction.

As with all guidelines, Invitil be to the contractor's best interest, to schedule a meeting prior to construction to ensure that all questions regarding proposed work and tree impacts are discussed and agreement reached with the Village Forester.

PROXIMITY TO TREES
- Any new sidewalk at street construction tree-mule will require prior approval by the Village Forester.
- Any curb/gutter indicating proximity of proposed work shall be marked by stark tree with paint prior to scheduling an inspection by the Village Forester.
- No permitted distance from the trunk of tree to any proposed excavation is 6 feet or more.
- Tthe proposed improvement is within 6 feet or less of the tree, the tree may be required to be removed. (See Tree Removal).

TREE PRESERVATION FENCING
- Wooden tree snow fence will need to be erected from drip line to drip line of each tree within the construction area.
- Bruised Tree Protection Detail will be part of the construction documents

TREE ROOT PRUNING
- Root pruning shall be performed on any tree that is more than 6 feet from the proposed construction area.
- Root pruning will not be permitted on any tree that is less than 6 feet away from proposed construction area.
- Root pruning equipment must be approved by the Village Forester prior to use.
- Hand root pruning will not be permitted unless approved by the Village Forester. All hand root pruning will require a Certified Arborist/supervision.

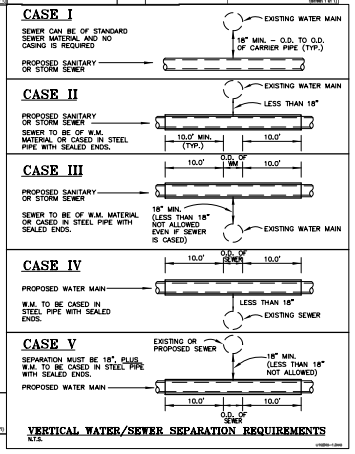
TREE REMOVAL
- Tree removal is recommended for trees closer than 6 feet to a construction area.
- The use of wounded soil and bovine fabric will be considered as an alternative to tree removal.
- All tree removals require a written permit from the Village Forester prior to removal.

TREE CANOPY PRUNING
- Tree branches hanging into the construction zone may be pruned by a Certified Tree Worker.
- All pruning cuts must meet ANSI A300-2001 Standards.
- No American Elmtree Oaks may be pruned without written permission and instructions to Certified Arborist from the Village Forester between April 1st and October 31st.

DAMAGE TO TREES
- Failure to follow these specifications will result in the contractor required to post a cash bond, equivalent to the value of each damaged tree, for a period not to exceed 3 years.
- Tree damage will be documented by the Village Forester.
- The Village Forester reserves the right to stop work, for unexpected work that is determined to cause irreparable damage to any right-of-way tree. Stop work order will be enforced until the cash bond is paid as determined.

CONSTRUCTION AND TREE PRESERVATION SPECIFICATIONS FOR PARKWAY TREES

Village of Northbrook Public Works Department | STANDARD DETAIL G-12 (01)



VERTICAL WATER/SEWER SEPARATION REQUIREMENTS

N.T.S.

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
10/06/21	PER VILLAGE REVIEW	A.W.
01/31/22	PER VILLAGE REVIEW	A.W.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@gconsulting.net

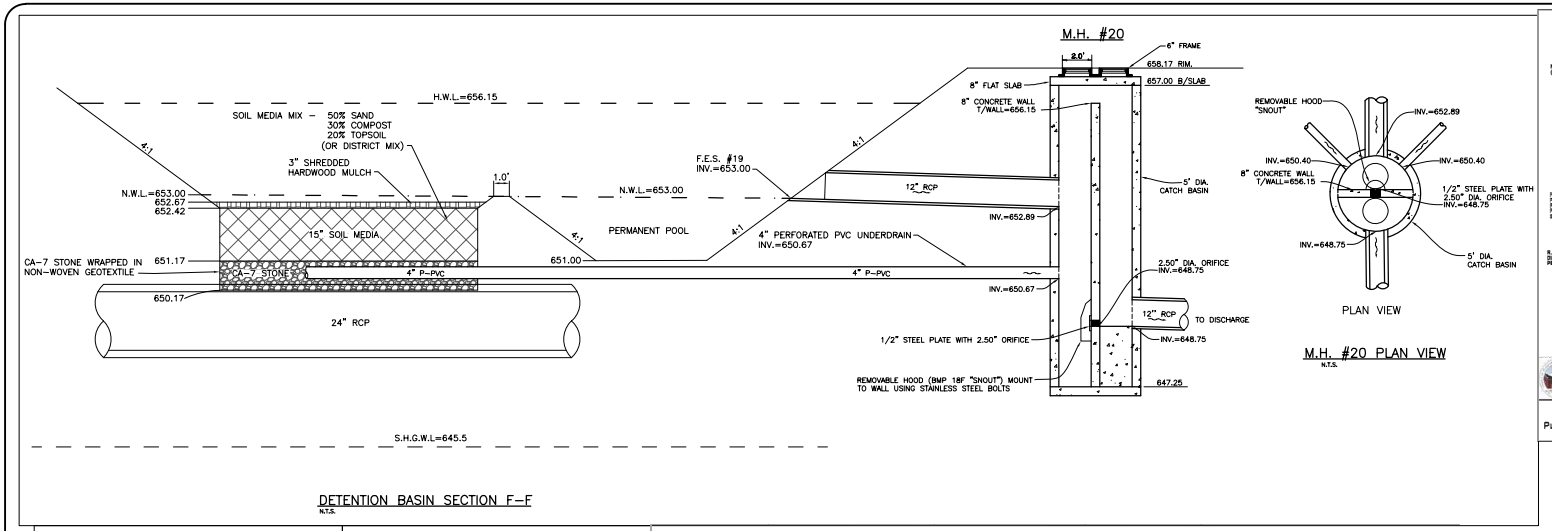
DESIGN: J.K. DRAFTING: A.W.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT N 16153A

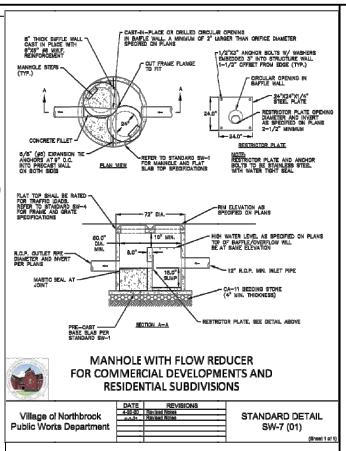
10 of 1

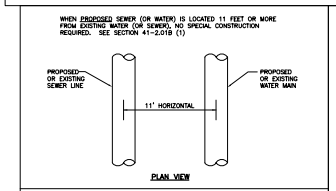
Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3



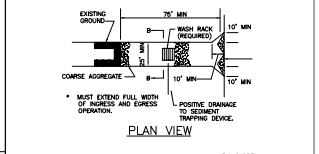
DETENTION BASIN SECTION F–F
N.T.S.

M.H. #20 PLAN VIEW
N.T.S.



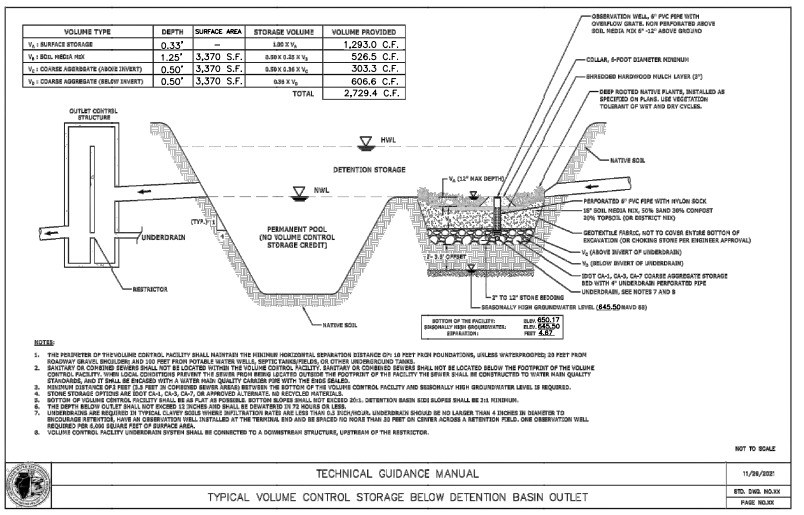


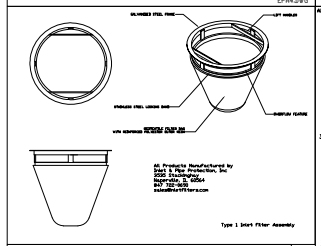
SEPARATION REQUIREMENTS FOR WATER AND SEWER MAINS AND SERVICES
N.T.S.
(HORIZONTAL SEPARATION)
EPA4.2WG

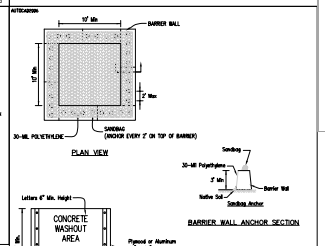


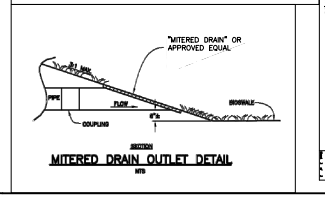
NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATION. CA-1, CA-2, CA-3 OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS B COMPACTION.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
4. WASH RACKS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE

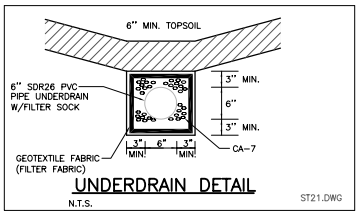




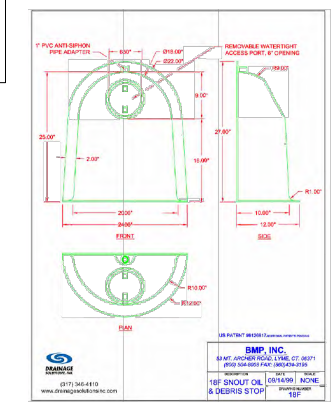


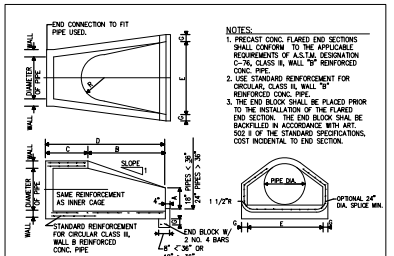


MITERED DRAIN OUTLET DETAIL
NTS



UNDERDRAIN DETAIL
N.T.S.
ST21.DWG





DIMENSION CHART

PIPE DIA.	WALL	A	B	C	D	E	G	R	SLOPE
12"	2"	4"	4'0"	2'7/8"	6'7/8"	2'0"	2"	9"	3:1
15"	2 1/4"	6"	2'3"	3'10"	6'1"	2'6"	2 1/4"	11"	3:1
18"	2 1/2"	9"	2'3"	3'10"	6'1"	3'0"	2 1/2"	12"	3:1
21"	2 3/4"	9"	2'11"	3'2"	6'1"	3'6"	2 3/4"	13"	3:1
24"	3"	9 1/2"	3'7 1/2"	2'6"	6' 1 1/2"	4'0"	3"	14"	3:1
27"	3 1/4"	10 1/2"	4'0"	2' 1 1/2"	6' 1 1/2"	4'6"	3 1/4"	14 1/2"	3:1
30"	3 1/2"	10"	4'6"	1' 7 3/4"	6' 1 3/4"	5'0"	3 1/2"	15"	3:1
33"	3 3/4"	1' 1 1/2"	4'10 1/2"	3' 3 1/4"	8' 1 3/4"	5'6"	3 3/4"	17 1/2"	3:1
36"	4"	1'5"	5'3"	2' 10 3/4"	8' 1 3/4"	6'0"	4"	20"	3:1
42"	4 1/2"	1'9"	5'3"	2'11"	8'2"	6'6"	4 1/2"	22"	3:1
48"	5"	2'0"	6'0"	2'2"	8'2"	7'0"	5"	22"	3:1
54"	5 1/2"	2'3"	5'6"	2'11"	8'4"	7'6"	5 1/2"	24"	2.4:1

PRECAST REINFORCED CONCRETE FLARED END SECTION
ST58.DWG

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
10/06/21	PER VILLAGE REVIEW	A.W.
01/31/21	PER VILLAGE REVIEW	A.W.

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300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
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DESIGNED: J.K.
DRAFTING: A.W.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT N
16153A

11 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   - *STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT IS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - *STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - *VILLAGE OF NORTHBROOK MUNICIPAL CODE;
   - *THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   - *IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF NORTHBROOK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS __0.00__ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED OR THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR IN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
07/20/22	PER VILLAGE REVIEW	A.W.
01/09/23	PER VILLAGE REVIEW	A.W.

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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

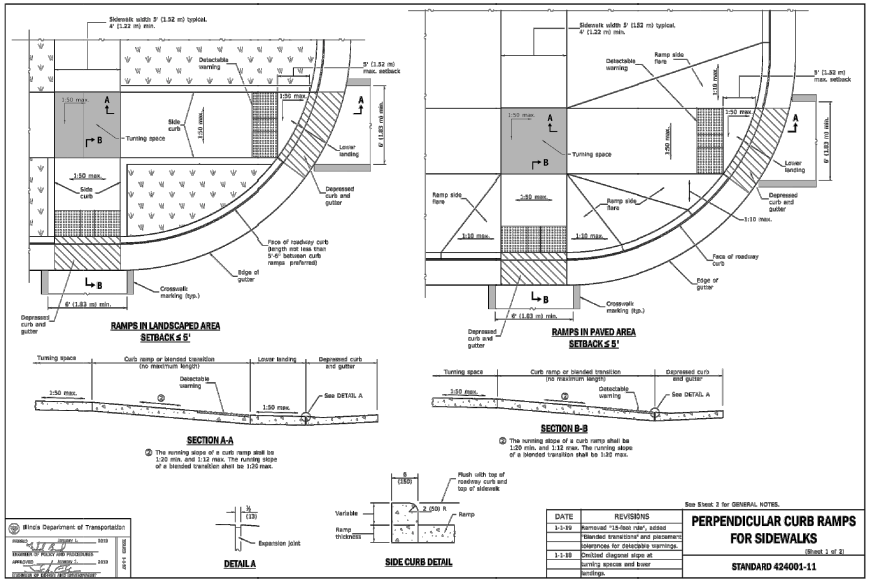
DESIGN: J.K. DRAFTING: A.W.

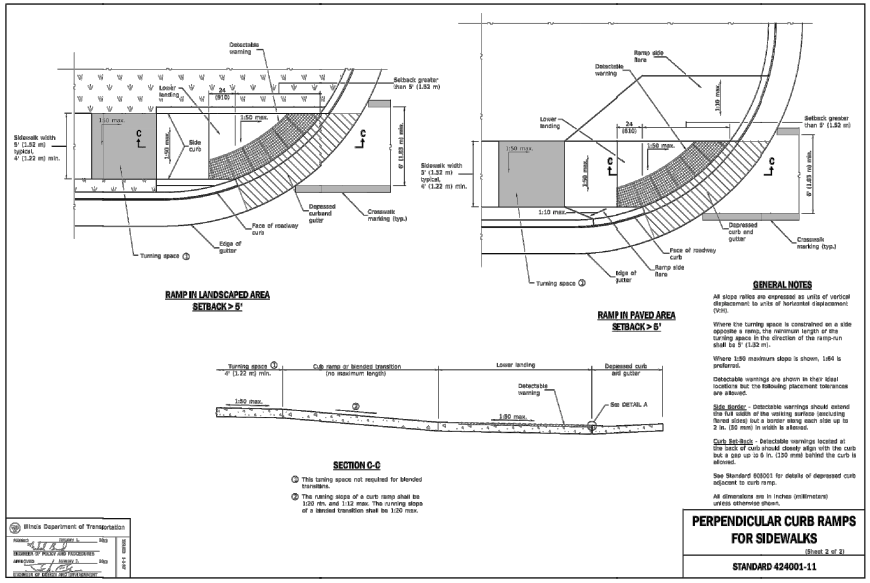
5 LOT SUBDIVISION
2600 DUNDEE ROAD

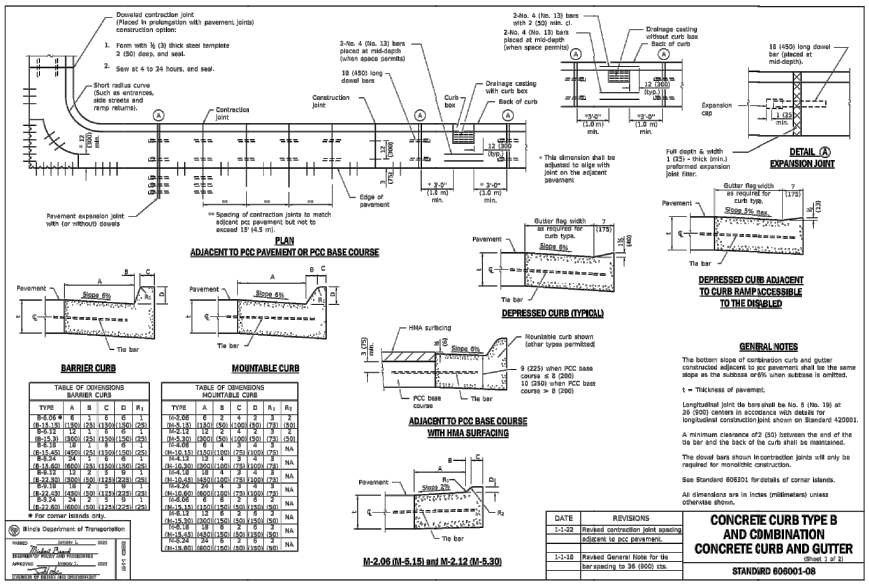
PROJECT N
16153A

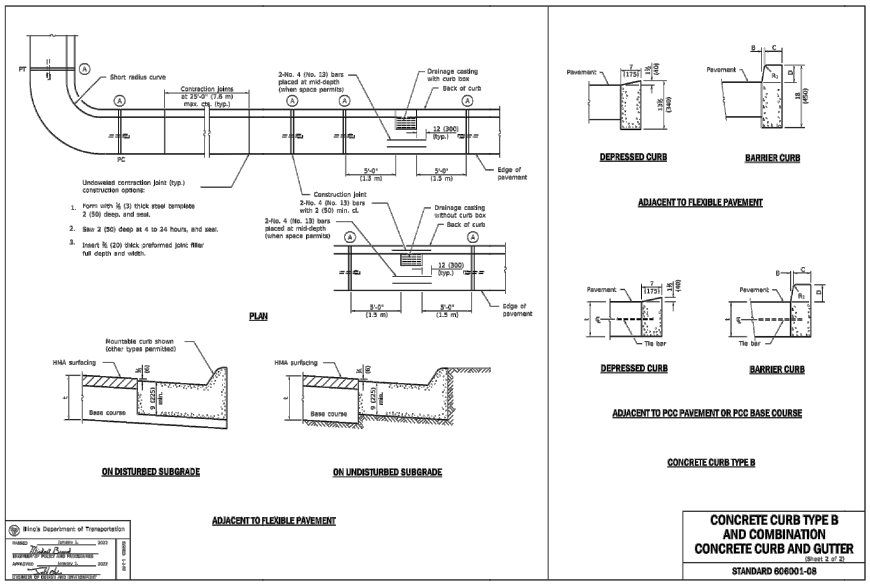
12 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3









REVISIONS

DATE	DESCRIPTION	DRAWN BY
10/06/21	PER VILLAGE REVIEW	A.W.
01/03/22	PER VILLAGE REVIEW	A.W.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@gconsulting.net

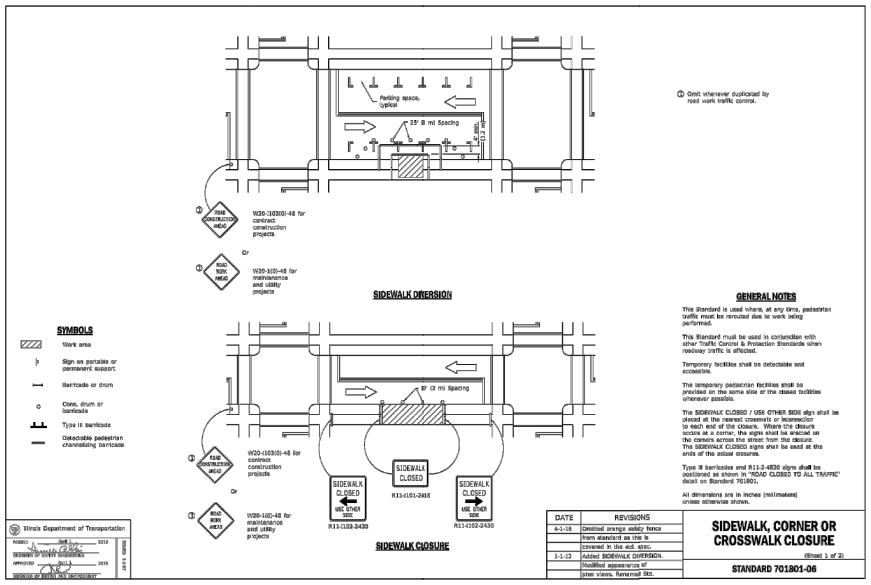
DESIGN: J.K. DRAFTING: A.W.

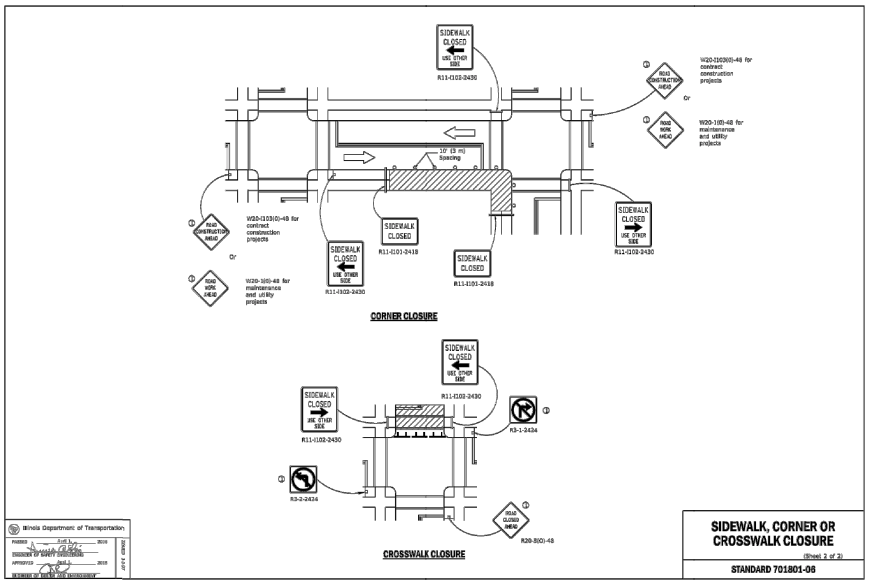
5 LOT SUBDIVISION
2600 DUNDEE ROAD

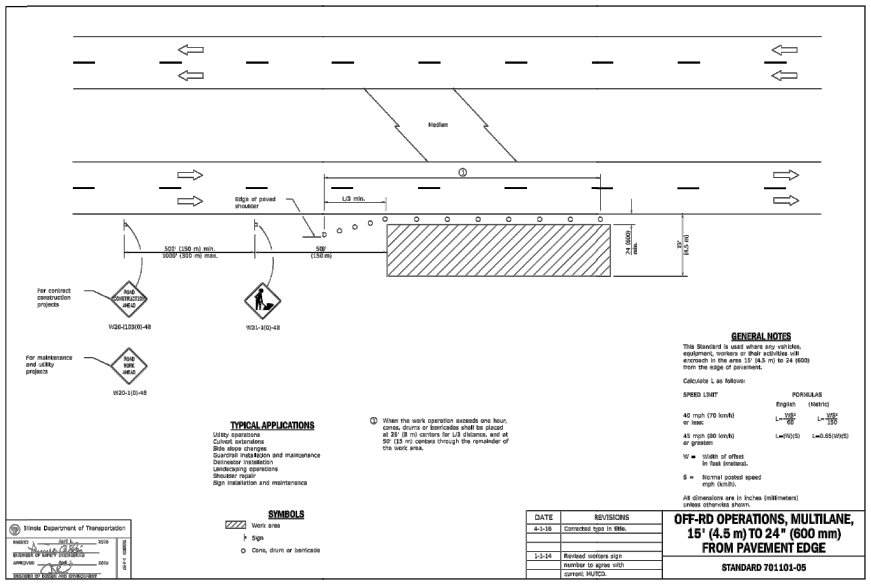
PROJECT NO. 16153A

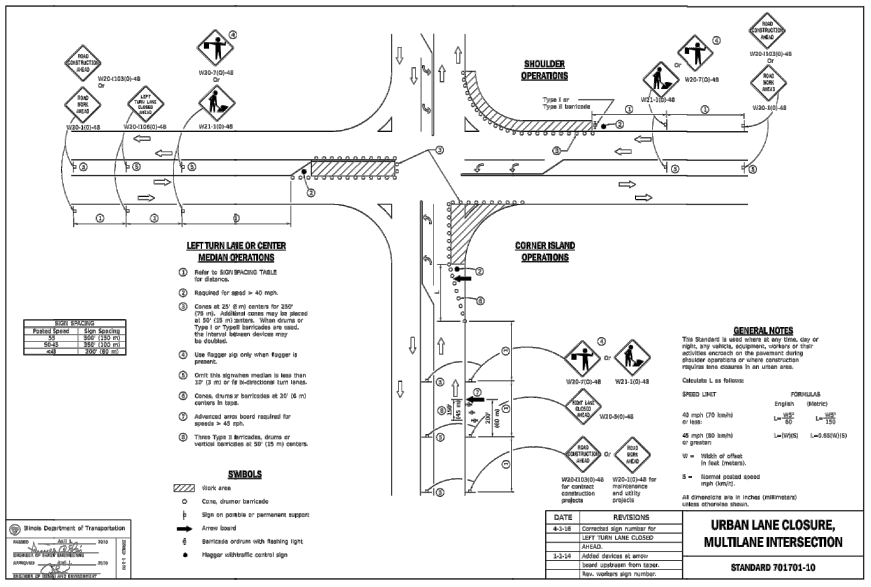
13 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3









REVISIONS

DATE	DESCRIPTION	DRAWN BY
06/08/21	PER VILLAGE REVIEW	A.W.
07/30/21	PER VILLAGE REVIEW	A.W.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@gconsulting.net

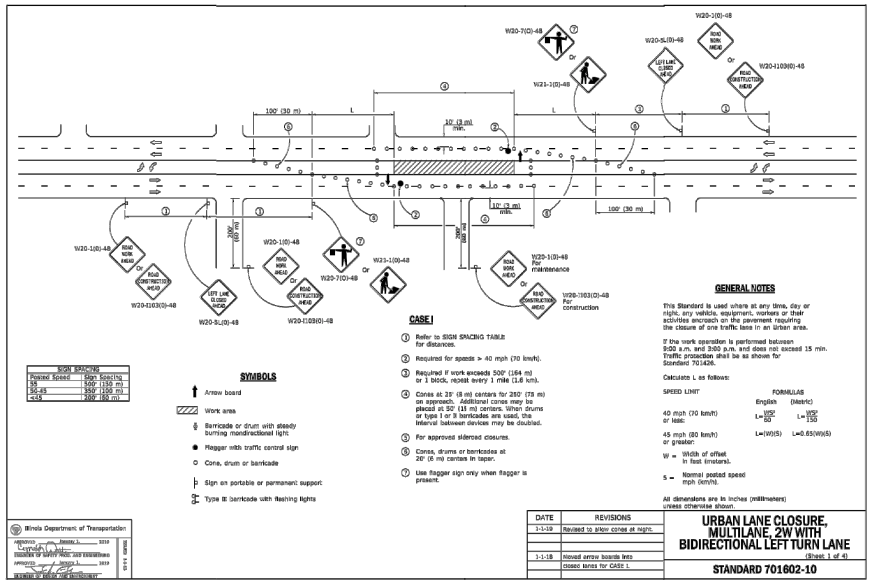
DRAFTING: A.W.
DESIGN: J.K.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT N
16153A

14 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3



SIGN SPACING	
Posted Speed	Sign Spacing
30 or less	120' (35 m)
35-40	320' (100 m)
45	320' (80 m)

SYMBOLS

- Arrow board
- Work area
- Barricade or drum with steady burning mandirectional light
- Flagger with traffic control sign
- Cone, drum or barricade
- Sign on portable or permanent support
- Type III barricade with flashing lights

CASE I

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph (70 km/h).
3. Required if work exceeds 500' (164 m) or 1 block, repeat every 1 mile (1.6 km).
4. Cones at 20' (6 m) centers for 250' (78 m) on approach. Additional cones may be placed at 50' (15 m) centers. When drums or type I or II barricades are used, the interval between devices may be doubled.
5. For approved sideroad closures.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Use flagger sign only when flagger is present.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an urban area.

If the work operation is performed between 9:00 a.m. and 3:00 a.m. and does not exceed 15 min. Traffic protection shall be as shown for Standard 701426.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	$L=W(S)$	$L=0.65(W)(S)$

W = Width of offset in feet (meters).

S = Nominal posted speed mph (km/h).

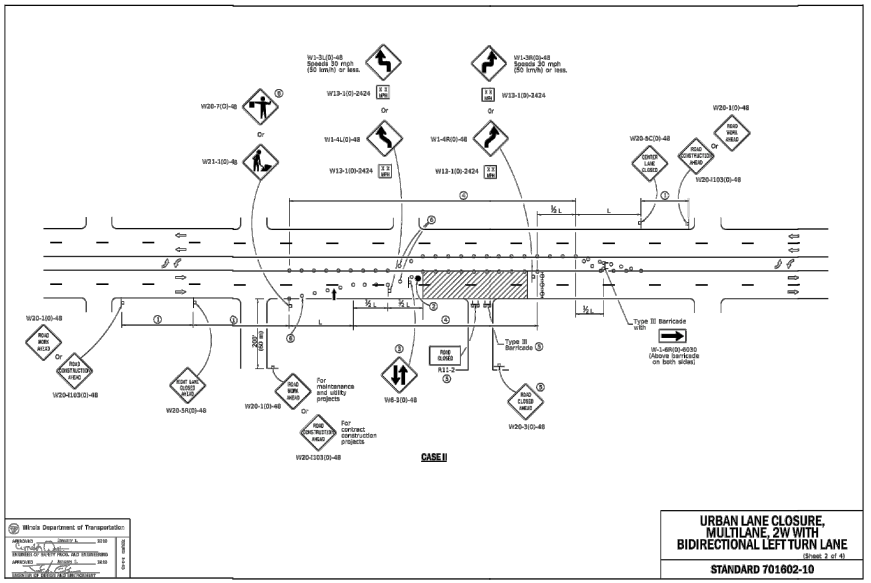
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-18	Revised to show cones at night.
1-1-18	Moved arrow boards into closed lanes for CASE 1.

Illinois Department of Transportation

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 1 of 4)

STANDARD 701602-10

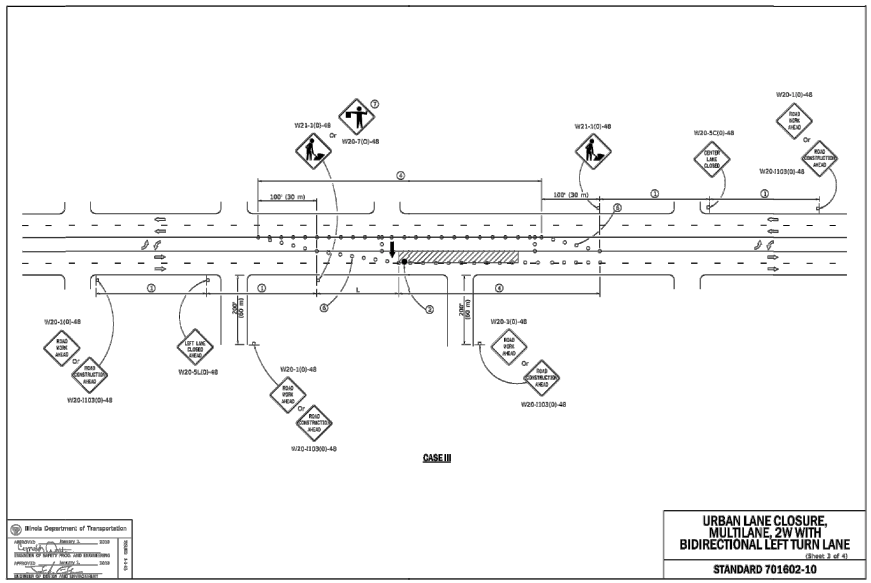


CASE II

Illinois Department of Transportation

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 2 of 4)

STANDARD 701602-10

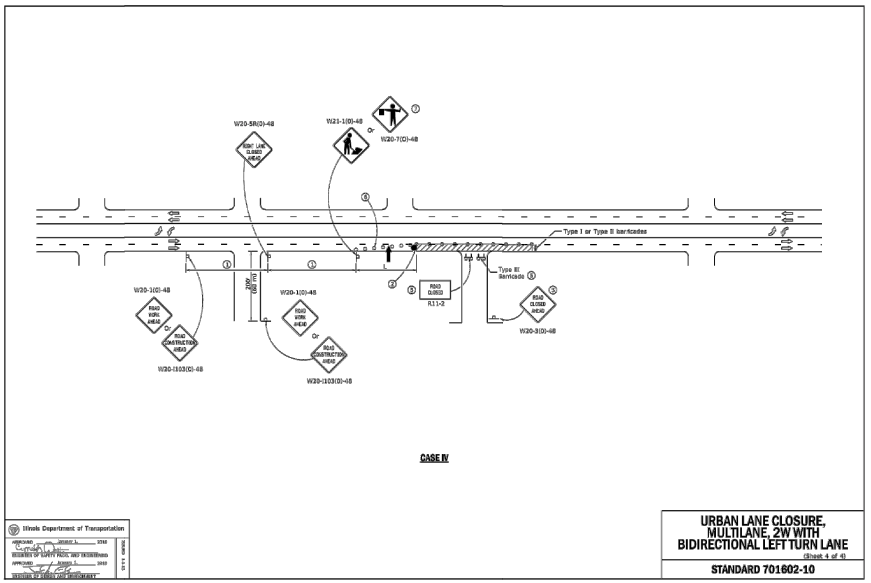


CASE III

Illinois Department of Transportation

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 3 of 4)

STANDARD 701602-10



CASE IV

Illinois Department of Transportation

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 4 of 4)

STANDARD 701602-10

REVISIONS

DATE	DESCRIPTION	DRAWN BY
9/06/21	PER VILLAGE REVIEW	A.W.
10/29/21	PER VILLAGE REVIEW	A.W.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@gconsulting.net

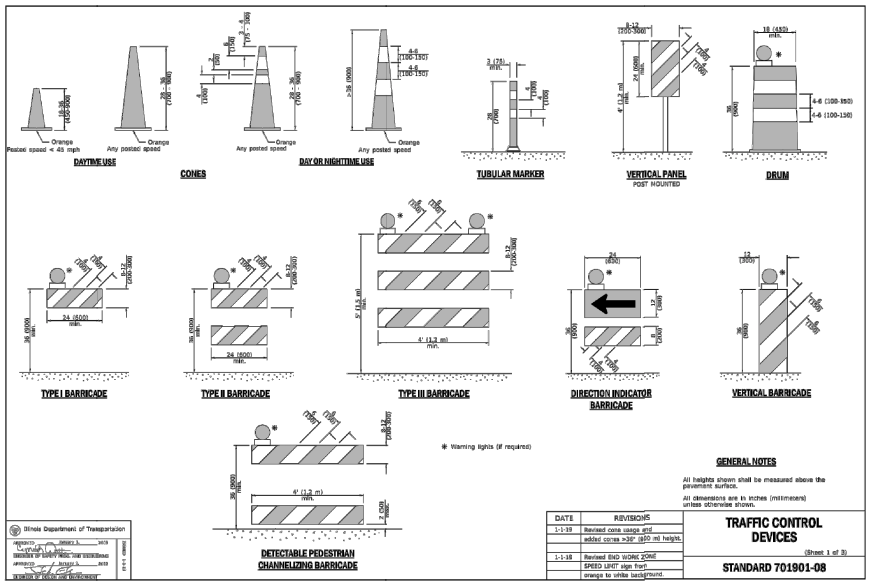
5 LOT SUBDIVISION
2600 DUNDEE ROAD

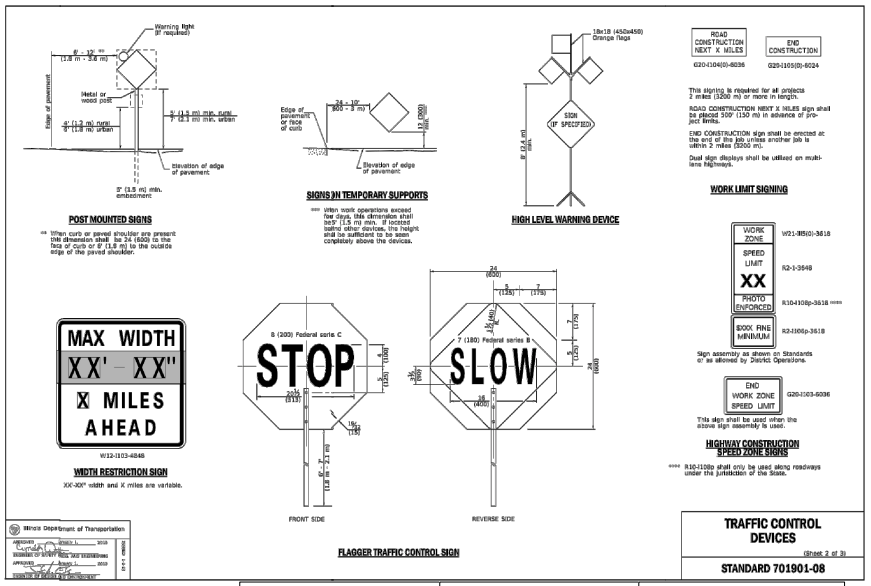
DRAFTING: A.W.
DESIGN: A.K.

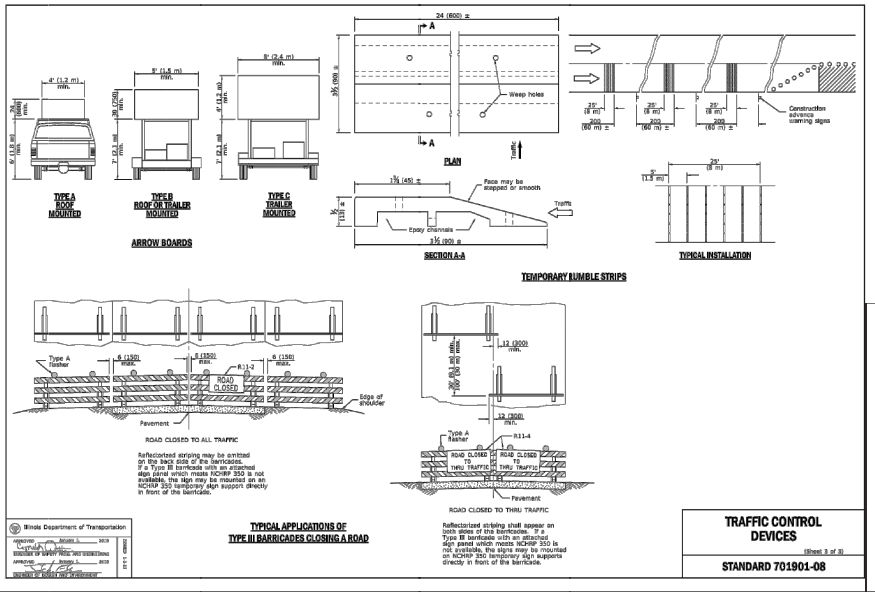
PROJECT N
16153A

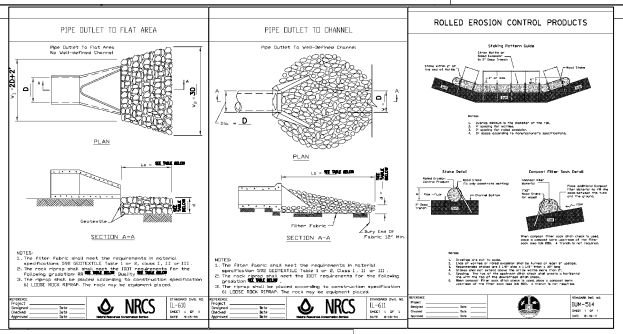
15 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3









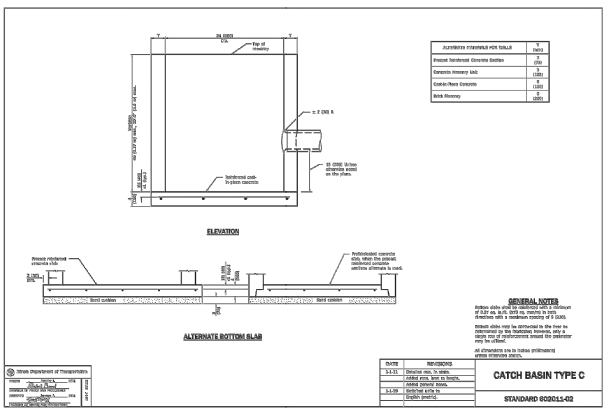


TABLE 1
ROCK RIPRAP SIZES AND THICKNESS

IDOT Gradation Number	d50 (ft.)	dmax (ft.)	Minimum Blanket Thickness (in.)
RR-3 1/	5	10	15
RR-4	9	14	20
RR-5	12	19	26
RR-6	15	22	32
RR-7	18	27	32

1/ Concrete block may be used to replace RR-3.

TABLE 2
MINIMUM IDOT ROCK SIZES AND APRON LENGTH FOR MAXIMUM AND MINIMUM TAILWATER CONDITIONS

Culvert Dia (in.)	Minimum Tailwater				Maximum Tailwater			
	5 fps 1/		10 fps 1/		5 fps 1/		10 fps 1/	
	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)
12	No. 3	10	No. 3	12	No. 3	12	No. 3	15
18	No. 3	14	No. 4	16	No. 3	12	No. 3	16
24	No. 3	16	No. 4	20	No. 3	14	No. 4	17
30	No. 3	18	No. 4	22	No. 3	16	No. 4	20
36	No. 4	20	No. 5	24	No. 3	16	No. 4	22
48	No. 4	24	No. 6	28	No. 4	20	No. 4	24
60	No. 5	32	No. 6	36	No. 4	22	No. 5	26
72	No. 6	40	No. 6	44	No. 5	24	No. 5	29
96	No. 7	50	No. 7	54	No. 5	26	No. 5	32

1/ Maximum conduit velocity fps.

Rock Gradation source: Illinois Department of Transportation, 1997.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
06/30/21	PER VILLAGE REVIEW	A.W.
07/30/21	PER VILLAGE REVIEW	A.W.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@gconsulting.net

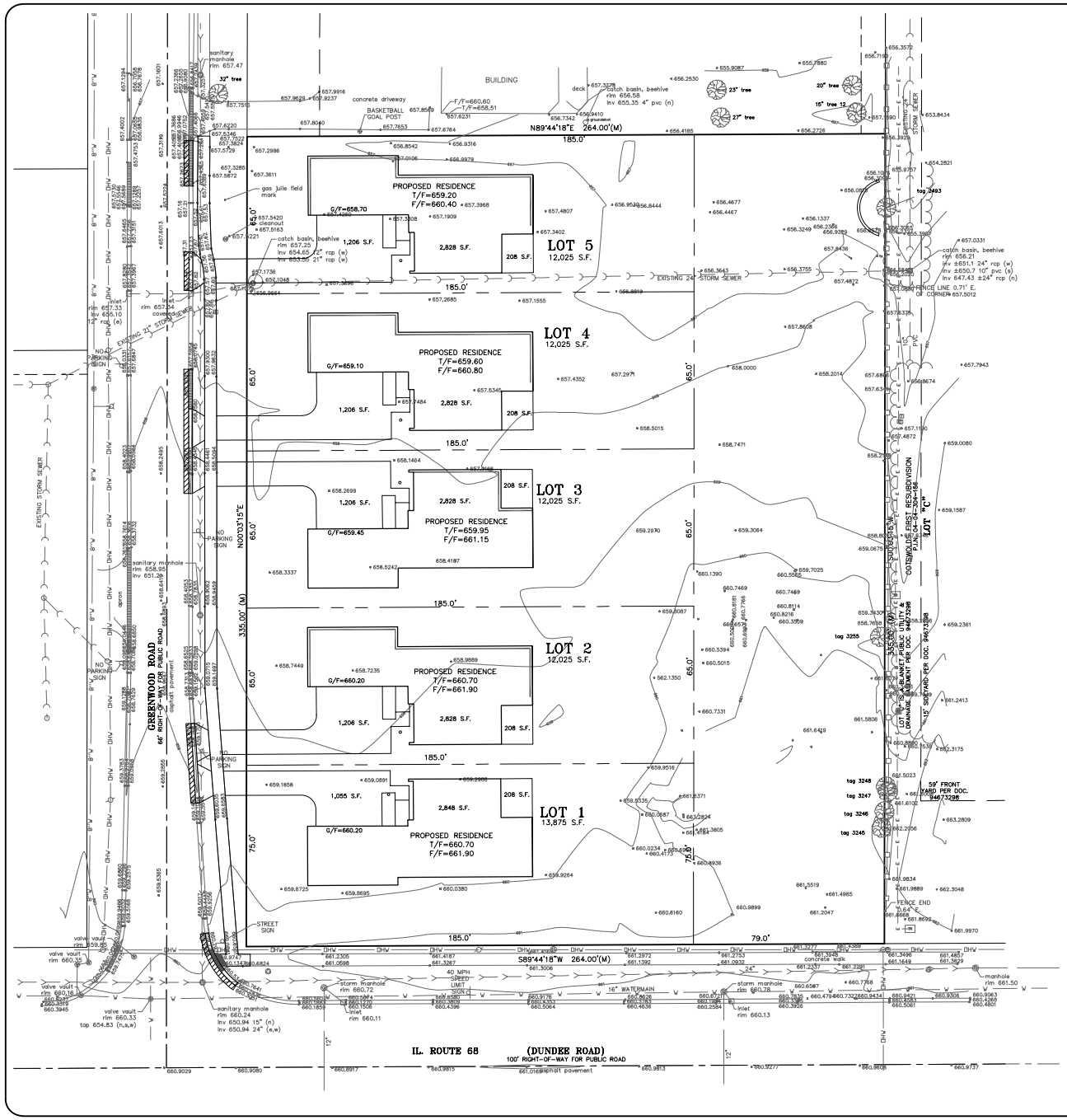
DESIGN: J.K. DRAFTING: A.W.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT N
16153A

16 of 16

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3



IMPERVIOUS COVERAGE CALCULATIONS

DESCRIPTION	TOTAL LOT AREA (ACRES)	PERVIOUS AREA (ACRES)	IMPERVIOUS AREA (ACRES)
LOT 1	0.318 AC.	0.184 AC.	0.134 AC.
LOT 2	0.276 AC.	0.138 AC.	0.138 AC.
LOT 3	0.276 AC.	0.138 AC.	0.138 AC.
LOT 4	0.276 AC.	0.138 AC.	0.138 AC.
LOT 5	0.276 AC.	0.138 AC.	0.138 AC.
OUTLOT	0.667 AC.	0.667 AC.	0.000 AC.
TOTAL	2.089 AC.	1.513 AC.	0.711 AC.

IMPERVIOUS AREA EXHIBIT

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/06/22	PER VILLAGE REVIEW	A.W.
01/30/23	PER VILLAGE REVIEW	A.W.

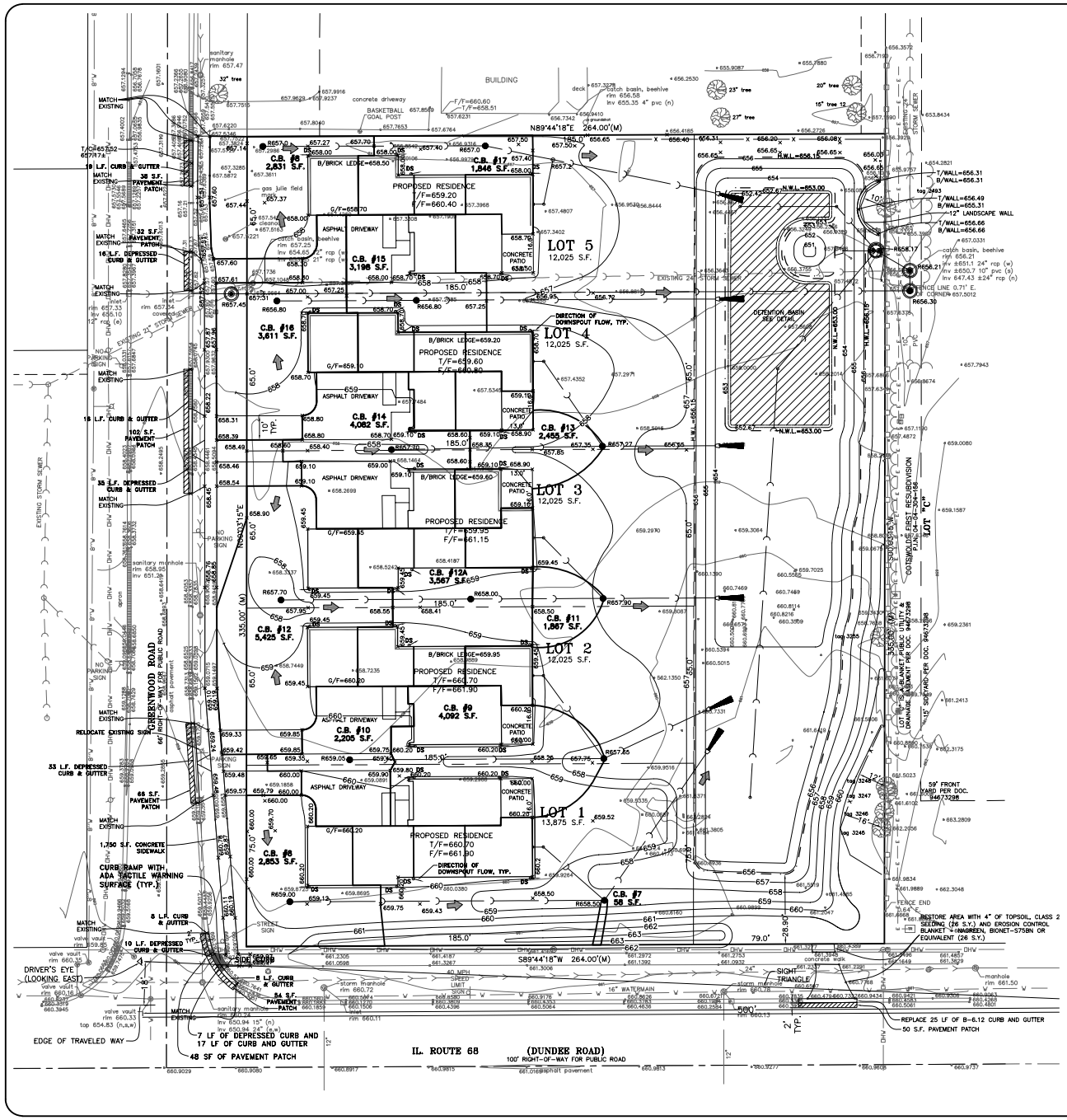
IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 Ph. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 Ph. (262) 878-6200 ig@igconsulting.net

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I 16153A

17 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3



TRIBUTARY AREA EXHIBIT

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A

2. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO ADHERE TO THIS REQUIREMENT.

REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
12/6/22	PER VILLAGE REVIEW	A.W.	
01/30/23	PER VILLAGE REVIEW	A.W.	

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 Ph. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 Ph. (262) 878-6200 ig@igconsulting.net

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I 16153A

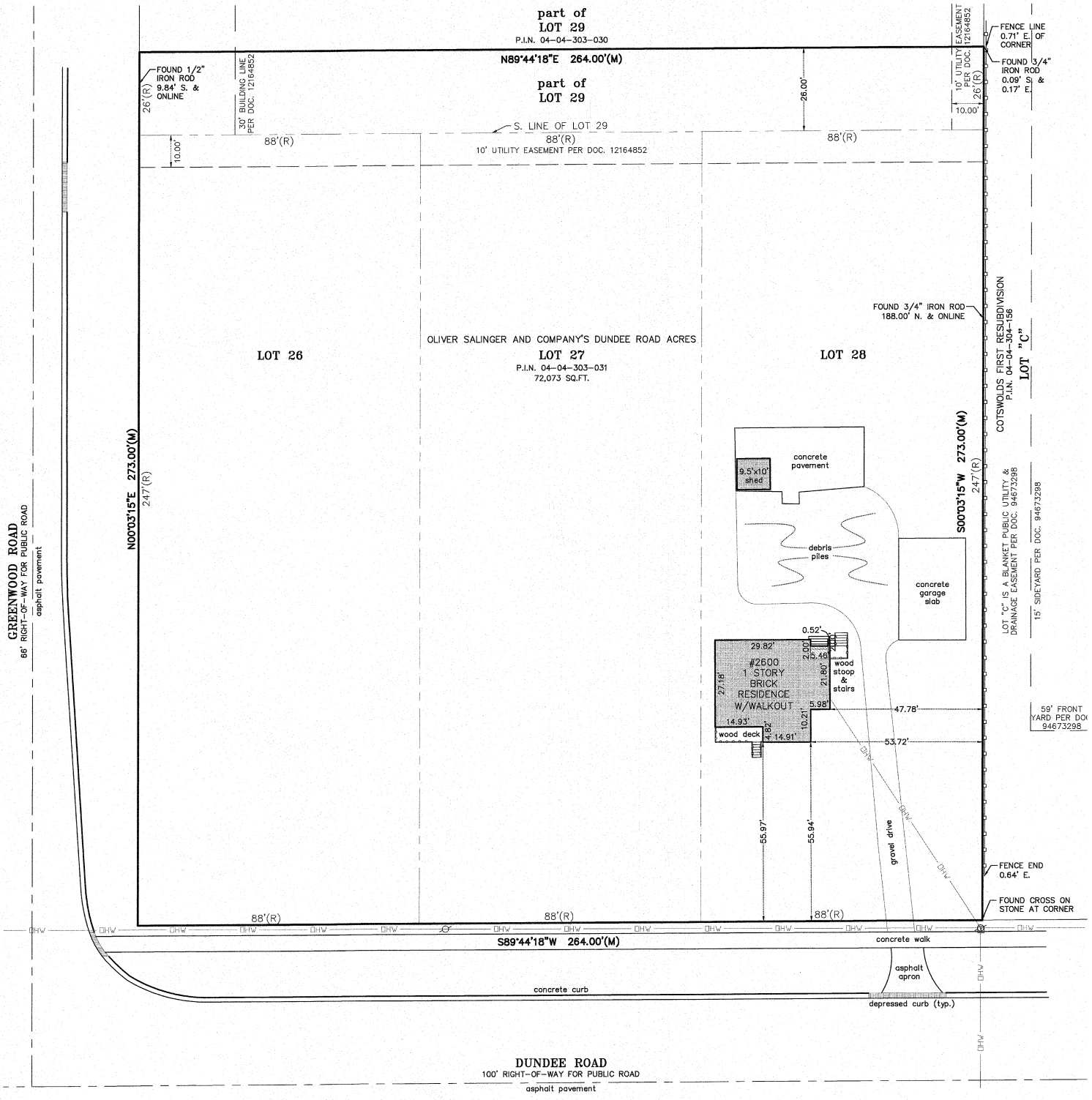
18 of 1

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3

PLAT OF SURVEY

OF

LOTS 26, 27 AND 28, AND THE SOUTH 26 FEET OF LOT 29 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



MONUMENTS NOT SET PER CLIENT'S WRITTEN REQUEST.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

NORTH

LEGEND

- (M) MEASURED
- (R) RECORD
- UTILITY POLE
- OHW — OVERHEAD WIRE(S)
- FENCE, WOOD
- HAND RAIL

PROJECT NUMBER 16153

PLAT OF SURVEY
RESIDENCE
2600 DUNDEE ROAD
NORTHBROOK, ILLINOIS

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IG CONSULTING, INC.
INFRACON & GEOCON e-mail: ig@igconsulting.net
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177

PREPARED FOR: SINGLE SOURCE CONSTRUCTION COMPANY		SCALE: 1" = 20'
FIELD CREW: D.J.	FIELD WORK: 12/08/2016 DRAFTED BY: J.H.	CHECKED BY:

FIRM NO. 184-001330

STATE OF ILLINOIS
COUNTY OF COOK S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.

WHEELING, IL. DECEMBER 12TH, A.D. 2016.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2018

BRIAN M. CARLSON
2913
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Copy

LEGEND

A = ASSUMED	NW = NORTHWEST
BL = BUILDING SETBACK LINE	P.O.B. = POINT OF BEGINNING
C = CALCULATED	P.O.C. = POINT OF COMMENCEMENT
C.E. = CITY EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT
CH = CHORD	P.U. & D.E.= PUBLIC UTILITY & DRAINAGE EASEMENT
CL = CENTERLINE	
D = DEED	R = RECORD
D.E. = DRAINAGE EASEMENT	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	V.E. = VILLAGE EASEMENT
NE = NORTHEAST	W = WEST
	= FENCE
	= EASEMENT LINE
	= SETBACK LINE

MORRIS ENGINEERING, INC.
5100 S. LINCOLN LISLE, ILLINOIS 60532
MAIN PHONE: (630)271-0770 SURVEY DEPT. PHONE (630)271-0599
EMAIL: SURVEY@ECIVIL.COM WEBSITE: ECIVIL.COM

PLAT OF SURVEY

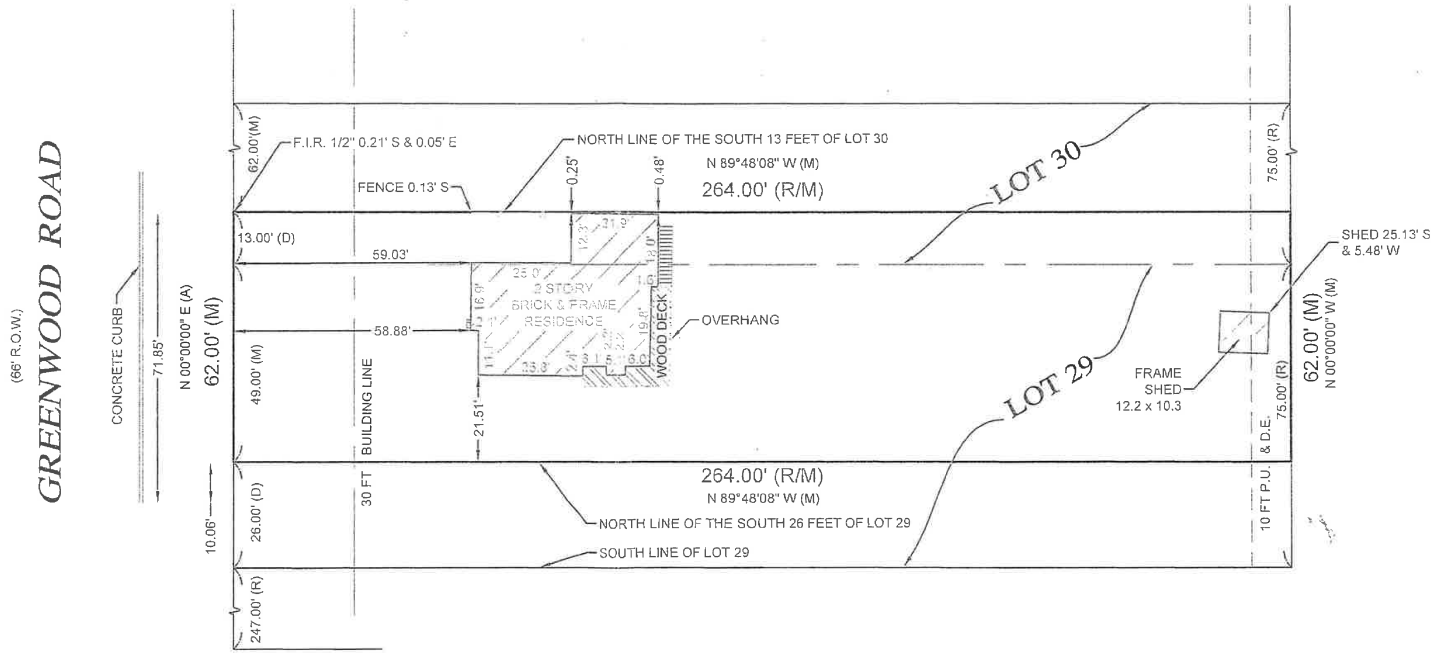
OF

LOT 29 (EXCEPT THE SOUTH 26 FEET THEREOF) AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 16368 SQ. FT. OR 0.38 ACRES MORE OR LESS"

NORTH
30' 15' 0 30'

BASIS OF BEARING:
EAST LINE OF GREENWOOD ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT.
N 00°00'00" E (A)



STATE OF ILLINOIS
}SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 25TH DAY OF FEBRUARY, A.D., 2015, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2016
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JAMES LEE MORRISON 2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 759 GREENWOOD ROAD
NORTHBROOK, ILLINOIS
CLIENT DEMCHENKO & KASHUBA LLC
JOB NO. 15-02-0124
FIELDWORK DATE/CREW CHIEF 2/23/15 (DS/JS)
DRAWN BY: NG REVISED:

I:\RS\2015\15-02\15-02-0124\DWG\15-02-0124.dwg, 2/25/2015 1:10:57 PM, Kyocera CS 4551ci KX (BACK) (temporary).pc3, Ledger (11 x 17)

Attachment: 2600 Dundee - Plat of Sub & Engineering (6751 : An Ordinance Approving Rezoning from R-3

Archived: Wednesday, May 31, 2023 8:25:44 AM
From: Victor Melnikov
Sent: Thursday, May 25, 2023 3:57:01 PM
To: Pandey, Swati
Subject: 2600 DUNDEE LANDSCAPE PLAN
Response requested: Yes
Importance: Normal
Attachments: 3216 LANDSCAPE PLAN REVISED 5-23-2023.pdf;

Swati,

attached is revised Landscape plan.
We added shrub species , thickened the plant screening along east and north property lines,
added the note, regarding the future planting along Dundee, added 6' fence along part of the north property line.
Overall number of the suggested plants of 11 species -74.
Please advise if any revisions recommended.

Victor Melnikov
Studio Dom, Inc.
WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Attachment: 2600 Dundee - Worksheets & Landscape Plan (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Village of
Northbrook

REZONING & ZONING MAP WORKSHEET

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

The initial submittal MUST contain:

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

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s):** R3
- ☐ **Specify Requested Zoning District(s):** R5
- ☐ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

R3, R6, R8, R4

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

THE CURRENT TREND IN THE VICINITY OF SUBJECT PROPERTY IS EXISTING CUSTOM HOMES AND NEW SINGLE FAMILY HOUSES CONSTRUCTION

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

THE SUBJECT PROPERTY IS DIMINISHED BY EXISTING PLAN DESIGNATION BECAUSE IT IS NOT FEASABLE TO BE DEVELOPED IN CURRENT CIRCUMSTANCES AND REMAINS VA

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

THE DIMINUTION OF VALUE IS NOT OFFSET BY INCREASE IN THE PUBLIC HEALTH, SAFETY AND WELFARE AS IT DOES NOT AFFECT THESE CHARACTERISTICS OF THE VICI

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

THE PROPOSED AMENDMENT WILL NOT NEGATIVELY AFFECT THE USE AND ENJOYMENT OF ADJACENT PROPERTIES BECAUSE IT IS CONSISTANT WITH THE EXISTING CONDITIONS

OVER

Attachment: 2600 Dundee - Worksheets & Landscape Plan (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

f) The extent, if any, to which the value of adjacent properties would be affected by the propose amendment.

THE VALUE OF ADJACENT PROPERTIES would not BE NEGATIVELY AFFECTED, BUT BENEFIT FROM CONSTRUCTION OF NEW HIGH END RESIDENCIES TO BE BUILT

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by th proposed amendment.

THE ADJACENT ~~BE~~ NEIGHBOURHOOD IS DEVELOPED AS MOST SINGLE FAMILY HOUSING AND NO FUTURE DEVELOPMENT IS ANTICIPATED. IN CASE SUCH development IS TAKING PLACE IT WILL NOT BE AFFECTED BY PROPOSED AMENDMENT.

h) The suitability of the subject property for uses permitted or permissible under its present plan designatio and zoning classification.

THE SUBJECT PROPERTY IS ALREADY ZONED AS SINGLE FAMILY

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffi conditions in the immediate vicinity of the subject property would be affected by the propose amendment.

THE ADEQUATE INGRESS AND EGRESS FROM THE SUBJECT PROPE IS NOT AFFECTED BY THE PROPOSE AMENDMENT AS WELL AS TRAFFIC CONDITIONS FOR THE IMMEDIATE VICIN. THE NUMBER OF PROPOSED CURBCUTS IS MINIMIZED

j) The availability of adequate utilities and essential public services to the subject property to accommodat the uses permitted or permissible under its present plan designation and zoning classification.

THE EXISTING UTILITIES AND PUBLIC SERVICES ARE AVAILABLE AND PERMISSIBLE UNDER PRESENT PLAN CLASSIFICATION AND ZONING CLASSIFICATION.

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pac of development in the vicinity of the subject property.

THE SUBJECT PROPERTY IS VACANT FOR SIGNIFICANT TIME.

l) The community need for the proposed map amendment and for the uses and development it would allow

THE PROPOSED MAP Amendment IS consistant with THE EXISTING ZONING OF THE ADJOINING PROPERTIES. IT WILL ALLOW TO FURTHER IMPROVEMENT OF THE NEIGHBOURHOOD.

Attachment: 2600 Dundee - Worksheets & Landscape Plan (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)

Village of
Northbrook

SUBDIVISION VARIATION WORKSHEET

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

The initial submittal MUST contain:

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

REQUIRED MATERIALS FOR SUBMISSION

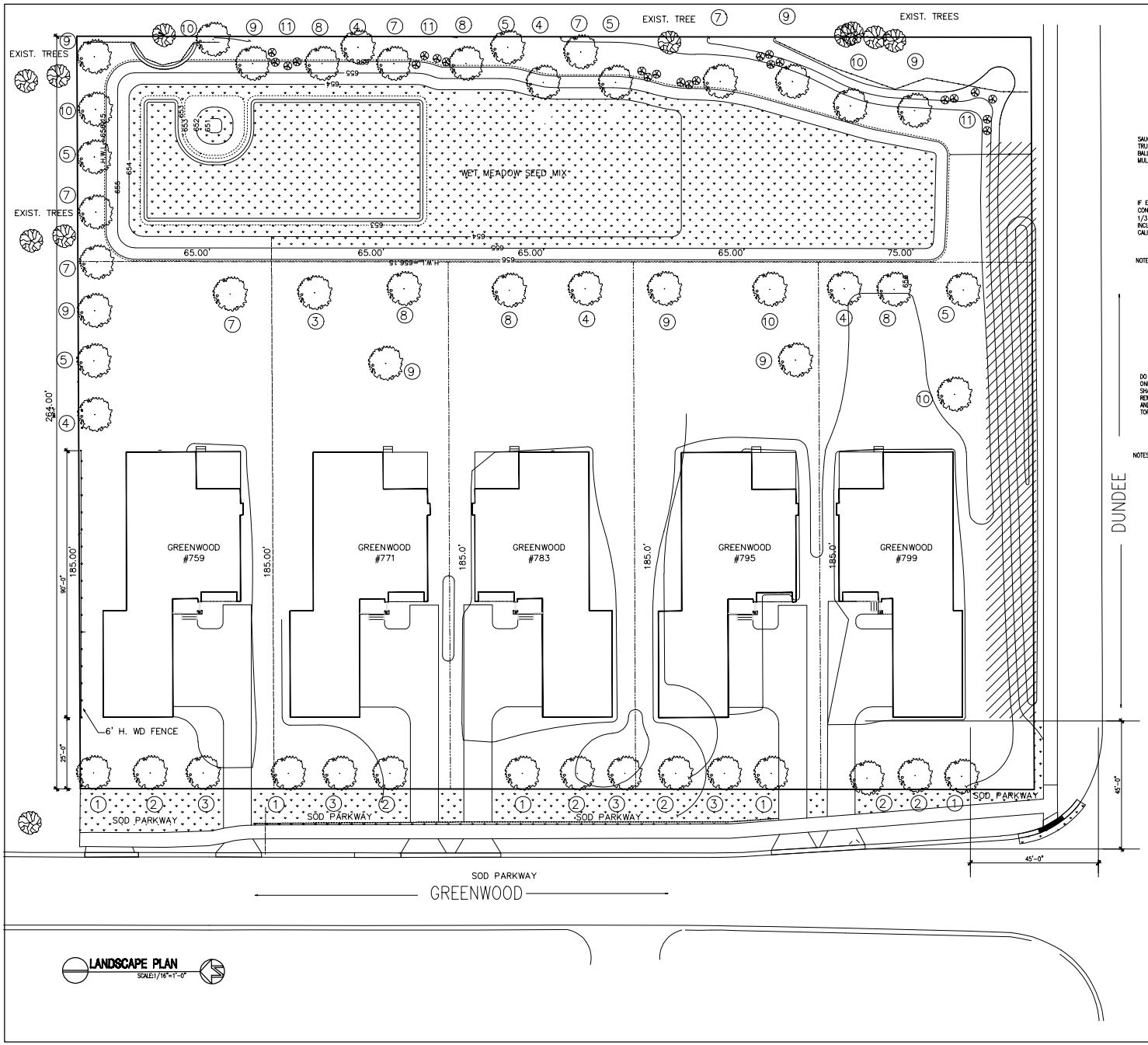
☐ **Describe Variation Being Requested:** VARIATION REQUESTS TO ALLOW TO COMBINE TENTATIVE AND FINAL PLAT OF SUBDIVISION FOR 5 LOT SINGLE FAMILY HOUSES

☐ **Statement of Justification**

Every application filed pursuant to Article III of the Subdivision Code shall provide a statement of how the variation sought would satisfy the standards set forth in Section 2-102:A. of this Code. The staff, Board of Trustees, and Plan Commission, will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

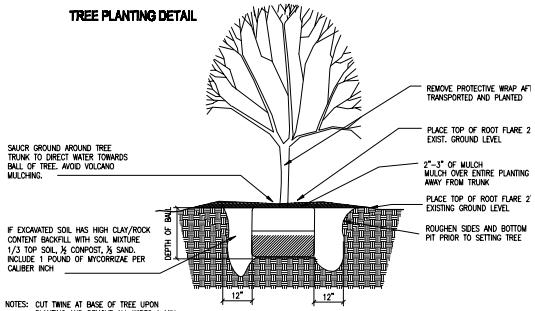
1. The requested variation is in keeping with the overall purpose and intent of the Subdivision and Development Code.
   THE REQUESTED VARIATION IS IN KEEPING WITH THE OVERALL PURPOSE AND INTENT OF SUBDIVISION AND DEVELOPMENT CODE. THE PROPOSED DEVELOPMENT FOLLOWS ALL APPLICABLE ZONING ORDINANCE (BAR., SETBACKS, HEIGHT
2. The granting of the variation will not be to the detriment of adjacent properties.
   THE REQUESTED VARIATION WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES BECAUSE IT MAINTAINES THE SINGLE FAMILY HOUSING CHARACTER OF THE AREA. THE VALUE OF EXISTING PROPERTIES MAY EXPERIENCE AN INCREASE.
3. The granting of the variation will not be contrary to the public health, safety and general welfare.
   THE GRANTING OF VARIATION WILL BE CONSISTANT WITH THE EXISTING NEIGHBORHOOD. THE PUBLIC HEALTH SAFETY, AND GENERAL WELFARE WILL NOT BE AFFECTED INCLUDING TRAFFIC PATTERNS AND OTHER CONDITIONS.
4. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.
   THE REQUESTED VARIATION IS applied for a particular situation AND CIRCUMSTANCES. THE APPLICANT DOES NOT PLAN TO APPLY FOR SIMILAR VARIATION ON A RECURRING BASIS

ttachment: 2600 Dundee - Worksheets & Landscape Plan (6751 : An Ordinance Approving Rezoning from R-3 to R-5 at 2600 Dundee Road)



LANDSCAPE PLAN
SCALE:1/16"=1'-0"

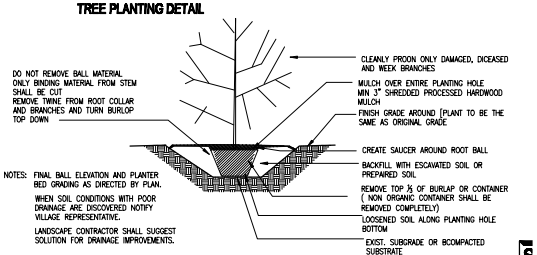
TREE PLANTING DETAIL



NOTES: CUT TWINE AT BASE OF TREE UPON PLANTING AND REMOVE ALL WIRES A MIN 8" BELOW GRADE
LOW PROFILE BASKETS ARE PREFERED.
NYLON ROPE AND PLASTIC BURLAP ARE NOT ALLOWED.
NOT TO BE PLANTED IN SWALES OR OVERLAND DRAINAGE ROUTS.

TREE SIZE REQUIREMENTS:
TRES SHALL BE AT LEAST 2 ½" IN DIAMETER.CONIFERS AND MULTI ORNAMENTALS THAT MEASUR 8-10 FT TALL WILL COUNT AS 2 ½ INCHES, 10-12 FT TALL AS 3 CALIPHER INCHES, 12-14 TALL AS CALIPHER INCHES

TREE PLANTING DETAIL



NOTES: FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY PLAN.
WHEN SOIL CONDITIONS WITH POOR DRAINAGE ARE DISCOVERED NOTIFY VILLAGE REPRESENTATIVE.
LANDSCAPE CONTRACTOR SHALL SUGGEST SOLUTION FOR DRAINAGE IMPROVEMENTS.

TREE LEGEND

EXISTING TREES TO REMAIN

NEW TREEs

NEW TREES

QUANTITY	KEY	BOTANICAL NAMES
DECIDIOUS LARGE		
5 -	1	BLACK TUPELO
5 -	4	CHINQUAPIN OAK
DECIDIOUS MEDIUM		
5 -	2	RED HORSECHESNUT
5 -	3	SUGAR MAPLE
5 -	7	EUROPEAN HORNBEAN
5 -	10	CRIMSON SUNSET MAPLE

QUANTITY	KEY	BOTANICAL NAMES
DECIDIOUS SMALL		
5 -	5	PAW PAW
5 -	8	EASTERN WAHOO
CONIFURS		
5 -	9	BLACK SPRUCE
5 -	6	CONCOLOR FIR
DECIDIOUS SHRUBS		
24 -	11	ARCTIC FIRE REDTWIG DOGWOOD

AREA OF TREE PLANTING
PENDENT ON ILLINOIS DEPARTMENT OF TRANSPORTATION APPROVAL

Attachment: 2600 Dundee - Worksheets & Landscape Plan (6751 : An Ordinance Approving Rezoning

Resolution (ID # 6752)

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

A Resolution Approving a Subdivision and Development Agreement for a Five-Lot Single Family Residential Subdivision (2600 Dundee Road & 759 Greenwood Road) (Docket No. PCD-22-12)

is hereby adopted, as follows:

Section 1. RECITALS.

American LLC is the owner and proposed developer (***"Applicant"***) of the property commonly known as 2600 Dundee Road & 759 Greenwood Road (***"Property"***). The Applicant has submitted an application to develop the Property as a five-lot single family residential subdivision (***"Development"***).

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, the Zoning Code and the Village of Northbrook Subdivision and Development Code (1991), as amended (***"Subdivision Code"***).

On May 16, 2023 and June 6, 2023, the Plan Commission held a public hearing to consider the Applicant's request for approval of a combined tentative and final plat of subdivision for the Property. On June 6, 2023, the Plan Commission recommended approval of the Combined Tentative and Final Plat of Subdivision in Resolution No. 2023-PC-08 (***"Requested Relief"***).

After being duly noticed and a public hearing conducted by the Northbrook Plan Commission, the President and the Board of Trustees adopted: (i) Ordinance No. 23-__ rezoning the Property from the R-3 to the R-5 Single Family Residential District; and (ii) Resolution No. 23-__ granting approval for a combined tentative and final plat of subdivision for the Property.

The Village has negotiated a Subdivision and Development Agreement with the Applicant, pursuant to which the Property is to be redeveloped with the Development ("***Agreement***").

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

Section 2. APPROVAL OF AGREEMENT.

The Agreement by and between the Village and Applicant shall be, and is hereby, approved in substantially the form attached hereto as ***Exhibit A***.

Section 3. EXECUTION OF AGREEMENT.

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

Section 4. RECORDATION OF AGREEMENT.

The Village Manager is hereby directed to record the Agreement with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 5. EFFECTIVE DATE.

This Resolution shall be in full force and effect only upon the occurrence of all of the following events:

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

B. The effective date of a Resolution Approving a Combined Tentative and Final Plat of Subdivision (2600 Dundee Road & 759 Greenwood Road – Docket No. PCD-22-12) relating to the Property.

Scheduled: 7/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

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

SUBDIVISION AND DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF NORTHBROOK

AND

AMERICAN LLC

(2600 DUNDEE ROAD & 759 GREENWOOD ROAD)

DATED AS OF JULY __, 2023

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

SUBDIVISION AND DEVELOPMENT AGREEMENT
BY AND BETWEEN THE VILLAGE OF NORTHBROOK
AND AMERICAN LLC
(2600 Dundee Road & 759 Greenwood Road)

THIS SUBDIVISION AND DEVELOPMENT AGREEMENT ("***Agreement***") is dated as of the __ day of July, 2023 and is by and between the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation ("***Village***"), and **AMERICAN LLC**, an Illinois limited liability company ("***Developer***").

IN CONSIDERATION OF the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the Village's statutory and home rule powers, the parties agree as follows:

SECTION 1. RECITALS.*

A. Developer is the owner of the property commonly known as 2600 Dundee Road & 759 Greenwood Road, Northbrook Illinois ("***Property***").

B. Developer desires and proposes to have the Property subdivided into five lots, each to be improved with a single-family home ("***Development***").

C. In order to develop the Property as proposed, Developer has requested relief from, and approvals under, the Zoning Code and the Subdivision Code.

D. On May 16, 2023 and June 6, 2023, the Plan Commission held public hearings to consider Developer's request for approval of a combined tentative and final plat of subdivision for the Property. On June 6, 2023, the Plan Commission recommended approval of the Combined Tentative and Final Plat of Subdivision in Resolution No. 2023-PC-08.

E. After being duly noticed and a public hearing conducted by the Northbrook Plan Commission, the President and the Board of Trustees adopted: (i) Ordinance No. 2023-__ rezoning the Property from the R-3 to the R-5 Single Family Residential District; and (ii) Resolution No. 2023-__ approving a combined tentative and final plat of subdivision for the Property.

F. The Corporate Authorities, after due and careful consideration, have concluded that the subdivision and use of the Property pursuant to and in accordance with this Agreement would further enable the Village to control the development of the area and would serve the best interests of the Village.

G. The Village and Developer desire that the Property be developed, used, operated, and maintained only in compliance with this Agreement.

*All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 of this Agreement, or as elsewhere specifically defined in this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code, Zoning Code, or Subdivision Code.

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in this Section and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code, Zoning Code, or Subdivision Code.

Building Code: Chapter 6 of the Village Code.

Business Day: Any calendar day other than a Saturday, Sunday or legal holiday under the laws of the State of Illinois.

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

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

Declaration of Covenants: That certain declaration of covenants, easements and restrictions required pursuant to Section 9 of this Agreement.

Developer*:* American LLC.

Development Approvals: Those ordinances, resolution, permits, and administrative approvals listed in the Recitals and Section 3 of this Agreement.

Effective Date: The date of execution of this Agreement by all of the Parties as set forth in the first paragraph of page one of this Agreement.

Events of Default: Defined in Section 16.A of this Agreement with respect to Developer and in Section 16.B of this Agreement with respect to the Village.

Final Development Plan: Collectively, those plans and specifications for the Development to be approved by the Corporate Authorities pursuant to the Development Approvals, in accordance with Section 3.B of this Agreement and the Requirements of Law. Upon the date that all components of the Final Development Plan are approved, the Final Development Plan will, automatically and without further action by the Corporate Authorities or the Parties, be deemed to be incorporated in, and made a part of, this Agreement.

Final Engineering Plan: Those certain engineering plans for the Development prepared by IG Consulting, Inc., consisting of 18 sheets, with a latest revision date of January 30, 2023, attached to this Agreement as ***Exhibit D***.

Final Landscape Plan: Those certain landscape plans for the Development prepared by Studio Dom Architects, consisting of 1 sheet, with a latest revision date of May 23, 2023 attached to this Agreement as ***Exhibit E***.

Final Plat: That certain "Final Plat of Subdivision for Dunwood Estates Subdivision" prepared by IG Consulting, Inc., consisting of 1 sheet, with a latest revision date of March 15, 2023, a copy of which is attached to this Agreement as ***Exhibit B***.

Homeowners' Association or ***HOA***: The nonprofit homeowners' association to be established by the Declaration of Covenants which will take ownership and maintenance responsibility for all Common Areas and private Improvements, including, without limitation, the Storm Water Detention Area.

Improvements: Except as specifically excepted in this definition, all of the public and private improvements and facilities necessary to serve the Property, including, without limitation, the improvements specifically listed in Section 5 of this Agreement, all other storm water detention facilities, water mains, storm sewers, sanitary sewers, parking areas, lighting, sidewalks, access driveways, parkways, rough and final grading, trees, sod, seeding, and other landscaping, and all other improvements required pursuant to this Agreement and the Final Engineering Plan, the Final Landscape Plan and the Requirements of Law. The definition of "Improvements" does not include the dwelling units to be constructed on the Property.

Municipal Code: The Northbrook Municipal Code (1988), as the same has been and may, from time to time hereafter, be amended.

Parties: Developer and the Village, collectively.

Person: Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

Plan Commission: The Plan Commission of the Village, established by Section 2-551 of the Village Code.

Property: That certain tract of land, consisting of approximately 2.13 acres, located at the address commonly known as 2600 Dundee Road & 759 Greenwood Road, in Northbrook, Illinois and legally described in **Exhibit A** attached to this Agreement.

Public Improvements*:* Those Improvements that will be dedicated to, and accepted by, the Village.

Public Improvements Standards Manual: The Village of Northbrook Standards and Specifications for Public and Private Improvements, as amended.

Requirements of Law: All applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of the Village and any federal, state, local government, or governmental agency with jurisdiction over the Property.

Site Restoration**:** Restoration work that may be required to be conducted on the Property subject to the conditions of Section 6.F. of this Agreement.

Stormwater Detention Area: That portion of the Property designed on the Final Plat for the construction, maintenance, and operation of stormwater detention facilities and subject to those covenants and easements set forth in the Declaration of Covenants.

Stormwater Improvements**:** Those stormwater Improvements depicted on the Final Plat and Final Engineering Plans, and private storm sewers, related equipment, appurtenances,

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

swales, mains, service lines, and storm drainage areas (including specifically, but without limitation, stormwater detention areas) installed and maintained on the Property to ensure adequate Stormwater drainage and management and to collect and direct Stormwater into the Village's or Cook County's storm sewer system.

Subdivision Code: The "Village of Northbrook Subdivision and Development Code," as amended.

Transferee Assumption Agreement: Defined in Section 14.B.4 of this Agreement.

Uncontrollable Circumstance: Any of the following events and circumstances that materially change the costs or ability of Developer to carry out its obligations under this Agreement:

a. a change in the Requirements of Law;

b. insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;

c. pandemic, epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather conditions preventing performance of work, or other similar acts of God;

d. governmental condemnation or taking other than by the Village;

e. strikes or labor disputes, other than those caused by the unlawful acts of Developer, its partners, or affiliated entities;

Uncontrollable Circumstance does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; (ii) economic hardship or economic conditions; or (iii) a failure of performance by a contractor (except as caused by events that are Uncontrollable Circumstances as to such contractor).

Village: The Village of Northbrook.

Village Attorney: The duly appointed Village Attorney of the Village.

Village Clerk: The duly elected Village Clerk of the Village.

Village Code: The "Village of Northbrook Code of Ordinances," as amended.

Village Engineer: The duly appointed Village Engineer of the Village.

Village Manager: The duly appointed Village Manager of the Village.

Zoning Code: The "Village of Northbrook Zoning Code," as amended.

B. Rules of Construction.

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

1. **Grammatical Usage and Construction.** In construing this Agreement, plural terms are to be substituted for singular and singular for plural, in any place in which the context so requires.

2. **Headings.** The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

3. **Calendar Days; Calculation of Time Periods.** Unless otherwise specified in this Agreement, any reference to days in this Agreement will be construed to be calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central prevailing time.

4. **Compliance and Conflict with Other Requirements.** Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the Village, as determined by the Village Manager, will control. All of the provisions set forth in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. APPROVAL OF DEVELOPMENT.

A. **Adoption of Resolution Approving the Final Plat**. Immediately after the approval and execution of this Agreement, the Corporate Authorities shall adopt a valid and binding resolution approving the Final Plat of Subdivision.

B. **Final Engineering and Landscape Plan Modifications.** All revisions to any portion of the Final Engineering Plan or the Final Landscape Plan that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning Services subsequent to the Effective Date shall be incorporated into, and made a part of this Agreement with no further action required by the Corporate Authorities.

SECTION 4. DEVELOPMENT, USE, AND OPERATION OF THE PROPERTY.

Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code, the Zoning Code, the Subdivision Code, or any other rights Developer may have, during the term of this Agreement, the Property may be developed, used, operated, and maintained only pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the following development conditions. Development, use, operation, and maintenance of the Property in a manner materially deviating from these conditions will be deemed a violation of this Agreement and Developer's obligations hereunder, as the case may be, and an Event of Default pursuant to Section 16.A of this Agreement, subject to any applicable notice or cure period.

A. **Specific Use and Development Restrictions**. No more than one single family residence and accessory structures, as permitted in the Zoning Code, may be constructed or located on each Lot within the Property.

B. **General Use and Development Restrictions:** The development, construction, operation, and maintenance of the Property, except for minor alterations due to final engineering and site work approved by the Village Engineer or the Director of Planning and Development Services, as appropriate, must comply, and be in accordance, with the following:

1. This Agreement;
2. The Development Approvals;
3. The Final Plat;
4. The Final Engineering Plan;
5. The Final Landscaping Plan;
6. The Zoning Code;
7. The Building Code;
8. The Subdivision Code;
9. The Public Improvements Standards Manual;
10. The Declaration of Covenants; and
11. The Requirements of Law.

Unless otherwise provided in this Agreement, in the event of a conflict between or among any of the above plans or documents, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager, shall control. All of the above plans and documents shall be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement.

C. **Tree Preservation, Removal and Demolition**. Developer shall comply with the Final Landscape Plan, and all Requirements of Law in the preservation and removal of all trees on the Property, including, without limitation, the requirements of Chapter 25 of the Municipal Code and Subsection 4-103 D of the Subdivision Code.

SECTION 5. IMPROVEMENTS.

A. **Design and Construction of the Improvements.**

1. **Description of Improvements.** The Improvements will be depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and include, without limitation, the following:

   a. The Stormwater Improvements;

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

b. Sanitary sewer mains and service lines;

c. Water mains and service lines;

d. Right-of-Way Improvements;

e. The landscaping, as depicted in the Final Landscape Plan; and

f. The Public Improvements, which include a 24" storm sewer running along lots 4 & 5 which will be owned by the Village, public sidewalk, public roadway and adjacent curbline, and water service up to the bbox.

2. **General Standards.**

a. All Improvements must be designed and constructed pursuant to and in accordance with the Development Approvals, and will be subject to the reasonable written satisfaction of the Village Engineer in accordance with the Village Code, the Subdivision Code, and the Public Improvements Standards Manual. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Improvement Construction Schedule, as well as all permits issued by the Village for construction of the Improvements, subject to Uncontrollable Circumstances. All materials used for construction of the Improvements must be new and of first-rate quality.

3. **Construction Schedule.**

a. Developer must submit all necessary documents required for the issuance by the Village of building permits for the construction of the Development no later than three months after the Effective Date of this Agreement.

b. Prior to commencing any construction of any Public Improvement, or of any part of the Development that will affect existing utilities or roadways, Developer must meet with the Village Engineer, or their designee, to develop a mutually-agreeable plan and schedule for all such construction ("***Improvement Construction Schedule***"). The meeting must take place not less than one week prior to the commencement of any such construction. After the meeting, Developer must prepare and submit minutes of the meeting to the Village Engineer. No construction may occur prior to the approval by the Village Engineer of the meeting minutes and the Improvement Construction Schedule, which approval shall not be unreasonably withheld, conditioned, or delayed.

4. **Contract Terms; Prosecution of the Work.** Developer must include in every contract for work on the Improvements being constructed by such Developer, terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, the Final Development Plan, the Improvement Construction Schedule, and the Requirements of Law, until the work is properly completed, subject to Uncontrollable Circumstances, and providing that Developer may take over and prosecute the work if the contractor fails to do so in a timely and proper manner pursuant to the terms of Developer's contract with such contractor.

5. **Engineering Services.** Developer must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements that are

the responsibility of Developer, by a professional engineer responsible for overseeing the construction of the Improvements and by an environmental construction manager with respect to any and all site remediation. Developer must promptly provide the Village with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached.

6. **Village Inspections and Approvals.** All work on the Improvements is subject to reasonable inspection and approval by Village representatives at all reasonable times upon reasonable prior written notice. Developer will provide access to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours following reasonable prior written notice by the Village. Village representatives shall abide by the reasonable safety precautions established by Developer and/or Developer's contractor during any such access, and Village representatives shall access the Property at their own risk.

7. **Other Approvals.** Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency, utility, or private party, Developer must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be reasonably required to obtain the consent, permission, or approval.

B. Utilities. Developer must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade the connection of all utilities to facilities located on the Property. No utilities located on the Property may be connected to the sewer and water utilities belonging to the Village except in accordance with the applicable provisions of the Village Code and upon payment all fees required pursuant to the Village Code.

C. Timing of Construction of the Improvements. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or structure located on the Property, as the case may be, until the Improvements that are the responsibility of Developer are completed and approved by the Village. The foregoing does not preclude the Village's issuance of temporary certificates of occupancy pursuant to the applicable provisions of the Village Code. The issuance of any certificate of occupancy by the Village at any time prior to completion of all of the Improvements by Developer and approval of the applicable Improvements by the Village will not constitute a waiver of the Village's right to withhold any certificate of occupancy and will not confer on Developer any right or entitlement to any other certificate of occupancy.

D. Dedication and Maintenance of the Improvements.

1. **Final Inspection and Approval of the Improvements.** Developer must notify the Village when it believes that any or all of the Improvements on the Property have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the Village. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the Village time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Developer time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the Village for construction of the Improvements). Developer must promptly make all necessary repairs and corrections as specified on the punch list. The Village is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to this

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Agreement, including all punch list items, have been fully and properly completed; and (b) the Village Director of Public Works has determined that the specific Improvement has been constructed to completion, in accordance with the Final Development Plan and Requirements of Law, which determination shall not be unreasonably withheld, conditioned, or delayed. Prior to the issuance by the Village of a final certificate of occupancy for any building or structure on the Property, Developer must install all landscaping on the Property, as depicted on the Final Development Plan.

2. **Dedication and Acceptance of Public Improvements.** Neither the execution of this Agreement, nor the approval of the Development Approvals, nor the execution and recordation of the Final Plat of Subdivision constitutes acceptance by the Village of any Public Improvements that are depicted as "dedicated" on the Final Plat of Subdivision or on the Final Development Plan, if any. The acceptance of ownership of, and responsibility for, a specific approved Improvement as a Public Improvement may be made only by the Corporate Authorities, by adoption of a resolution as set forth in Section 3-506 of the Subdivision Code, and only in compliance with the requirements of the Subdivision Code. The Village is not obligated to accept dedication of any Public Improvement unless and until a temporary certificate of occupancy has been issued for the Property.

3. **Transfer of Ownership of the Public Improvements and Easements to the Village.** Upon the approval of, and prior to acceptance of, the Public Improvements to be accepted by the Village pursuant to Section 3-506 of the Subdivision Code and Section 5.D of this Agreement, Developer must execute, or cause to be executed, all documents as the Village may request to transfer ownership of, or to provide easements in, the Public Improvements to, and to evidence ownership of the Public Improvements by, the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing, which instruments shall be subject to the review and approval of Developer, which approval shall not be unreasonably withheld, conditioned, or delayed. Developer must, at the same time (a) grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing, and (b) provide a written estimate of the monetary value of each Public Improvement to be accepted by the Village.

4. **Maintenance of Public Improvements.** For a period of two years following acceptance by the Village of the Public Improvements, Developer must, at its sole cost and expense, maintain the Public Improvements without any modification, except as specifically approved in writing by the Village Engineer, in a first-rate condition at all times. Developer hereby guarantees, on its behalf and on behalf of its successors, the prompt and satisfactory correction of all defects and deficiencies in any of the Public Improvements that occur or become evident within two years after acceptance of the Public Improvement by the Village pursuant to this Agreement. In the event the Village Engineer determines, in the Village Engineer's reasonable discretion, that Developer is not adequately maintaining, or has not adequately maintained, any Public Improvement, Developer must, after 15 days' prior written notice from the Village (subject to Uncontrollable Circumstances), correct it or cause it to be corrected, provided, however, if the nature of the corrective work is such that it cannot reasonably be completed within such time, then Developer shall have such additional time as is reasonably necessary to complete such corrections, provided Developer promptly commences such correction within such 15 days and thereafter diligently pursues same to completion. If Developer fails to correct the defect, commence the correction of the defect, or diligently pursue correction of the defect to completion

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following the expiration of the foregoing notice and cure period, then the Village, after ten days' prior written notice to Developer, may, but will not be obligated to, enter upon any or all of the Property for the purpose of performing maintenance work on and to such Public Improvement. In the event that the Village causes to be performed any work pursuant to this Section 5.D.4, Developer must, within 15 days after written demand by the Village, pay the costs of the work to the Village. If Developer fails to pay the costs, the Village will have the right to draw from the Maintenance Guarantee required pursuant to Section 12.D of this Agreement, based on costs actually incurred, including reasonable legal fees and administrative expenses.

5. **Transfer of Private Improvements to Homeowners' Association**. The Village acknowledges that Developer intends to transfer ownership and maintenance responsibility for those Improvements that will remain private to the subsequent owners of each individual property, including, specifically, the Storm Water Detention Area and related Storm Water facilities. Developer shall not be allowed to effectuate such a transfer unless and until the Village of Northbrook has inspected such improvements, including detention basin and other Storm Water Improvements, and verified their compliance with the Final Engineering Plans and the Public Improvements Standards Manual. The Village may require that "as-built" plans for each Private Improvement be prepared and delivered to the Village Engineer for review, approval, and archiving, prior to permitting Developer to transfer a Private Improvement.

SECTION 6. DEMOLITION AND CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. **Compliance with Plans and Approvals.** The development of the Property must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals. All work must be conducted in a good and workmanlike manner and with due dispatch, subject to Uncontrollable Circumstances. All materials used for construction on the Property must be in accordance with the specifications for the work to be performed.

2. **Contracts for Work on Property.** Developer must include in every contract for work on the Property terms requiring the contractor and its subcontractors to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, and the Requirements of Law, until the work is properly completed, subject to Uncontrollable Circumstances, and terms providing that Developer may take over and prosecute their respective work if the contractor fails to do so in a timely and proper manner.

3. **Village Inspections and Approvals.** All work on the Property will be subject to inspection and approval by Village representatives at all times, subject to Section 5.A.6 above.

B. Diligent Pursuit of Construction.

1. Once construction has commenced pursuant to this Agreement, Developer must pursue, or cause to be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on the Property in a diligent and expeditious manner, and in strict compliance with the Village Code and the Requirements of Law. Developer will conduct all construction work on the Property in full compliance with the Village's permitted construction work hours regulations.

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2. Developer must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the Village pursuant to the Improvement Construction Schedule. Developer may be allowed extensions of time beyond the completion dates set forth in such construction schedule only for unavoidable delay caused by Uncontrollable Circumstances or as may be reasonably approved by the Village Manager.

C. Construction Traffic.

1. **Construction and Traffic Management Plan.** Developer must prepare and submit, for review and approval by the Village Director of Development and Planning Services and the Village Engineer, a Construction and Traffic Management Plan (**"*CTM Plan*"**) for the development of the Property. The CTM Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The Village has no obligation to issue a building permit for any structure or Improvement, and no construction may be commenced with respect to the Structure or Improvement, unless and until the Village Engineer has approved, in writing, the CTM Plan, which approval shall not be unreasonably withheld, conditioned, or delayed. The Village agrees to cause the CTM Plan to be promptly and expeditiously reviewed by the Village Engineer; provided, however, that nothing in this Agreement is to be deemed or interpreted to require the Village to approve the CTM Plan. Developer must comply with the CTM Plan, and failure to do so continuing beyond any applicable notice and cure period is a Developer Event of Default. The CTM Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas on the Property for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking to replace any parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees.

2. **Designated Routes of Access.** The Village reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a) be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

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3. **Maintenance of Routes of Access.** At all times during the construction of the Structures and Improvements, Developer must: (a) keep all routes used for Developer's construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused by such Developer's construction traffic.

D. Stormwater Management and Erosion and Dust Control During Construction. During construction of any of the structures or Improvements on the Property, Developer must:

1. Install and implement such measures as necessary to temporarily divert or control any accumulation of stormwater away from or through the Property in a manner approved in advance by the Village Engineer, which approval shall not be unreasonably withheld, conditioned, or delayed, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, water, ice, and other materials from leaving the site and traveling onto other properties. All debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property must be properly removed or disposed of in accordance with the Requirements of Law; and

3. Mitigate dust, smoke, and other particulates resulting from construction activities.

All installations made pursuant to this Section 6.D must be maintained by Developer until all final certificates of occupancy have been issued by the Village for the Development, except as otherwise may be approved by the Village Manager.

E. Issuance of Permits and Certificates.

1. **General Right to Withhold Permits and Certificates**. In addition to every other remedy permitted by law for the enforcement of this Agreement, the Village has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Development, at any time when, subject to applicable notice and cure provisions, if Developer has failed or refused to meet fully any of its respective obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement, the Development Approvals, or the Requirements of Law.

2. **Completion of Public Roads, Private Driveways, and Parking Areas.** No final certificate of occupancy associated with any new structure to be located on the Property will be issued until the final grading, application of final surface course, and, where applicable, striping of parking space for the roads, driveways, and parking areas serving the uses within such structure has been completed.

F. Completion of Construction; Site Restoration.

1. **Removal of Partially Constructed Structures and Improvements.** Subject to Uncontrollable Circumstances, if Developer fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, Developer must, within 90 days after notice from the Village: (a) remove any partially constructed or partially completed structures or Improvements from the Property; and (b) perform

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Site Restoration on that portion of the Property in which Developer has failed to complete all such demolition and construction, all in accordance with plans approved by the Village.

2. **Removal and Restoration by Village.** In the event Developer fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.F.1 of this Agreement, the Village will have, and is hereby granted the right, at its option, to: (a) demolish and/or remove any of the partially completed structures and Improvements from any and all portions of the Property; (b) perform Site Restoration of the portions of the Property; and/or (c) cause the structures or Improvements on the portions of the Property to be completed in accordance with the plans submitted. Developer must fully reimburse the Village for all costs and expenses, including reasonable legal and administrative costs, actually incurred by the Village for such work. If Developer does not so fully reimburse the Village, the Village will have the right to draw from the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 12 of this Agreement, an amount of money sufficient to defray the entire cost of the work actually incurred by the Village, including reasonable legal fees and administrative expenses. If Developer does not so fully reimburse the Village, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance such work, then the Village will have the right to place a lien on the Property for all such costs and expenses in the manner provided by law. The rights and remedies provided in this Section 6.F.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the Village in this Agreement, at law, and/or in equity.

G. Damage to Public Property. Developer must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Developer must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Developer or any agent of or contractor hired by, or on behalf of, Developer; and (2) repair all damage caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, Developer.

H. Tree Preservation. Developer must comply with all applicable tree preservation regulations set forth in Chapter 25 of the Village Code.

I. Exterior Lighting. All exterior lighting on the Property must comply at all times with the lighting requirements in the Village Code and conform to the Photometric Plan included as part of the Final Development Plan.

J. As-Built Plans. After completion of construction of any new structure or Improvement, Developer must submit to the Village Director of Development and Planning Services: (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the Village Engineer and the Village Director of Development and Planning Services. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on the Property. A licensed Professional Engineer ("***PE***") and Professional Land Surveyor ("***PLS***") registered in the State of Illinois must stamp the as-built site construction plans. The PE and/or PLS must stamp and sign the final engineering pages of the site construction plans, and the PLS must stamp and sign the final site survey.

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K. **Climate Action Plan.** In furtherance of the Village's Climate Action Plan, Developer will incorporate the elements set forth in ***Exhibit F*** attached to this Agreement in the construction, operation, and maintenance of the Development

SECTION 7. RESERVED.

SECTION 8. PAYMENT OF FEES AND CONTRIBUTIONS. Developer will fully comply with, and cause to be paid, the fees in lieu of land contributions calculated pursuant to Article IV of the Subdivision Code for the following districts (collectively, *"**Impact Fees**"*):

a. Northbrook Park District;

b. Northbrook Public Library;

c. Northbrook School District 28; and

d. Glenbrook High School District 225.

The Impact Fees are based on a per unit basis and those Impact Fees applicable to the Development must be paid prior to the issuance of a certificate of occupancy for any residential structure on the Property, or portion thereof. Developer acknowledge that the payment of development impact fees imposed by Article IV of the Subdivision Code, as well as Chapter 19 of the Village Code, are reasonable and that Developer hereby hold harmless and release the Village, the Northbrook Park District, the Northbrook Public Library, Northbrook School District 28, and Glenbrook High School District 225 (collectively, the ***"Districts"***) from any claim or other action Developer may have against either or both the Village or the Districts as a result of Article IV of the Subdivision Code, Chapter 19 of the Village Code, and the impact fees exacted thereunder for distribution to any District by the Village. Developer acknowledge and agree that, if Developer is entitled to any credit toward the Impact Fees as a result of development impact fees previously paid by third-parties with respect to other proposed developments of the Property, and if such credit exceeds the Impact Fees otherwise due pursuant to this Section 8: (a) the Village will have no liability or responsibility whatsoever to pay to Developer the difference between the credit and the Impact Fees otherwise due; and (b) Developer must pursue any claim for any such payment with the affected Districts.

SECTION 9. DECLARATION OF COVENANTS. A declaration of covenants, easements, and restrictions, acceptable in form and substance to the Village Attorney, shall be recorded against the Property no later than 45 days after recording of the Final Plat and prior to any transfer of Lot by Developer. Such declaration shall provide for the creation of the Homeowners' Association (HOA) and shall, without limitation, codify the following provisions, conditions and restrictions of this Agreement

A. **Homeowners' Association**.

1. The membership in the HOA shall be mandatory for each and every owner, and successive owner, of each Lot within the Property.

2. The Declaration and bylaws of the HOA shall be established and must be approved by the Corporate Authorities prior to becoming effective. Further, said declaration and by-laws shall provide that they not be amended to conflict with this Agreement or the requirements of the Subdivision Code without approval by the Corporate Authorities.

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3. The HOA shall be responsible for the continuity, care, conservation and maintenance, including operation in a first rate condition and in accordance with predetermined standards, of the Stormwater Detention Area, any common areas, all equipment and appurtenances, and the cost of power required for such equipment and appurtenances located on the Stormwater Detention Area and common areas of the Property.

4. The HOA shall be responsible for the continuity, care, conservation and maintenance, including operation in a first rate condition and in accordance with predetermined standards, of all storm sewers located outside of the public Right-Of-Way, as well as the storm sewer connecting Outlot A.

5. The HOA shall be responsible for the continuity, care, conservation and maintenance, including operation in a first rate condition and in accordance with predetermined standards, of all automatic flushers located at the end of the watermain mainline.

6. The HOA shall be responsible for casualty and liability insurance and real estate taxes for the Stormwater Detention Area and common areas of the Property.

7. The owner of each residential Lot shall pay their *pro rata* share of all costs and expenses incurred by the HOA by means of an assessment to be levied by the HOA which meets the requirements for becoming a lien on the Property in accordance with statutes of the State of Illinois.

8. The HOA shall have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than fifty one percent of the members voting on the issue.

B. <u>Creation of Easements</u>.

1. An easement shall be created providing access over, on, and above the Stormwater Detention Area and common areas of the Property for the exclusive benefit of the owners of the Lots and for the benefit of the Village, for storm water drainage and detention, emergency, utility, enforcement and government services purposes, and for the purpose of maintaining the Stormwater Detention Area and common areas of the Property.

2. Utility and enforcement easements shall be granted to the Village and other governmental bodies and utility services over, on, and across the Property for the purposes of enforcing applicable laws, making repairs, installing and servicing utilities, and providing public and emergency services.

3. The easements for storm water drainage and detention shall remain unobstructed and shall not be blocked by a fence, landscaping, or any other structure or planting, of any kind or nature, erected within said easement without written approval of the Village Manager. In addition, no grade changes shall be permitted in said easement without the prior written approval of the Village Engineer.

C. <u>General Provisions</u>.

1. The Village, as well as the HOA, and the owner of each of Lot, shall have the right to enforce the Declaration.

2. The Village shall have the right, but not the obligation, after ten (10) days' written notice to the HOA, to perform any maintenance or repair work which, in the sole opinion of the Village, the homeowners' association has neglected to perform on the Stormwater

Detention Area and common areas of the Property, to assess the membership of the HOA for such work and to file a lien against the property of the HOA or the property of any member of the HOA failing to pay the assessment.

3. The Declaration shall run with and bind the Property, and all portions thereof, and shall be binding on Developer, and their successors in interest, to all portions of the Property.

SECTION 10. RESERVED.

SECTION 11. PAYMENT OF VILLAGE FEES AND COSTS. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, and in addition to all other agreements between Developer and the Village concerning the Development, Developer must pay to the Village the following fees and costs:

A. All application, inspection, and permit fees, charges, and contributions, and all other fees, charges, and contributions pursuant to the Requirements of Law or otherwise due as a result of the Development.

B. All reasonable third-party legal, engineering, and other consulting or administrative fees, costs, and expenses actually incurred in connection with: (1) the development of the Property, including, without limitation, the preparation, review, and processing of plans, ordinances, resolutions, and other approvals therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement and all exhibits and associated documents, including any amendments of this Agreement.

SECTION 12. PERFORMANCE SECURITY.

A. General Requirements. As security to the Village for the performance by Developer of its obligations pursuant to and in accordance with this Agreement, Developer will provide to the Village performance and payment security ("***Guarantee***") in the form of one or more letters of credit ("***Letter of Credit***") in the amount set forth in Section 3-501 of the Subdivision Code, and in accordance with the terms set forth in the Subdivision Code. The Letter of Credit must be in form and substance substantially conforming in all material respects with **Exhibit G** to this Agreement and satisfactory to the Village Attorney. Specifically, and without limitation of the foregoing, the Letter of Credit must allow the Village to draw from the Letter of Credit in the event that Developer does not fully reimburse the Village for any costs and expenses incurred by the Village for work performed on the Property pursuant to Section 6.F.2 of this Agreement. The Letter of Credit must be provided to the Village prior to the issuance of any permits for the Development and must be maintained at all times until all Improvements have been approved for the Development, and, as appropriate, accepted. The Guarantee will be administered pursuant to Sections 3-501 to 3-507 of the Subdivision Code.

B. Use of Guarantee Funds. If Developer fails or refuses to complete the Improvements in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Improvements, or remove partially completed buildings or structures as required by this Agreement, or fails or refuses to perform Site Restoration in accordance with a demand made pursuant to this Agreement, or fails or refuses to pay any amount demanded by the Village as and when required pursuant to this Agreement, or in any other manner fails or refuses to meet fully any of its obligations under this Agreement, then the Village in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee. The Village thereafter shall

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have the right, subject to 30 days' notice and opportunity for cure, to exercise its rights under this Agreement, to take any other action it deems reasonable and appropriate to mitigate the effects of any failure or refusal, and to reimburse itself from the proceeds of the letter of credit for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Developer's failure or refusal to fully meet its obligations under this Agreement. If the funds remaining in the letter of credit are insufficient to repay fully the Village for all costs and expenses, then Developer shall upon demand of the Village therefor deposit with the Village any additional funds as the Village determines are necessary, within 30 days of a request therefor, to fully repay such costs and expenses.

C. Reductions in Guarantee. Concurrent with the approval and/or acceptance of Improvements in the manner provided in Section 5.D of this Agreement, the Guarantee may be reduced in a manner and in amounts authorized in Section 3-504 of the Subdivision Code.

D. Maintenance Guarantee. Immediately after any approval and, where appropriate, acceptance, by the Village of the Public Improvements pursuant to this Agreement, Developer must post a new guarantee in the amount of 10% of the actual total cost of the Improvements caused to be constructed or installed by Developer on the Property provided as (i) all cash or (ii) a combination of cash and a letter of credit (with at least 10% cash), as security for Developer's maintenance of such Improvements (each, a "***Maintenance Guarantee***"). The Maintenance Guarantee will be held by the Village in escrow until the date that is two year after the approval of the Improvement and where appropriate, acceptance by the Village of the Public Improvement, secured by the Maintenance Guarantee pursuant to this Agreement. If the Village is required to draw on either Maintenance Guarantee by reason of Developer's failure to fulfill its maintenance obligations under this Section 12, then Developer, as the case may be, must within 10 days thereafter cause their respective Maintenance Guarantee to be increased to its full original amount.

SECTION 13. LIABILITY AND INDEMNITY OF VILLAGE.

A. Village Review. Developer acknowledges and agrees that the Village is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the development or use of the Development or the Improvements, and that the Village's review and approval of any such plans and the Improvements and issuance of any such approvals, permits, certificates, or acceptances does not, and will not, in any way, be deemed to insure Developer or any of its successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. Village Procedure. Developer acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and of the Development Approvals, and Developer agrees not to challenge such approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. Developer agrees to, and does hereby, hold harmless, indemnify, and, at the election of the Village defend with counsel of the Village's choice, the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with: (i) the Village's review and approval of any plans for the Development or the

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Improvements; (ii) the issuance of any approval, permit, certificate, or acceptance for the Development or the Improvements; and (iii) the development, construction, maintenance, or use of any portion of the Development or the Improvements (collectively the ***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the Village.

SECTION 14. NATURE, SURVIVAL AND TRANSFER OF OBLIGATIONS.

A. Binding Effect. The terms of this Agreement bind and inure to the benefit of the Parties and their agents, successors, and assigns. All obligations assumed by Developer under this Agreement are and will be binding upon Developer personally, upon any and all of its heirs, successors, and assigns, and upon any and all of the respective successor legal or beneficial owners of all or any portion of the Property.

B. Successors and Transferees. To assure that all grantees, successors, assigns, and transferees of Developer, and all successor owners of all or any portion of the Property have notice of this Agreement and the obligations created by it, Developer must, from and after the Effective Date:

1. Deposit with the Village Clerk, concurrent with the Village's approval of this Agreement, any consents or other documents necessary to authorize the Village to record this Agreement on title to the Property in the office of the Cook County Clerk's Recording Division per Section 19.O;

2. Notify the Village in writing at least 30 days prior to any date on which Developer transfers (as that term is defined in Section 14.C of this Agreement) a legal or beneficial interest in any portion of the Property to a third party with the exception of leases to residential or retail tenants of the Development;

3. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined in Section 14.C of this Agreement, entered into for the sale of all or any portion of the Property; and

4. Except as provided in Section 14.C of this Agreement, require, prior to the transfer of all or any portion of the Property, or any legal or equitable interest therein, to any third party, the transferee of said portion or interest in the Property, must: (a) obtain Corporate Authority approval of an enforceable written agreement, in substantially the form of **Exhibit H** to this Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***); (b) execute the Transferee Assumption Agreement; and (c) provide the Village, upon request, with such reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require. The Village agrees that upon a successor becoming bound to the obligation created in the manner provided in this Agreement, and providing the financial assurances required pursuant to this Agreement, and subsequent to discretionary approval of the Corporate Authorities, the liability of Developer will be released to the extent of the transferee's assumption of the liability. The failure of Developer to provide the Village with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the Village, with the transferee's proposed assurances of financial capability before completing any transfer, will result in Developer remaining fully liable for all of its obligations under this Agreement but will not relieve the transferee of its liability for all such obligations as a successor to Developer.

C. Transfer Defined. For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise; provided, however, that the sale of an individual lot developed with a single-family home that has been issued a certificate of occupancy within the Development does not constitute a "transfer" hereunder.

D. Mortgagees of Property. This Agreement is and will be binding on all mortgagees of the Property or other secured parties automatically upon such mortgagee assuming title to the Property, in whole or in part, by a foreclosure or a deed in lieu of foreclosure without the necessity of entering into a Transferee Assumption Agreement. Until such time, however, a mortgagee or other secured party will have no personal liability hereunder.

SECTION 15. TERM. The provisions of this Agreement, unless terminated pursuant to the terms of this Agreement, run with and bind the Property and inure to the benefit of, be enforceable by, and obligate the Parties, and any of their respective, grantees, successors, assigns, and transferees, including all successor legal or beneficial owners of all or any portion of the Property from the date this Agreement is recorded and until the structures and Improvements are approved by the Village, and the Public Improvements, as required by this Agreement and the Subdivision Code, are accepted by the Village. Following such approval and acceptance, the Village agrees, upon written request of Developer, to execute appropriate and recordable evidence of the termination of this Agreement. Notwithstanding anything to the contrary in this Section 15, Developer's indemnity and defense obligations as set forth in Section 13 of this Agreement will survive the termination of this Agreement. Approval or acceptance pursuant to this Section 15 will not constitute a waiver of any rights or claims that the Village has, before or after approval and acceptance, with respect to any breach of this Agreement by Developer or any right of indemnification of the Village by Developer.

SECTION 16. EVENTS OF DEFAULT.

A. Developer Events of Default. The following are Developer events of default (each an "***Event of Default***") under this Agreement:

1. If any representation made by Developer in this Agreement, or in any certificate, notice, demand or request made by Developer in writing and delivered to the Village pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Default by Developer for a period of 15 days after written notice thereof in the performance or breach of any covenant contained in this Agreement concerning the existence, structure, or financial condition of Developer; provided, however, that such default or breach will not constitute an Event of Default if such default cannot be cured within said 15 days and Developer, within said 15 days, initiates and diligently pursues appropriate measures to remedy the default and remedies such default within a reasonable time.

3. Default by Developer for a period of 15 days after written notice thereof from the Village in the performance or breach of any covenant, warranty or obligation contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 15 days and Developer, within said 15 days, initiates

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and diligently pursues appropriate measures to remedy the default and in any event cures such default within a reasonable time.

4. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 60 consecutive days.

5. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

6. Developer fails to comply with the Requirements of Law in relation to the construction and maintenance of the Improvements and structures contemplated by this Agreement.

7. Developer abandons the Development. Abandonment will be deemed to have occurred when work stops on the Development for more than 90 consecutive days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement.

B. Events of Default by the Village. The following are Village Events of Default under this Agreement:

1. If any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by the Village in writing and delivered to Developer pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to Uncontrollable Circumstances, default by the Village for a period of 30 days after written notice thereof from Developer in the performance or breach of any covenant contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 30 days and the Village, within said 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 90 days after such notice.

SECTION 17. REMEDIES FOR DEFAULT AND ENFORCEMENT.

A. Remedies for Default. In the case of an Event of Default under this Agreement:

1. Except as otherwise provided in this Agreement and subject to the provisions hereinafter set forth, the non-defaulting Party may institute such proceedings in law or in equity, by suit, action, mandamus, or any other proceeding, as may be necessary or desirable

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in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. Pursuant to Section 6.F of this Agreement, the Village may, without prejudice to any other rights and remedies available to the Village, require: (a) the demolition and removal of any partially constructed or partially completed buildings, structures, or Improvements from the Property; and (b) the performance of Site Restoration. Concurrent with the Village's exercise of its rights under Section 6.F, the Corporate Authorities will have the right, but not the obligation, to terminate the entitlements set forth in this Agreement, without protest or objection by Developer.

3. In case the Village has proceeded to enforce its rights under this Agreement and such proceedings have been discontinued or abandoned for any reason, then, and in every such case, Developer and the Village will be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of Developer and the Village will continue as though no such proceedings had been taken.

B. **Limitation.** Notwithstanding anything to the contrary contained in this Agreement, including the provisions of this Section 17, Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the Village, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

C. **Repeal of Development Approvals.** In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will have the absolute right to repeal and revoke the Development Approvals with respect to the Development if a Developer Event of Default occurs under this Agreement.

D. **Prevailing Party.** In the event of a judicial proceeding brought by one Party against the other Party, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 18. WARRANTIES AND REPRESENTATIONS.

A. **By the Village.** The Village represents, warrants and agrees as the basis for the undertakings on its part contained in this Agreement that:

1. The Village is a home rule municipal corporation duly organized and validly existing under the law of the State of Illinois and has all requisite corporate power and authority to enter into this Agreement;

2. The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement: (i) have been duly authorized by all necessary corporate action on the part of the Village; (ii) require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Agreement; and (iii) do not, by lapse of time, giving of notice or otherwise, result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject; and

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3. To the best of the Village's knowledge, there are no proceedings pending or threatened against or affecting the Village or the Property in any court or before any governmental authority that involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

B. **By Developer.** Developer, and the person executing this Agreement on behalf of Developer, represent, warrant, and covenant, as of the Effective Date of this Agreement, that:

1. Developer is an Illinois limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Developer has the right, power, and authority to enter into, execute, deliver and perform this Agreement, and Developer is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Developer to perform its obligations under this Agreement;

3. The execution, delivery and performance by Developer of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, instrument, or document to which Developer is now a party or by which Developer is now or may become bound including any mortgages, secured loans, or instruments granting another party a superior interest the Property or the Development and that any parties with such interests must have executed a "***Consent and Subordination Agreement***" in substantially the form attached to this Agreement as **Exhibit I**;

4. The applications, plans, materials, and other submissions Developer has provided to the Village accurately and truthfully represent Developer's capabilities, resource, and intentions for the construction of the Development on the Property as of the Effective Date. Developer agrees and acknowledges that these submissions have served to induce the Village to enter into this Agreement and that any material misrepresentation contained in Developer's submissions will constitute an uncurable Event of Default pursuant to Section 16 of this Agreement;

5. There are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened, or affecting Developer or the Property which would impair Developer's ability to perform under this Agreement;

6. Developer will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement;

7. Developer has sufficient financial and economic resources to implement and complete its obligations under this Agreement;

8. Developer has no knowledge of any liabilities, contingent or otherwise, of Developer which might have a material adverse effect upon its ability to perform its obligations under this Agreement; and

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9. All Improvements constructed or installed by or on behalf of Developer pursuant to this Agreement will be constructed and installed in accordance with high standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

SECTION 19. GENERAL PROVISIONS.

A. Notices. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by e-mail. E-mail notices will be deemed valid and received by the addressee when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 19.A, each party will have the right to change the address or the addressee, or both, for all future notices to the other party, but no notice of a change of addressee or address will be effective until actually received.

If to the Village: Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Attention: Village Manager
Email: Cara.Pavlicek@Northbrook.il.us

with a copy to: Elrod Friedman LLP
325 North LaSalle Street
Suite 450
Chicago, IL 60654
Attention: Steven M. Elrod, Village Attorney
Email: Steven.Elrod@ElrodFriedman.com

If to Developer: American LLC
_____
_____
Attention:
Email: _____

B. Time of the Essence. Time is of the essence in the performance of this Agreement.

C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement will be cumulative and will not be exclusive of any other such rights, remedies, and benefits allowed by law.

D. **Non-Waiver.** No waiver of any provision of this Agreement will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

E. **Consents.** Unless otherwise provided in this Agreement, whenever the permission, authorization, approval, acknowledgement, or similar indication of assent of any Party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

F. **Governing Law; Venue.** This Agreement will be interpreted according to the internal laws, but not the conflicts of laws rules, of the State of Illinois. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Circuit Court of Cook County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the Circuit Court of Cook County, Illinois.

G. **Severability.** If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the Village will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain in full force and effect and will in no way be affected, impaired, or invalidated, or (ii) the entire Agreement shall be invalid, void, and unenforceable.

H. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the parties with respect to the subject matter of this Agreement.

I. **Interpretation.** This Agreement will be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Every provision of this Agreement will be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party will not be applicable to this Agreement.

J. **Headings.** The table of contents, heading, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

K. **Exhibits. Exhibits A** through **I** attached to this Agreement are incorporated in and made a part of this Agreement. In the event of a conflict between any Exhibit and the text of this Agreement, the text of this Agreement will control.

L. **Amendments and Modifications.**

1. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed.

2. Amendments or modifications to the Development Approvals can be considered and acted on by the Village without the same being deemed an amendment or modification to this Agreement provided that all applicable procedural requirements of the Zoning

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Code and Subdivision Code and the provisions of this Agreement are satisfied. Amendments or modifications to the Development Approvals will be incorporated into this Agreement and/or the Exhibits attached to this Agreement, without further action by the Parties.

M. **Changes in Laws.** Unless otherwise explicitly provided in this Agreement, any reference to any Requirements of Law will be deemed to include any modifications of, or amendments to the Requirements of Law as may, from time to time, hereinafter occur.

N. **Third Party Beneficiary.** The provisions of this Agreement are and will be for the benefit of Developer and Village only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement. The Village will not be liable to any vendor or other third party for any agreements made by Developer, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

O. **Recording.** The Village will record this Agreement against title to the Property, at the sole cost and expense of Developer, with the Cook County Clerk's Recording Division.

P. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument.re

Q. **Village Actions, Consents, and Approvals**. Any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Manager or their designee, to the extent provided for by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

_____
Village Clerk

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: _____
Cara Pavlicek
Its: Village Manager

AMERICAN LLC, an Illinois limited liability company

By: _____

Its:

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ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2023, by Cara Pavlicek, the Village Manager of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and by Debra J. Ford, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

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STATE OF _____)
) SS
COUNTY OF _____)

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

_____
Signature of Notary

SEAL

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LIST OF EXHIBITS

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

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

BEING A SUBDIVISION OF LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 04-04-303-030-0000; 04-04-303-031-000

Commonly known as 2600 Dundee Road & 759 Greenwood Road, Northbrook, Illinois.

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EXHIBIT B

FINAL PLAT

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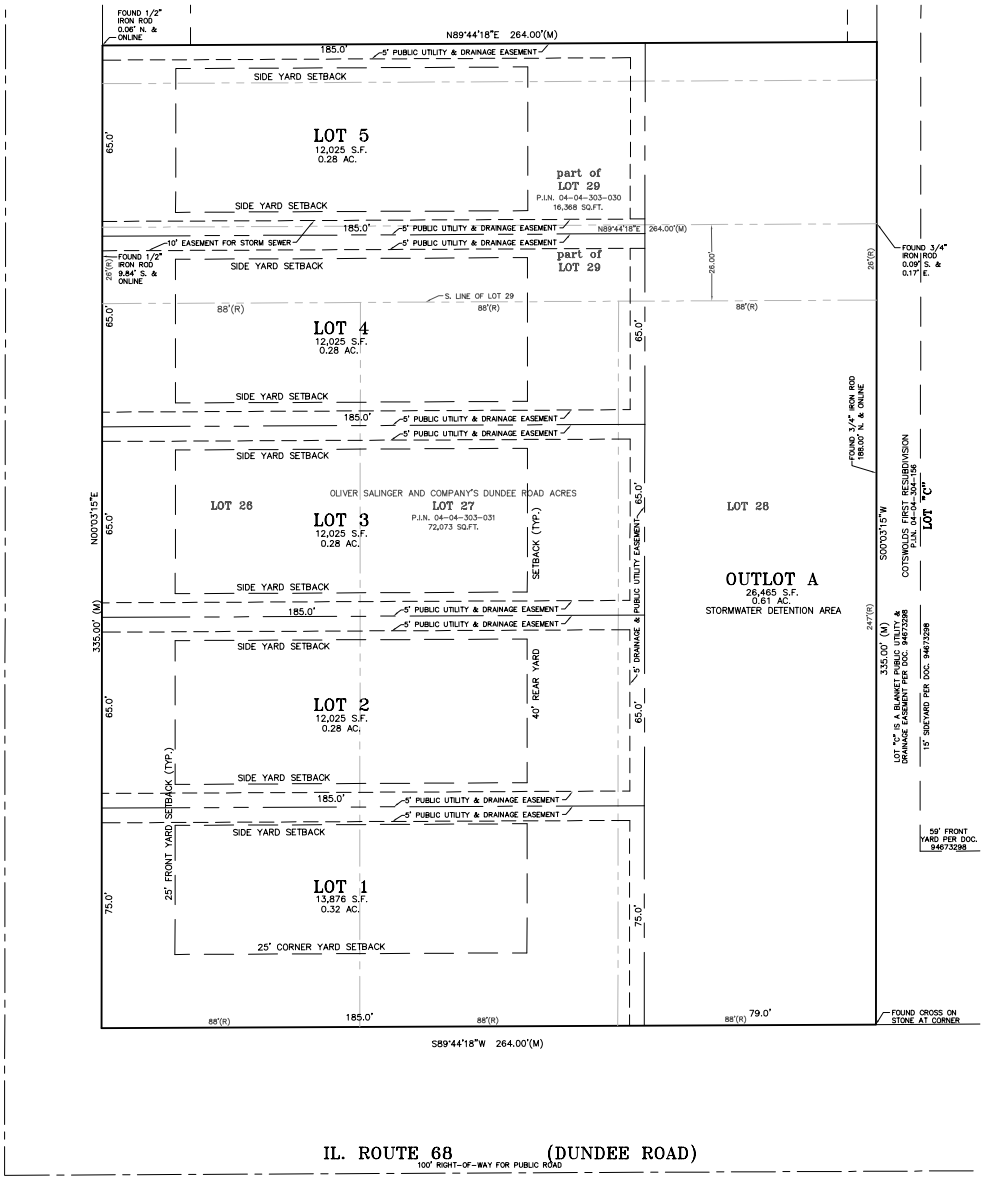
FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION

BEING A RESUBDIVISION OF

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
NORTH

PROPOSED SIDE YARD SETBACKS (ZONING R-5) SHALL BE THE GREATER OF 6.0 FEET ON EACH SIDE, OR 20% OF THE TOTAL LOT WIDTH.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

VEHICULAR ACCESS NOTES:

1. THERE SHALL BE NO VEHICULAR ACCESS TO IL. ROUTE 68 (DUNDEE ROAD) FROM LOT 1.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA.

1. THE AREAS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE DUNWOOD ESTATES HOMEOWNER'S ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF ALL OF THE LOTS IN THIS SUBDIVISION AND THE ASSOCIATION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED ON PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREON OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF, EXCEPT AS MAY BE PERMITTED BY THE ASSOCIATION AND THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE") AND ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE ASSOCIATION SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION. THE MOWING AND OTHER MAINTENANCE NEEDS TO BE THE RESPONSIBILITY OF THE ASSOCIATION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PROPER MAINTENANCE OF THE STORM WATER DETENTION AREA, INCLUDING, WITHOUT LIMITATION, TO STORM WATER VAULTS AND ANY APPURTENANT PUMPS, PIPES, MAINS, OR DRAINS ("STORM WATER FACILITIES"), IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION (EXCEPT IN THE CASE OF AN EMERGENCY, IN WHICH CASE NO NOTICE SHALL BE REQUIRED), MAY PERFORM THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA OR TO THE STORM WATER FACILITIES.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE STORM WATER DETENTION AREA AND ALL LOTS IN THIS SUBDIVISION, AND THE VILLAGE SHALL HAVE THE RIGHT TO FILE A NOTICE OF SUCH LIEN WITH THE RECORDER OF DEEDS, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS SOLE INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THE RIGHT TO EXERCISE THE SAME AT ANY TIME.
7. THE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OR BY THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.
8. THE OWNER OF THE PROPERTY ON THIS PLAT SHALL CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE, AT ITS COST, THE STORM WATER FACILITIES IN THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT, PERIODIC INSPECTION OF THE VAULT NEEDS TO BE DONE TO ENSURE IT IS OPERATING CORRECTLY. REFER TO THE STORM WAP MAINTENANCE MANUAL IN THE ASSOCIATION DOCUMENTS.
9. A RIGHT OF ACCESS ON, UNDER AND ABOVE THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT AND ADJACENT PORTIONS OF THE PROPERTY IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE VILLAGE FOR INGRESS, EGRESS AND ACCESS TO THE STORMWATER DETENTION EASEMENT AREA FOR THE SOLE PURPOSE OF IMPLEMENTATION OF THESE DETENTION UNDERGROUND VAULT AND DRAINAGE RIGHTS.
10. FOLLOWING COMPLETION AND APPROVAL OF THE INITIAL BUILDINGS AND RELATED IMPROVEMENTS ON THE PROPERTY IN COMPLIANCE WITH THE PLANS APPROVED BY THE VILLAGE, NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORMWATER DETENTION EASEMENT THAT MIGHT MATERIALLY IMPEDE THE STORM WATER FACILITIES THEREIN OR MATERIALLY REDUCE THE STORMWATER DETENTION CAPACITY THEREOF.

EASEMENT FOR STORM SEWER

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS PLAT FOR ANY PURPOSE NOT INCONSISTENT WITH THE USE THEREOF BY THE VILLAGE, PROVIDED, HOWEVER, THAT THE VILLAGE OF THE PROPERTY HEREBY GRANTED, PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR STORM SEWER" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE.

PUBLIC UTILITY & DRAINAGE EASEMENT

PERMANENT AND PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS SUBDIVISION PLAT FOR THE FOLLOWING PURPOSES:

1) PUBLIC UTILITIES:
TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS PLAT. THE AREAS DESIGNATED PUBLIC UTILITY AND DRAINAGE EASEMENT AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED A PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE, AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

2) OVERLAND STORM WATER DRAINAGE:
NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE AREAS DESIGNATED PUBLIC UTILITY AND DRAINAGE EASEMENT ON THIS PLAT OF SUBDIVISION AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXIST WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT. THE OWNER OF EACH LOT WITH A PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH A PUBLIC UTILITY AND DRAINAGE EASEMENT SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUND AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE OF SAID EASEMENTS AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR ILLINOIS GAS COMPANY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR"), TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO PERMANENT BUILDINGS SHALL BE PLACED ON THE SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. NICOR IS NOT OBLIGATED TO REPLACE OR REPAIR ANY LANDSCAPING (INCLUDING TREES, SHRUBS, FLOWERS OR ORNAMENTAL COVERINGS OF THE GROUND) OR ANY OTHER IMPROVEMENTS (INCLUDING, BUT NOT LIMITED TO, CONCRETE PAVEMENT, ASPHALT PAVEMENT, DRIVEWAYS, CURBS, SIDEWALKS, PATIOS, DECKS, BUILDINGS, STRUCTURES, FENCES, SEPTIC SYSTEMS OR UNDERGROUND UTILITIES) WITHIN THE EASEMENT AREA THAT MAY BE DAMAGED OR DISTURBED DURING THE EXERCISE OF THE RIGHTS GRANTED HEREIN. NICOR SHALL HAVE THE RIGHT TO CUT AND REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(C) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(C)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

AMERITECH OHIO
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

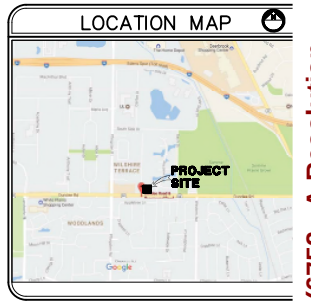
NICOR GAS
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

WOW! OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__
TITLE: _____

P.I.N.
04-04-303-030
04-04-303-031

LOCATION MAP



I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAT WHICH MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

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

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE PRESIDENT

_____
ATTEST: VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

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

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

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

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____ A.D., 20__.

_____
VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE

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

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, ILLINOIS ON THIS ____ DAY OF _____ A.D., 20__.

_____
CHAIRMAN

OWNER'S CERTIFICATE

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

DRE REALTY INVESTMENTS LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS AS INDICATED THEREON TO THE PUBLIC USE, AND ESTABLISHES ALL OTHER EASEMENTS SHOWN THEREON.

DATED THIS _____ DAY OF _____ A.D., 20__.

BY: _____
ITS: MANAGER

NOTARY PUBLIC CERTIFICATE

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

I, _____ A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D., 20__.

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

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

NAME: _____ NAME: _____
DATE: _____ FIRM: _____
DATE: _____

(SEAL)

SURVEYOR CERTIFICATE

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

THIS IS TO CERTIFY THAT I, KEVIN C. LEWIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3681, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17031C0088J EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20__.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3681
LICENSE EXPIRES NOVEMBER 30, 2022

IC CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
FIRM NO. 184-001330

FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION

PROJECT 1615

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G:\IC\1615A\Survey\1615SA800.dwg

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution

EXHIBIT C

RESERVED

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT D

FINAL ENGINEERING PLAN

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

5 LOT SUBDIVISION
2600 DUNDEE ROAD
NORTHBROOK, ILLINOIS
2023

LEGEND

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
W W	WATER MAIN	W W
G G	GAS MAIN	
T T	TELEPHONE LINE (BURIED)	
OHE OHE	OVERHEAD ELECTRIC,	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	UTILITY MANHOLE	
	HANDHOLE	
	TELEPHONE/UTILITY PEDESTAL	
	STORM INLET	
	UTILITY POLE	
	B.BOX	
	FIRE HYDRANT	
	STREET LIGHT	
	SITE LIGHT	
	EDGE OF PAVEMENT	
	CURB & GUTTER	
	DRAINAGE FLOW	
	EMERGENCY OVERLAND FLOW ROUTE	
X 691.18	SPOT GRADE	+ 641.8
	TOP OF CURB ELEVATION	+ T/C=642.5
	TOP OF PAVEMENT ELEVATION	+ 642.0
	TOP OF FOUNDATION ELEVATION	F/F=642.1
	STAKED SILT FENCE	
	TREE PROTECTION FENCE	X X
	CONSTRUCTION FENCE	O O

THE CONTRACTOR MUST CALL J.U.L.I.E FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO DIGGING.

THE CONTRACTOR IS TO SCHEDULE ALL INSPECTIONS THROUGH THE PERMIT COORDINATORS AT 847-664-4050 AT LEAST 48 HOURS IN ADVANCE FOR ALL PROPOSED STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES, LAWN GRADING WORK AND THE DRIVEWAY/PATIO INSTALLATION.

DETENTION VOLUME CALCULATIONS SHALL BE SUBMITTED TO, CONFIRMED, AND APPROVED BY THE VILLAGE'S ENGINEERING DEPARTMENT BEFORE POURING FOUNDATIONS OR ANY PAVED SURFACES ARE INSTALLED. "AS-BUILT" PLANS SHALL BE SUBMITTED TO THE VILLAGE'S ENGINEERING DEPARTMENT IMMEDIATELY FOLLOWING THE COMPLETION OF THE PROJECT. THE "AS-BUILT" PLANS SHALL BE PREPARED BY AN ILLINOIS REGISTERED SURVEYOR AND CIVIL ENGINEER.

LOCATION MAP

SECTION 20, TOWNSHIP 42 N, RANGE 12 E

PERMITS	NUMBERS
MWRD - SANITARY SEWER	TBD
NPDES	TBD
IDOT	TBD
NCCSWCD	TBD

NOTE:
EXISTING WATER, SANITARY SEWER AND STORM SEWER INFORMATION IS BASED ON RECORDS PROVIDED BY THE MUNICIPALITY AND SURVEY DATA DETERMINED BY IG CONSULTING, INC. CONTRACTOR MUST VERIFY LOCATIONS, DEPTHS, MATERIALS AND POTENTIAL CONFLICTS PRIOR TO BIDDING AND CONSTRUCTING THE PROPOSED IMPROVEMENTS. SUCH VERIFICATION SHALL ALSO INCLUDE FACILITIES OWNED AND OPERATED BY VARIOUS UTILITY COMPANIES. ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OR EXISTENCE OF PLAN INFORMATION PROVIDED BY OTHERS.

ENGINEER: KEVIN C. LEWIS — DATE: 01/30/23

KEVIN C. LEWIS 062-055368 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ILLINOIS REGISTRATION NO. 062-055368 EXPIRATION DATE: 11-30-23

THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES, OR THE PUBLIC R.O.W. WITH RESPECT TO STORM WATER DRAINAGE.

INDEX

1 - COVER SHEET
2 - SITE EXISTING CONDITIONS & REMOVAL PLAN
3 - GEOMETRIC PLAN
4 - GRADING PLAN
5 - CROSS SECTIONS
6 - SOIL EROSION & SEDIMENT CONTROL PLAN
7 - UTILITY PLAN
8 - TREE PRESERVATION
9 - PROJECT NOTES AND SPECIFICATIONS
10-16 - CONSTRUCTION STANDARDS
17 - IMPERVIOUS TABLE
18 - TRIBUTARY AREA EXHIBIT

THE OWNER MUST FURNISH THE NORTHBROOK ENGINEERING DEPARTMENT WITH AN AS-BUILT SITE PLAN CERTIFIED FROM THE ORIGINAL PLAN PREPARER STATING THAT THE FINISHED LOT GRADES, DRAINAGE PATTERNS, UTILITIES, AND IMPERVIOUS COVERAGE CALCULATIONS CONFORM TO THE APPROVED SITE PLAN PRIOR TO THE ISSUANCE OF THE TEMPORARY OCCUPANCY PERMIT AND RELEASE OF THE ENGINEERING DEPARTMENT ESCROW.

CONTRACTOR WILL NOT BEGIN WORK WITHIN STATE R.O.W. UNTIL A PERMIT IS RECEIVED.

SITE BENCHMARK:
CUT CROSS IN CONCRETE WALK AT THE SOUTHWEST CORNER OF THE PROPERTY.
ELEVATION = 660.79 NAVD 88 DATUM (GEOID12B)

ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL AMENDMENTS THERETO AS ADOPTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.).

STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST ISSUE, AND THE VILLAGE OF NORTHBROOK SUBDIVISION AND ENGINEERING GUIDE, INCLUDING THE LATEST CONSTRUCTION DETAILS, WHICHEVER IS MORE STRINGENT.

CONSTRUCTION OVERSIGHT OF ALL SITE WORK (WATER SERVICES, STORM SEWER, SANITARY SERVICES, CURB/GUTTER REPLACEMENT FOR DRIVEWAYS, SIDE WALK, ETC.) SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER OR A PERSON UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER. REPORTS SHALL BE PROVIDED TO THE VILLAGE ENGINEER OR HIS REPRESENTATIVE. REFER TO THE SUBDIVISION AND DEVELOPMENT AGREEMENT FOR ADDITIONAL INFORMATION.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/05/22	PER VILLAGE REVIEW	A.W.
01/30/23	PER VILLAGE REVIEW	A.W.

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
SUITE 1000 - 1128 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 FAX (847) 215-1177

DESIGN: J.K. DRAFTING: A.W.

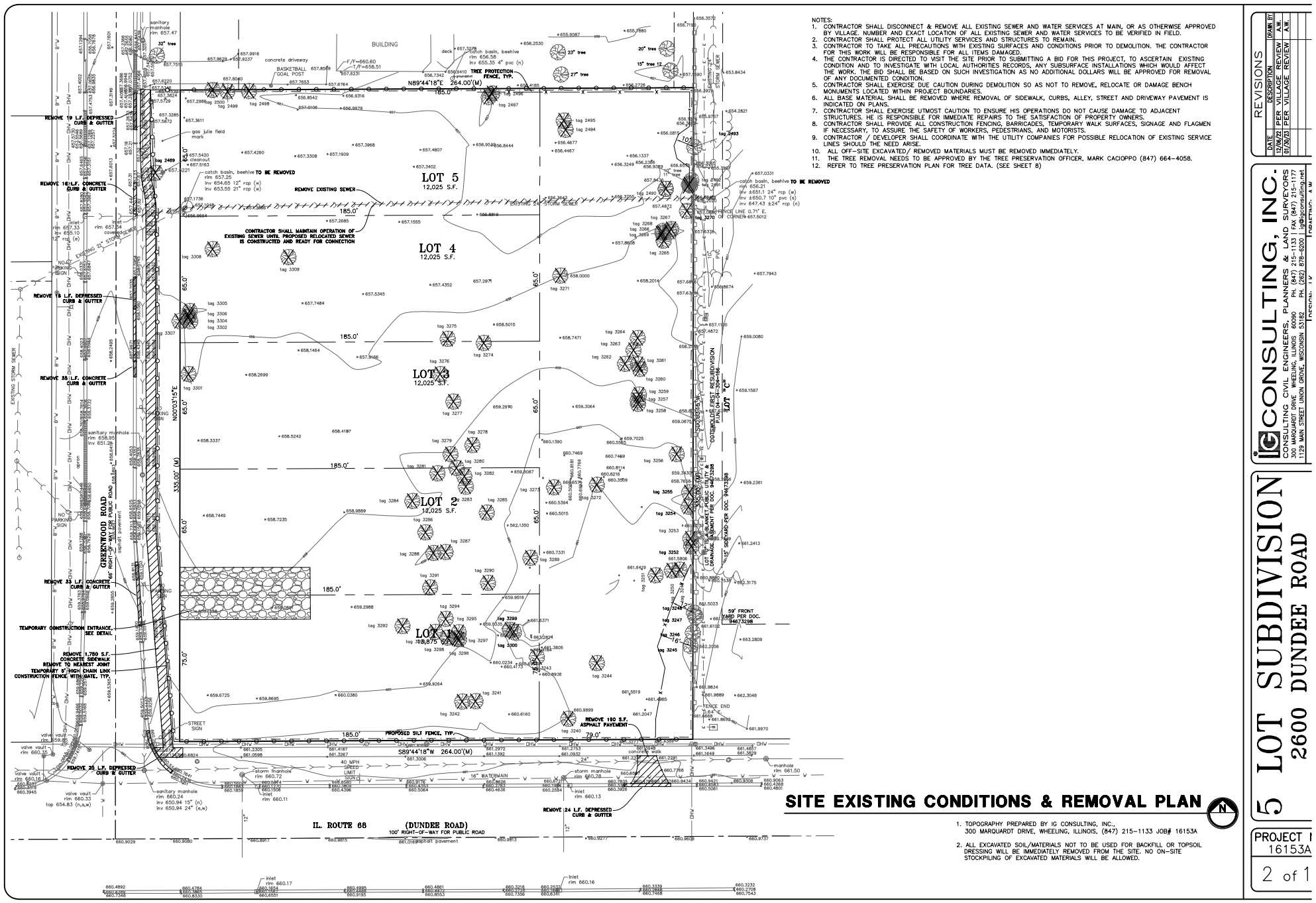
COVER SHEET

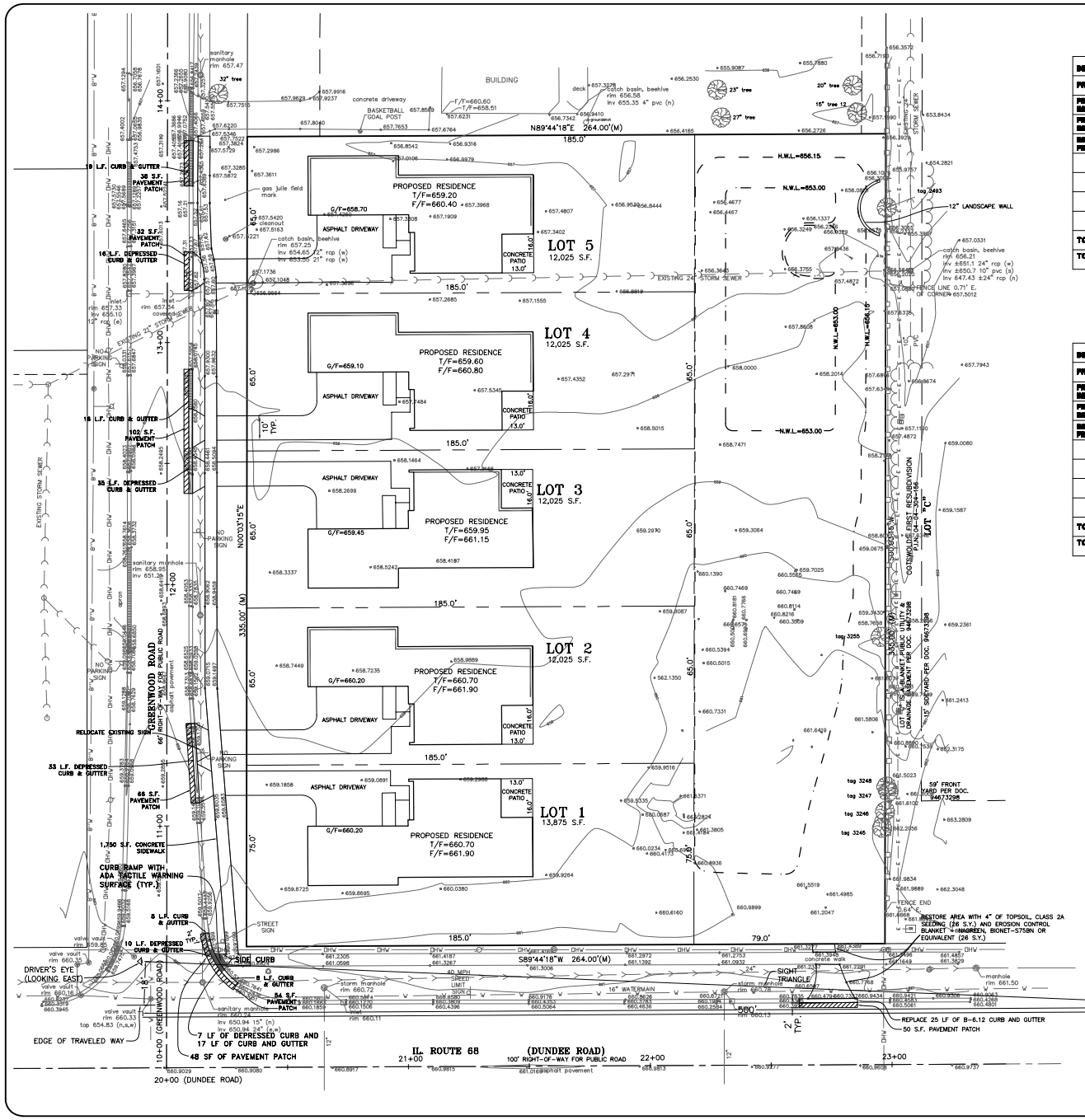
5 LOT SUBDIVISION
2600 DUNDEE ROAD
NORTHBROOK, ILLINOIS

PROJECT No 16153A

1 of 18

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution


LOT 5
12,025 S.F.
LOT 4
12,025 S.F.
LOT 3
12,025 S.F.
LOT 2
12,025 S.F.
LOT 1
12,875 S.F.
GREENWOOD ROAD
66' RIGHT-OF-WAY FOR PUBLIC ROAD
IL. ROUTE 68 (DUNDEE ROAD)
100' RIGHT-OF-WAY FOR PUBLIC ROAD
BUILDING
BASKETBALL GOAL POST
TREE PROTECTION FENCE, TYP.
N89°44'18"E 264.00'(M)
S89°44'18"W 264.00'(M)
185.0'
65.0'
75.0'
335.00'(M)
N00°03'15"E
REMOVE EXISTING SEWER
CONTRACTOR SHALL MAINTAIN OPERATION OF EXISTING SEWER UNTIL PROPOSED RELOCATED SEWER IS CONSTRUCTED AND READY FOR CONNECTION
REMOVE 19 L.F. DEPRESSED CURB & GUTTER
REMOVE 16 L.F. CONCRETE CURB & GUTTER
REMOVE 16 L.F. DEPRESSED CURB & GUTTER
REMOVE 55 L.F. CONCRETE CURB & GUTTER
REMOVE 33 L.F. CONCRETE CURB & GUTTER
TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL
REMOVE 1,780 S.F. CONCRETE SIDEWALK
REMOVE TO NEAREST JOINT
TEMPORARY 6' HIGH CHAIN LINK CONSTRUCTION FENCE WITH GATE, TYP.
REMOVE 25 L.F. DEPRESSED CURB & GUTTER
REMOVE 190 S.F. ASPHALT PAVEMENT
REMOVE 24 L.F. DEPRESSED CURB & GUTTER
PROPOSED SILT FENCE, TYP.
CONSUMERS LAKE ESTATES SUBDIVISION PLAT OF SURVEY 94-304-186
LOT "C"
59' FRONT YARD PER DOC. 94073298
15' SIDEYARD PER DOC. 94073298
16' WATERMAIN
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING 24" STORM SEWER
EXISTING 8" SANITARY SEWER
EXISTING 12" WATERMAIN
EXISTING 8" WATERMAIN
EXISTING 6" WATERMAIN
EXISTING 4" GAS MAIN
EXISTING 6" GAS MAIN
EXISTING 8" GAS MAIN
EXISTING 12" GAS MAIN
EXISTING 16" GAS MAIN
EXISTING 20" GAS MAIN
EXISTING 24" GAS MAIN
EXISTING 30" GAS MAIN
EXISTING 36" GAS MAIN
EXISTING 42" GAS MAIN
EXISTING 48" GAS MAIN
EXISTING 54" GAS MAIN
EXISTING 60" GAS MAIN
EXISTING 66" GAS MAIN
EXISTING 72" GAS MAIN
EXISTING 78" GAS MAIN
EXISTING



IMPERVIOUS COVERAGE CALCULATIONS (LOT 1)
LOT AREA = 13,875 S.F.

DESCRIPTION	EXISTING	PROPOSED
FRONT YARD AREA	N/A	1,575 S.F.
FRONT YARD DRIVEWAY IMPERVIOUS AREA	N/A	280 S.F.
FRONT YARD DRIVEWAY IMPERVIOUS COVERAGE	0.0%	12.7%
IMPERVIOUS AREA OTHER THAN FRONT YARD DRIVEWAY	0 S.F.	3,866 S.F.
HOUSE	0 S.F.	2,846 S.F.
DRIVEWAY	0 S.F.	704 S.F.
WALK/STOOP/PATIO/PORCH/SHED	0 S.F.	316 S.F.
TOTAL IMPERVIOUS AREA	0 S.F.	4,119 S.F.
TOTAL IMPERVIOUS AREA COVERAGE	0.0%	29.6%

IMPERVIOUS COVERAGE CALCULATIONS (LOTS 2-5)
LOT AREA = 12,025 S.F.

DESCRIPTION	EXISTING	PROPOSED
FRONT YARD AREA	N/A	1,035 S.F.
FRONT YARD DRIVEWAY IMPERVIOUS AREA	N/A	280 S.F.
FRONT YARD DRIVEWAY IMPERVIOUS COVERAGE	0.0%	13.4%
IMPERVIOUS AREA OTHER THAN FRONT YARD DRIVEWAY	0 S.F.	3,866 S.F.
HOUSE	0 S.F.	2,846 S.F.
DRIVEWAY	0 S.F.	580 S.F.
WALK/STOOP/PATIO/PORCH/SHED	0 S.F.	316 S.F.
TOTAL IMPERVIOUS AREA	0 S.F.	4,389 S.F.
TOTAL IMPERVIOUS AREA COVERAGE	0.0%	36.5%

GEOMETRIC PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A
2. EXISTING ROADWAY PAVEMENT SHALL BE RESTORED AS FOLLOWS: BITUMINOUS PAVEMENT: 2" BITUMINOUS SURFACE COURSE AND 8" B.A.M. CONCRETE PAVEMENT: 7" PCC CLASS "SI" WITH #6 DOWEL BARS INTO THE ADJACENT PAVEMENT AT 30" O.C.
3. PROPOSED SIDE YARD SETBACKS (ZONING R-5) SHALL BE THE GREATER OF 6' ON EACH SIDE OR 20% OF THE LOT WIDTH
4. ANY DAMAGED PORTIONS OF PUBLIC SIDEWALK ARE TO BE REPLACED WITH 5" PCC CLASS "SI" OVER A 3" CA-6 BASE.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/6/22	PER VILLAGE REVIEW	A.W.
01/30/23	PER VILLAGE REVIEW	A.W.

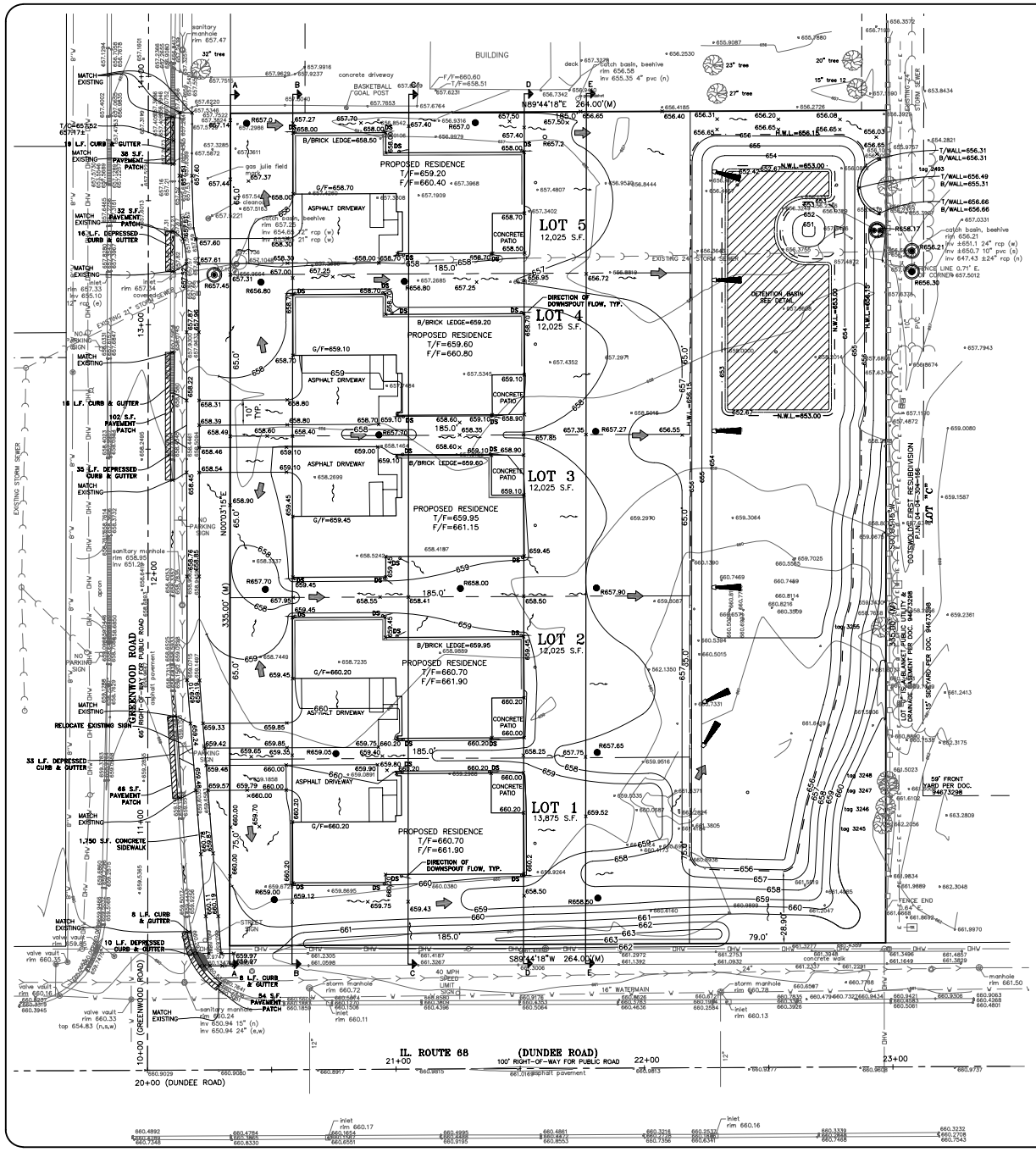
IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

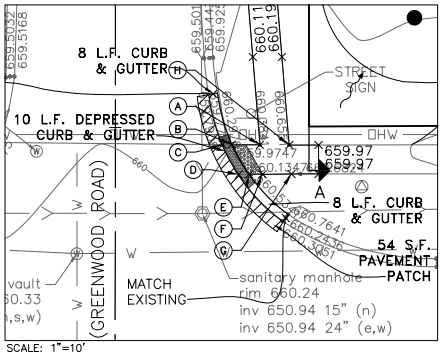
5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT NO. 16153A

3 of 1

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution





SCALE: 1"=10'

LETTER	STATION	OFFSET	ELEVATION
A	20+24.9	46.9'	659.89
B	20+20.1	47.0	659.83
C	20+18.6	47.0	659.83
D	20+21.3	41.9	659.95
E	20+23.0	41.9	659.94
F	20+25.3	41.9	659.97
G	20+30.3	41.9	660.06
H	20+29.9	46.9'	659.97

DETENTION BASIN R.O.W.
SETBACK CALCULATION

H.W.L.=656.15

N.W.L.=653.00'

L_{MIN}=10.0' + $(1\frac{1}{2})$*D_{BASIN}

D_{BASIN}=656.15'−653.00'=3.15'

L_{MIN}=10.0' + $(1\frac{1}{2})$(3.15)=14.73'

$L_{SETBACK}$=28.90'>14.73'

GRADING PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215−1133 JOB# 16153A
2. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC R.O.W. WILL BE RESTORED WITH 6" PULVERIZED TOPSOIL & SOD AND WATERED TO MAINTAIN GROWTH.
3. ALL RESTORATION WORK MUST BE FINISHED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING.

REVISIONS			
DESCRIPTION	DRAWN BY		
DATE			
12/6/22	FER	VILLAGE REVIEW	A.W.
01/30/23	FER	VILLAGE REVIEW	A.W.

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
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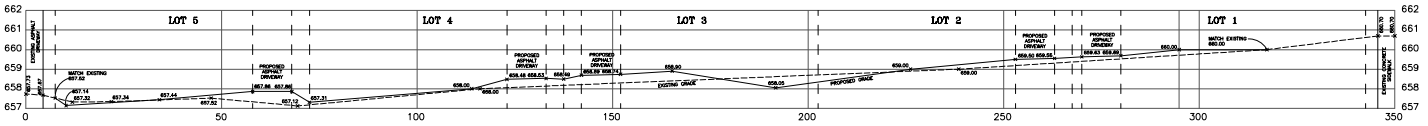
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 Ph. (262) 878−6200 igc@igconsulting.net

5 LOT SUBDIVISION
2600 DUNDEE ROAD

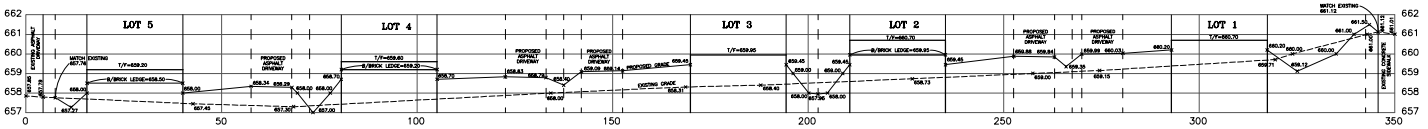
PROJECT I
16153A

4 of 1

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution



SECTION A–A



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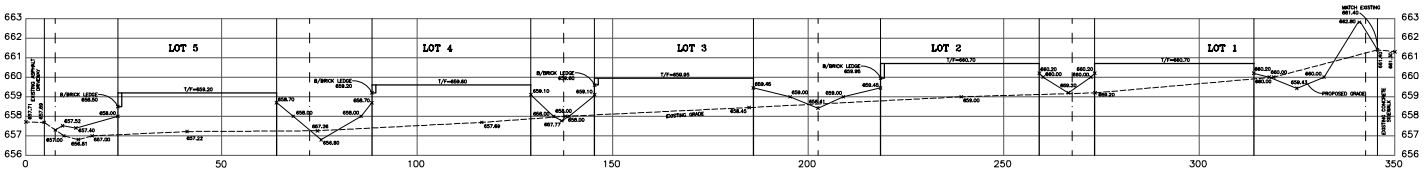

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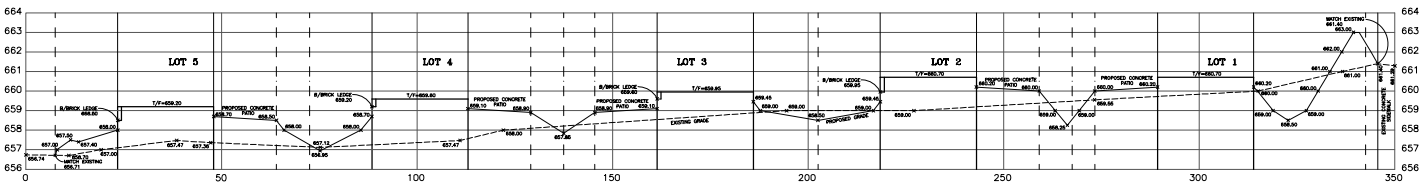

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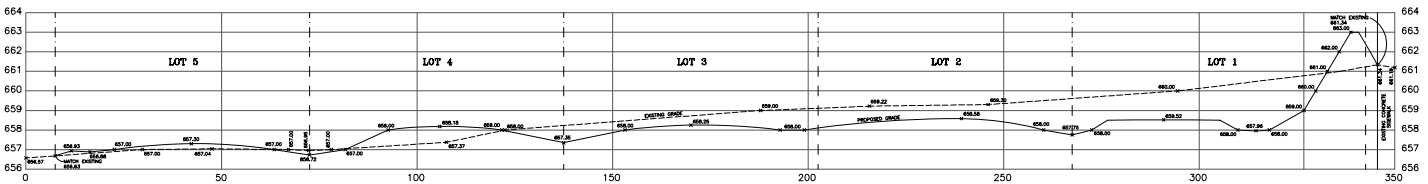

SECTION E–E

REVISIONS			
DATE	DESCRIPTION		DRAWN BY
01/30/23	PER VILLAGE REVIEW		A.W.

IGCONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I
16153A

5 of 1

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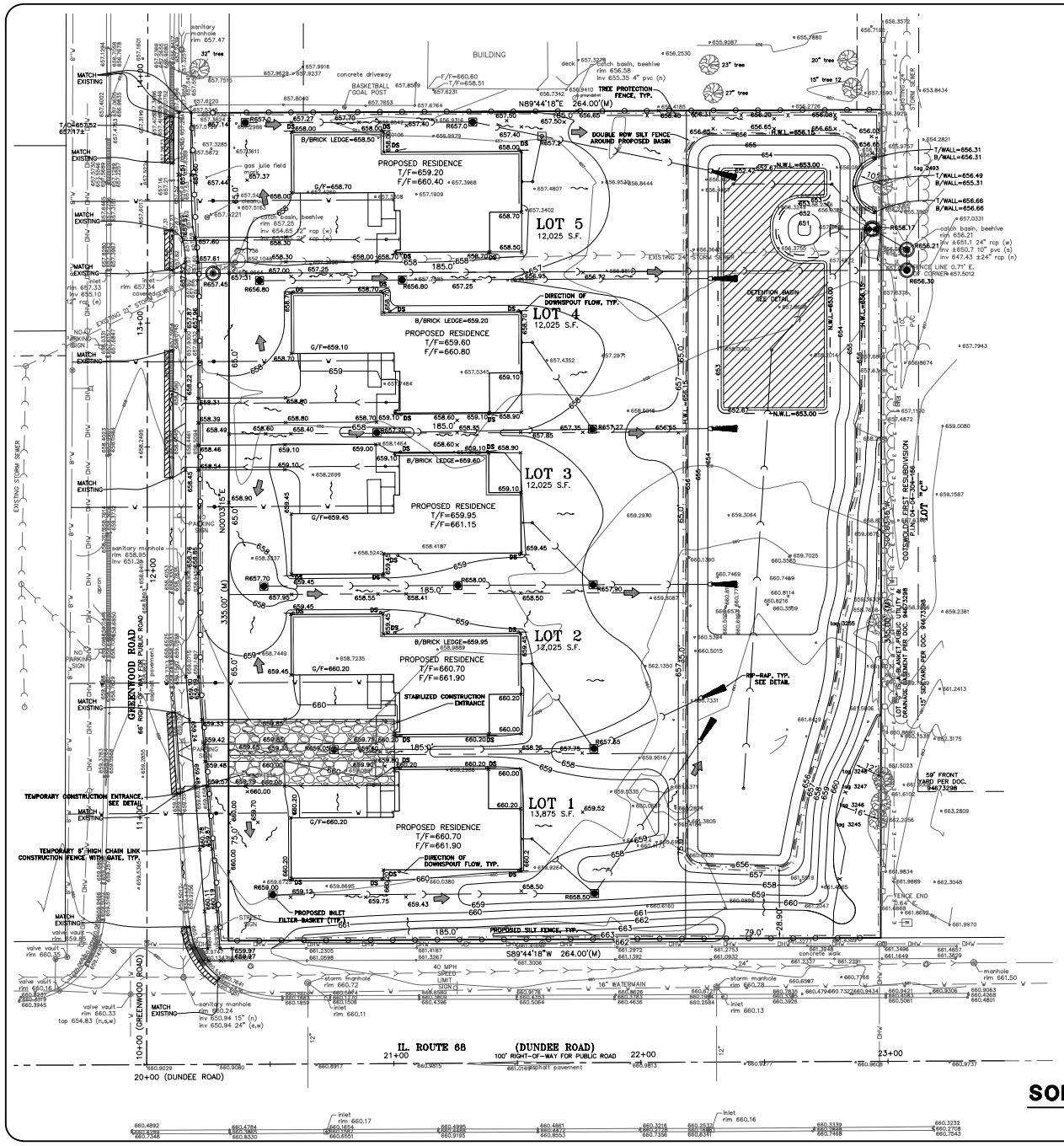

SOIL EROSION AND SEDIMENT CONTROL MEASURES:

A. Schedule of Storm Water Facilities and Erosion Control Construction

1. Install stabilized construction entrance.
2. Place silt fencing as indicated on drawing.
3. Strip topsoil, remove from site.
4. Rough grading of site.
5. Construction of storm sewer system including removal and replacement of existing 24" sewer. Existing 24" sewer shall remain active during construction of proposed 24" sewer until proposed 24" sewer is constructed and ready for final connection.
6. Construction of detention and volume control.
7. Placement of all inlet protection filters at all storm sewer structures.
8. Establish permanent vegetation.
9. Removal of temporary filter baskets from storm structures in paved areas, after construction operations are completed and permanent vegetation is established.
10. Removal of silt fences from limits of construction and removal of inlet protection barrier fence from structures after permanent vegetation has been established.
11. Ongoing periodic maintenance of storm water facilities, after construction is completed, shall be the responsibility of the owner.

B. Maintenance of Erosion and Sedimentation Control Measures

Erosion and sedimentation control measures shall be the responsibility of the General Contractor and shall be continually maintained as follows:

1. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
2. Daily inspection, weekly and rain event NPDES inspections including needed maintenance shall be provided by the general contractor. This includes maintenance and cleaning, when needed, of the detentoin vault, once the vault is installed.
3. Temporary cover shall be continuously maintained until permanent cover is established. (Landscaping/sod is considered temporary until it is capable of surviving severe weather conditions.)
4. Inlets and drainageways shall be inspected and cleaned periodically and before maintenance responsibility expires.

C. Erosion and Sediment Controls

2.1.1 Stabilization Practices

Stabilization practices included temporary seeding, permanent seeding, sodding, temporary perimeter erosion fence, temporary inlet protection and construction entrance. A description of each is provided below.

a. Temporary Seeding – General grass seed will be applied to the topsoil stockpile if it will remain dormant for extended periods.

b. Permanent Seeding – General grass seed will be applied to the proposed detention ponds from NWL and above and landscape area.

c. Sodding – Sod will be applied to parkways and front yards on all lots.

d. Temporary Perimeter Erosion Fence and Construction Fence – Silt filter fence and construction fence will be placed in such a manner as to intercept waterborne silt and prevent is from leaving the site.

e. Temporary Inlet Protection – Temporary filter baskets in pavement and fabric fence in grass areas will be utilized in order to reduce the amount of silt entering the storm sewer during construction.

f. Stone Riprap – Stone riprap with filter fabric will be used as protection at the inlet to the flared end section in order to slow and cleanse the storm water of waterborne silt.

g. Construction Entrance – A 25' wide by 75' long construction entrance will be installed in order to provide an area where mud can be removed from vehicle tires before they enter a public road.

Stabilization measures (seeding and sodding), shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity if that portion of the site has temporarily or permanently ceased on all disturbed portions of the site where construction activity will not occur for a period of 21 or more calendar days.

Where the initiation of stabilization measures (seeding and sodding) is precluded by snow cover at the 14th day after construction activity temporarily or permanently ceases, stabilization measures shall be initiated as soon as practicable thereafter.

Northbrook Sediment and Erosion Control Requirements

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Should these 9 points above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied.

LEGEND

- SILT FENCE
- TEMPORARY FILTER BASKET
- TREE PROTECTION FENCING
- STABILIZED CONSTRUCTION ENTRANCE

SOIL EROSION & SEDIMENT CONTROL PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/6/22	PER VILLAGE REVIEW	A.W.
01/30/23	PER VILLAGE REVIEW	A.W.

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
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5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I 16153A

6 of 1

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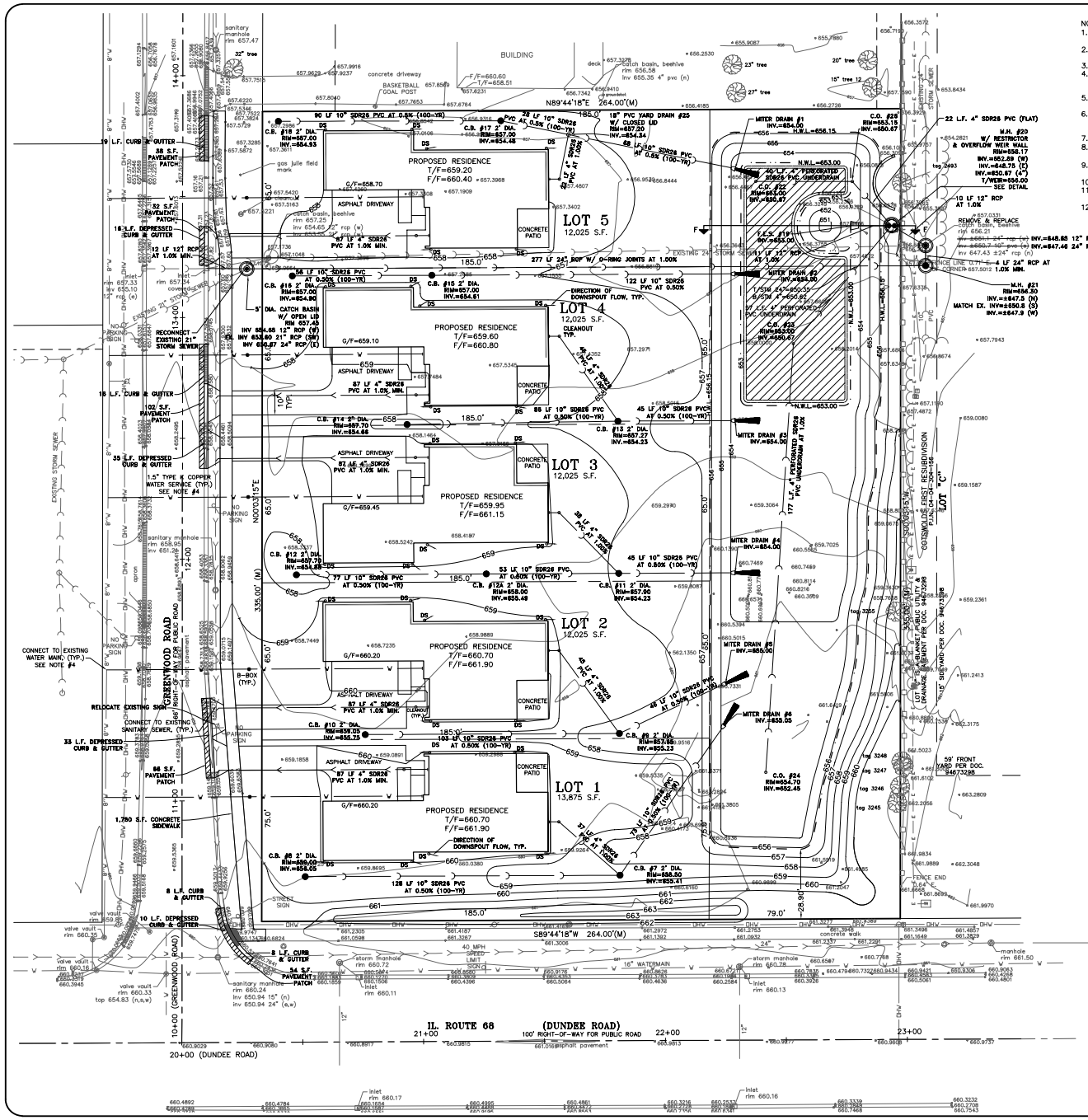

NOTES:
1. NO ENCROACHMENTS OF ANY KIND (PATIO, DECK, ETC.) WILL BE ALLOWED TO EXTEND INTO THE STORM WATER DETENTION AND STORM SEWER EASEMENT.
2. SUMP PUMP DISCHARGES SHALL DRAIN TO THE NEAREST STORM SEWER. DOWNSPOUTS SHALL DISCHARGE 5' FROM THE HOUSE.
3. EXISTING WATER TAPS SHALL BE REMOVED FROM THE MAIN AND REPAIRED WITH A SLEEVE.
4. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE ON-SITE STORM SEWER SYSTEM, DETENTION BASIN, AND ALL LANDSCAPING WITHIN DETENTION BASIN AND PROPERTY SCREENING PER APPROVED PLAT OF SUBDIVISION
5. WHERE NECESSARY, SANITARY SEWER SERVICE SHALL BE DUCTILE IRON PIPE, A MINIMUM LENGTH OF 10 FEET OR TO EXTEND BEYOND OVERDIG BY 5 FEET WHICHEVER IS GREATER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND INSPECTING THE DETENTION BASIN FOR SILT AND DEBRIS DURING CONSTRUCTION. SILT COLLECTED IN THE BASIN, DURING CONSTRUCTION, SHALL BE REMOVED AND RESPREAD ON SITE.
7. OVERDIG OF DETENTION BASINS SHALL BE LIMITED TO 2 FEET.
8. ALL OPEN TRENCHES WITHIN 2 FEET OF A PAVED SURFACE (I.E. ROADWAY, CURB AND GUTTER, SIDEWALK AND DRIVEWAY) WILL REQUIRE TRENCH BACKFILL
9. ALL UTILITIES UNDER PAVED SURFACES OR WITHIN 2' OF A PAVED SURFACE MUST HAVE TRENCH BACKFILL (PAVED SURFACES INCLUDE SIDEWALKS AND DRIVEWAYS).
10. FOUNDATIONS SHALL BE WATERPROOFED TO AVOID GROUNDWATER ISSUES.
11. AN IMPERMEABLE CLAY BARRIER OR VIRGIN MATERIAL SHALL BE KEPT BETWEEN FOUNDATIONS AND STORMWATER DETENTION SYSTEMS.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS TO PROTECT THE PROPOSED 24" STORM SEWER DURING CONSTRUCTION OF FOUNDATIONS AND ALL BUILDING CONSTRUCTION.

UTILITY PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A
2. ALL DOWNSPOUTS SHALL SPLASH ON GRADE TO THE FRONT AND REAR OF THE RESIDENCES ONLY AND NOT EXTEND MORE THAN 5' BEYOND THE BUILDING STRUCTURE.
3. PROPOSED SANITARY SEWER SERVICES SHALL CONFORM TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. PROPOSED CONNECTIONS TO EXISTING MAIN SHALL BE MADE WITH A SEWER TAP MACHINE WITH HUB-TEE AND STAINLESS STEEL SADDLE.
4. PROPOSED WATER SERVICES SHALL BE DIRECTIONALLY BORED UNDER GREENWOOD ROAD. NO OPEN EXCAVATION OF GREENWOOD ROAD IS ALLOWED.

REVISIONS		
DESCRIPTION	DRAWN BY	
DATE		
12/6/22	FER	VILLAGE REVIEW
01/20/23	FER	VILLAGE REVIEW

IG CONSULTING, INC.
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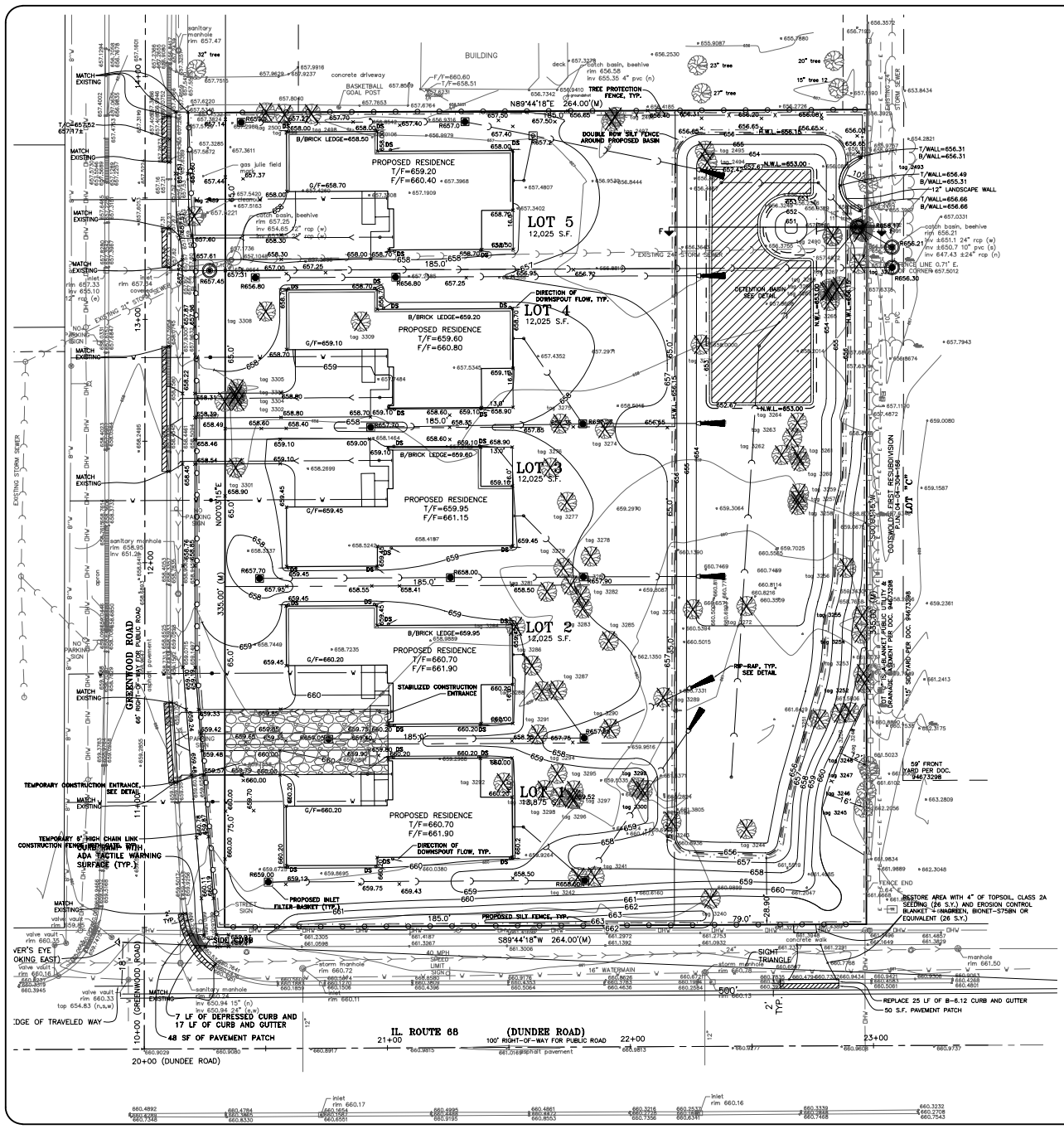
5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT NO. 16153A

7 of 1

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution


LOT 5
12,025 S.F.
LOT 4
12,025 S.F.
LOT 3
12,025 S.F.
LOT 2
12,025 S.F.
LOT 1
8,875 S.F.
PROPOSED RESIDENCE
T/F=659.20
F/F=660.40
PROPOSED RESIDENCE
T/F=659.60
F/F=660.80
PROPOSED RESIDENCE
T/F=659.95
F/F=661.15
PROPOSED RESIDENCE
T/F=660.70
F/F=661.90
PROPOSED RESIDENCE
T/F=660.70
F/F=661.90
GREENWOOD ROAD
66' RIGHT-OF-WAY FOR PUBLIC ROAD
(DUNDEE ROAD)
100' RIGHT-OF-WAY FOR PUBLIC ROAD
IL. ROUTE 68
20+00 (DUNDEE ROAD)
21+00
22+00
23+00
TREE PROTECTION FENCE, TYP.
DOUBLE ROW SILT FENCE AROUND PROPOSED BASIN
DIRECTION OF DOWNSPOUT FLOW, TYP.
STABILIZED CONSTRUCTION ENTRANCE
PROPOSED INLET FILTER BASKET (TYP.)
PROPOSED SILT FENCE, TYP.
TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL
TEMPORARY 6' HIGH CHAIN LINK CONSTRUCTION FENCE WITH ADA TACTILE WARNING SURFACE (TYP.)
DETENTION BASIN SEE DETAIL
RIP-RAP, TYP. SEE DETAIL
7 LF OF DEPRESSED CURB AND 17 LF OF CURB AND GUTTER
48 SF OF PAVEMENT PATCH
REPLACE 25 LF OF B-6.12 CURB AND GUTTER
50 S.F. PAVEMENT PATCH
RESTORE AREA WITH 4" OF TOPSOIL, CLASS 2A SEEDING (26 S.Y.) AND EROSION CONTROL BLANKET "GREEN, BIONET-S75BN OR EQUIVALENT (26 S.Y.)
SIGHT TRIANGLE
EXISTING STORM SEWER
EXISTING 24" STORM SEWER
EXISTING 21" STORM SEWER
16" WATERMAIN
S89°44'18"W 264.00'(M)
N89°44'18"E 264.00'(M)
S89°44'18"W 335.00'(M)
BUILDING
concrete driveway
BASKETBALL GOAL POST
gas julie field
MATCH EXISTING
PARKING SIGN
STREET SIGN
SIDE SLOPE
EDGE OF TRAVELED WAY
FENCE END
CONCRETE WALK
SPEED LIMIT 30 MPH
B/BRICK LEDGE=658.50
B/BRICK LEDGE=659.20
B/BRICK LEDGE=659.60
B/BRICK LEDGE=659.95
T/WALL=656.31
B/WALL=656.31
T/WALL=656.49
B/WALL=655.31
12" LANDSCAPE WALL
T/WALL=656.66
B/WALL=656.66
N.W.L.=655.15
N.W.L.=653.00
N.W.L.=653.00
N.W.L.=653.00
12" PVC
15" PVC
18" PVC
24" PVC
36" PVC
48" PVC
59' FRONT YARD PER DOC. 94073298
15' SHED/YARD PER DOC. 94073298
20' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. 94073298
SOUTHWEST CORNER OF PARCEL DESCRIBED IN PLAT OF SURVEY "C"
SOUTHEAST CORNER OF PARCEL DESCRIBED IN PLAT OF SURVEY "C"
NORTHEAST CORNER OF PARCEL DESCRIBED IN PLAT OF SURVEY "C"
NORTHWEST CORNER OF PARCEL DESCRIBED IN PLAT OF SURVEY "C"
TREE #652
TREE #651
TREE #654
TREE #653
TREE #655
TREE #656
TREE #657
TREE #658
TREE #659
TREE #660
TREE #661
TREE #662
TREE #663
TREE #664
TREE #665
TREE #666
TREE #667
TREE #668
TREE #669
TREE #670
TREE #671
TREE #672
TREE #673
TREE #674
TREE

GENERAL

1. CONFLICTS BETWEEN COMPONENTS, PARTS OR SPECIFICATIONS IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART WHICH FOLLOWS BELOW SHALL APPLY TO THE EXCLUSION OF THE COMPONENT PART WHICH FOLLOWS IT, NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE AS THE FOLLOWING:
   1. VILLAGE OF NORTHBROOK STANDARD DETAILS
   2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
   3. THE PLANS
   4. ADDENDUM TO SPECIFICATIONS
   5. SPECIAL PROVISIONS
2. CONTRACT DOCUMENTS AS REFERRED TO HEREIN INCLUDE THE CONSTRUCTION CONTRACT, THE PLANS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND ANY OTHER DOCUMENTS MADE PART OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR. FOR PURPOSES OF JURISDICTIONAL CLARIFICATION, THE TERM "ENGINEER," FOUND HEREIN, SHALL APPLY TO THE VILLAGE ENGINEER WHEN USED IN CONJUNCTION WITH WATER MAIN AND SANITARY SEWER ITEMS AND FOR ALL OTHER CONSTRUCTION RELATED ITEMS AND TO CONSULTING ENGINEER, INC. FOR ALL DESIGN RELATED ITEMS.
3. UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREIN SHALL COMPLY WITH THE FOLLOWING:
   A. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL AMENDMENTS THERETO AS ADOPTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.).
   B. STORM SEWER, SANITARY SEWER, AND MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (STANDARD SPECIFICATIONS), LATEST EDITION.
   C. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS, AS PUBLISHED BY THE G.L.A., LATEST EDITION.
   D. THE SUBDIVISION AND OTHER PERTINENT CODES AND STANDARDS OF THE **VILLAGE OF NORTHBROOK "STANDARDS and SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS", WHERE APPLICABLE.**
   E. THE NATIONAL ELECTRIC CODE, LATEST EDITION AND NEMA.
   F. THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS, AS PUBLISHED BY I.D.O.T., LATEST EDITION.
4A. ALL PLAING AND UNDERGROUND CONTRACTORS MUST BE LICENSED AND BONDED WITH THE VILLAGE AND THAT ALL UTILITIES (STORM, WATER & SANITARY) SHALL BE STAKED BY A LICENSED SURVEYOR OR ENGINEER.
4B. THE FOREGOING STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND NON-CONFORMING PROVISIONS, AND/OR SPECIAL PROVISIONS AND AMENDMENT THERETO, SHALL BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OF WORK NECESSARY TO COMPLY WITH THE MAIN WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
5. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL CONTACT J.U.L.I.E. AT LEAST 48 HOURS, BUT NOT MORE THAN 72 HOURS, PRIOR TO CONSTRUCTION TO DETERMINE WHAT IS SHOWN ON THE CONSTRUCTION PLANS. HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONTRACTOR AND THE ENGINEER AS TO SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AT LEAST THREE (3) DAYS PRIOR TO PROCEEDING WITH PART OF THE WORK INVOLVED IN THE DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE PLANS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND BINDING.
6. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE OF PERFORMING PROGRAMS, OR OTHER SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFETY DEVICES, SIGNS AND TRAFFIC CONTROL AND PROTECTION DEVICES IN ACCORDANCE WITH SECTION 800 OF THE I.D.O.T. STANDARD SPECIFICATIONS. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN OBSERVATIONS AND OTHER OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT LOCATION OF THE PROPOSED WORK.
7. NOTIFICATION OF COMMENCING CONSTRUCTION:
   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123 SUFFICIENTLY IN ADVANCE OF COMMENCING WORK.
   B. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL NECESSARY TESTING AGENCIES SUFFICIENTLY IN ADVANCE OF COMMENCING WORK.
8. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTIVE IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
9. BEFORE ACCEPTANCE BY THE OWNER OF THE FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
10. UPON AWARD OF THE CONTRACT AND WHEN REQUIRED BY THE OWNER, THE CONTRACTOR SHALL FURNISH A LABOR AND PERFORMANCE BOND IN THE FINAL SUM OF ONE HUNDRED (100) PERCENT OF THE CONTRACT GUARANTEEING COMPLETION OF THE WORK. THE UNDERTAKING SHALL BE ACCEPTABLE TO THE OWNER.
11. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING, AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAY AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.
13. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES AND SHALL REPAIR ANY DAMAGE TO THESE UTILITIES BEFORE PROTECTION FROM DAMAGE IS CONSIDERED DURING CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH THE PROPOSED CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.
14. LINE AND GRADE STAKES WILL BE SET ONE TIME AND ONE TIME ONLY BY THE SURVEYOR AT THE OWNER'S EXPENSE. CONTRACTORS SHALL NOTIFY THE SURVEYOR THAT STAKES WILL BE NEEDED AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF STARTING THEIR WORK. SUCH NOTIFICATION SHALL BE PROVIDED PRIOR TO THE START OF INITIAL PROJECT CONSTRUCTION OPERATIONS). ANY AND ALL REQUIRED RESTAKING SHALL BE PERFORMED BY THE SURVEYOR AT THE EXPENSE OF THAT CONTRACTOR REQUIRING THE RESTAKING. THE CONTRACTOR SHALL PROTECT ALL BENCH MARKS, PROPERTY CORNERS, AND MONUMENTS USED FOR CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY SPECIFIC INSTANCES OF DESTROYING STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER IRONS ARE TO BE CONSIDERED AS MONUMENTS.
15. THE PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR RESETTING OF UTILITY POLES OWNED BY PUBLIC UTILITY COMPANIES. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNER.
17. REMOVED EARTH, PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE RESPECTIVE CONTRACTOR AT HIS OWN EXPENSE. ALL DISPOSAL SITES SHALL BE APPROVED BY THE ENGINEER PRIOR TO DISPOSAL AT HIS OWN EXPENSE, INCLUDING ANY PERMIT COSTS.
18. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGEWAY IN A MANNER ACCEPTABLE TO VILLAGE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF EQUAL SIZE OR LARGER AND PUT IN ACCEPTABLE CONDITION AT THE EXPENSE OF THE CONTRACTOR. ACCEPTABLE METHODS OF REPAIR OF FIELD TILE ENCOUNTERED SHALL BE KEPT TO THE CONTRACTOR FOR APPROVAL BY THE ENGINEER AND SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND ADDITIONAL COMPENSATION WILL BE ALLOWED.
19. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN DITCHES, CREEKS, WATERS, DRAINAGE STRUCTURES, CITCHES, ETC. SUCH LOOSE MATERIAL SHALL BE REMOVED BY THE CONTRACTOR. ANY LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPECTIVE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. NO WORK SHALL BE CONSIDERED COMPLETE UNTIL THE CONTINUITY OF DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING, OR ANY OTHER ACCEPTABLE METHOD. ALL DAMAGE TO PROPERTY RESULTING FROM FAILURE ON THE PART OF ANY PERSON CONSTRUCTING APPURTENANCES UNDER THIS CONTRACT SHALL BE REPAIRED DUE TO SILTAVE OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 107.14 OF THE I.D.O.T. STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FLAGMEN DURING DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT OR AS DESIGNATED BY THE ENGINEER. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
21. ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED SHALL BE SAWED AS DIRECTED PRIOR TO REMOVAL. ALL ITEMS TO REMOVED SHALL BE REPLACED WITH SIMILAR CONSTRUCTION MATERIALS TO THEIR ORIGINAL CONDITION OR BETTER. PAYMENT FOR SAWING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH ITEM, AND REPLACEMENT WILL BE PAID UNDER THE RESPECTIVE ITEMS IN THE CONTRACT UNLESS OTHERWISE INDICATED.
22. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH SECTION 201.05 OF THE I.D.O.T. STANDARD SPECIFICATIONS, AND THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY THOSE TREES WHICH ARE TO BE REMOVED. THE CONTRACTOR SHALL ALTER THE ALIGNMENT OF SEWERS, WATER MAINS, PAVEMENTS, SIDEWALKS, AND PRIVACY AS DIRECTED TO PRESERVE TREES. A CONTRACTOR REMOVING TREES WITHOUT PERMISSION OR TREES NOT DESIGNATED FOR REMOVAL SHALL REPLACE TREES AS DIRECTED BY THE OWNER AT CONTRACTOR'S EXPENSE. IF TREES OR SHRUBS MUST BE REMOVED, THEY WILL BE PAID FOR IN ACCORDANCE WITH THE SPECIFICATIONS.
23. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL OR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT LOCATIONS AS DESIGNATED BY THE ENGINEER. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE MUNICIPALITY AS DIRECTED BY THE ENGINEER. ALL SIGNS TO BE RESET DURING CONSTRUCTION SHALL BE TEMPORARILY MOUNTED AT NO ADDITIONAL COST IN ACCORDANCE WITH ARTICLES 107.19 AND 107.20 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
24. SPECIAL ATTENTION IS DRAWN TO THE FACT THAT ARTICLE 105.06 OF THE STANDARD SPECIFICATIONS REQUIRES THAT THE CONTRACTOR'S SUPERINTENDENT OR THE PROJECT SITE AT ALL TIMES PREPARATORY TO THE AMOUNT OF WORK TO BE PERFORMED. THE EXPERIENCE, ABILITY AND CAPABILITY OF READING AND UNDERSTANDING THE PLANS AND SPECIFICATIONS, SHALL HAVE FULL AUTHORITY TO EXECUTE ORDERS TO EXPEDITE THE PROJECT, AND SHALL BE RESPONSIBLE FOR SCHEDULING AND HAVE CONTROL OF ALL WORK AS THE AGENT OF THE CONTRACTOR. FAILURE OF ANY SUPERINTENDENT TO CONTROL THE WORK WILL RESULT IN SUSPENSION OF WORK AS PROVIDED IN ARTICLE 108.07.
25. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH APPEAR ON THE PROJECT PRIOR TO COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. BURNING ON THE SITE IS NOT PERMISSIBLE.
26. ALL EXISTING UTILITIES OR IMPROVEMENTS INCLUDING WALKS, CURBS, PAVEMENTS, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
27. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHERE NOT POSSIBLE, HOSES SHALL BE USED AND DISCHARGE INTO LOT DRAINAGE SWALES. WATER SHALL NOT BE DISCHARGED WHERE IT MAY NOT BE FLUSHED, DRAINED TO THE ROAD SUBGRADE SURFACE. EXCESSIVE WATER SATURATION FROM HYDRANT FLUSHING OR FROM LEAKAGE IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE SEWER AND WATER CONTRACTOR.
28. ANY DEWATERING OF SEWER AND WATER TRENCHES, AS WELL AS TEMPORARY DEWATERING DURING THE WET PERIODS OF THE DAY, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN EXCAVATIONS AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER):
   A. OVER-EXCAVATE TO A DEPTH OF ONE FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
29. THE CONTRACTOR SHALL PROVIDE ONE MYLAR AND THE REQUIRED QUANTITY OF PRINTS OF RECORD DRAWINGS TO THE ENGINEER AT THE COMPLETION OF THE PROJECT FOR INSPECTION. IF PROVISIONS FOR WORK MAY BE MADE IN THE CONTRACT, SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDE VERIFICATION OF ALL INVERT ELEVATIONS, TOP OF FOUNDATION, INVERT, RIM AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN REVISIONS APPROVED BY THE ENGINEER. THE ENGINEER WILL PREPARE THE "AS-BUILT" DRAWINGS AND SUBMIT PRINTS(2) SETS TO THE VILLAGE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE PROJECT.
30. CONTRACTOR SHALL VIDEO TAPE THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
31. THE DEVELOPER SHALL NOT PERMIT STORM WATER FLOWING FROM SUMP PUMPS TO DISCHARGE INTO ANY PUBLIC STREET. ALL DISCHARGE MEASURES TO DIRECT STORM WATER INTO CONVEYANCE SYSTEM SHOULD BE UTILIZED.

SITE PREPARATION AND EARTHWORK

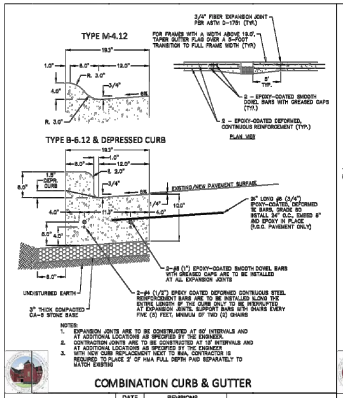
1. IF ANY ITEMS BELOW ARE FOUND TO BE IN CONFLICT WITH VILLAGE REQUIREMENTS, REFER TO "CONFLICTS BETWEEN COMPONENTS, PARTS OR SPECIFICATIONS" UNDER NOTE #1 GENERAL.
2. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. THE TREES AND BRUSH SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH VILLAGE TREE ORDINANCES. TREES AND VEGETATION TO BE PRESERVED SHALL BE PROTECTED BY PLACING HIGH, VISIBLE CONSTRUCTION FENCING ALONG THE DRIP-LINE OF THE TREE, WHICHEVER ALLOWS FOR GREATER PROTECTION. WHERE STORED FOR EXTENDED PERIODS, MATERIALS SHALL BE PILED IN A MANNER WHERE REQUIRED BY OWNER. TRUNKS OF DESIGNATED TREES SHALL BE PROTECTED WITH BOARDS 2" X 4" OR LARGER, TIED TOGETHER TO A HEIGHT OF EIGHT (8) FEET.
   B. STRIPPING TOPSOIL FOR ALL STREET, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
   C. STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE REASONABLY FREE OF LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER UNSUITABLE MATERIALS INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH. TOPSOIL STOCKPILED ON SITE SHALL BE PROTECTED FROM EROSION. FAILURE OF TOPSOIL TO MEET THE REQUIREMENTS OF THIS SECTION SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED OR DISPOSED UNDER THE FOLLOWING AREAS (FLOOD ROUTING AREAS), IN WETLANDS, OR PROPOSED UTILITY LOCATIONS. IN THE EVENT THAT ANY OF THE ABOVE AREAS ARE ABSOLUTELY NO MATERIALS WILL BE STOCKPILED OR DISPOSED UNDER THE DIRECTION OF THE ENGINEER.
   D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY, PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   E. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFF-SITE DISPOSAL OF SAME, AT A LEGAL DISPOSAL SITE APPROVED BY THE CONSULTING ENGINEER.
   F. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   G. PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND DETAILS INDICATED ON THE CONSTRUCTION PLANS, INCLUDING SUBGRADE ELEVATIONS. THE CONTRACTOR SHALL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
   H. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   I. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
   J. MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION
   K. BACKFILLING OF CURBS AND/OR PAVEMENTS AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.
   L. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTION SHOWN IN THESE PLANS, AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.
   M. SOIL EROSION CONTROL MEASURE IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS, UNLESS SPECIFICALLY EXCLUDED IN THE CONSTRUCTION CONTRACT.
3. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER.
4. PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADE. A MINIMUM OF SIX (6) INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
5. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL, THIN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND COMPACTED TO NINETY SIX (95) PERCENT OF STANDARD PROCTOR DENSITY. DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESSES, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
6. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING LOT, AND OTHER STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD). EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD).
7. EMBANKMENT FILL WITH NON-STRUCTURAL MATERIALS APPROVED BY THE SOILS ENGINEER SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).
8. THE SUBFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAT ONE (1) INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE UNDERLYING SOILS CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED, AND COMPACTED TO THE REQUIRED DENSITY SPECIFICATIONS (SEE SECTION 205.03 OF THE I.D.O.T SPECIFICATIONS).
9. PAVEMENT SUBGRADE SHALL HAVE A MINIMUM IBR OF 3.0 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED SUBGRADE DESIGN HAS BEEN BASED ON A MINIMUM IBR OF 5.0. THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM IBR OF 5.0, SUBGRADE REMEDIATION OR PAVEMENT DESIGN MODIFICATIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO PROVIDE EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE SOILS ENGINEER AND APPROVED RESPECTIVELY BY THE VILLAGE ENGINEER.
10. PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS, AND VARIOUS SPACE AREAS SHALL BE ROUGH-EXCAVATED OR FILLED BY THE CONTRACTOR TO PLUS OR MINUS ONE (1) FOOT OF FINISHED GRADE.
11. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMEDIATED AS DIRECTED BY THE SOILS ENGINEER AND APPROVED BY THE VILLAGE ENGINEER.
12. IF SHOWN ON THE PLANS, OPEN AREAS TO BE SEEDED SHALL BE SEEDED IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS.

SEWER AND WATER

1. IF ANY ITEMS BELOW ARE FOUND TO BE IN CONFLICT WITH VILLAGE REQUIREMENTS, REFER TO "CONFLICTS BETWEEN COMPONENTS, PARTS OR SPECIFICATIONS" UNDER NOTE #1 GENERAL.

2. GENERAL

   A. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES; BACKFILLING OF TRENCHES AND COMPLETION, AND TESTING OF ALL SEWER AND WATER MAIN PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFICALLY NOTED BUT SHALL BE CONSIDERED A PART OF THE SCOPE OF THE CONTRACT.
   B. ALL SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND THE VILLAGE'S CONSTRUCTION DETAILS AND ORDINANCES OF THE LOCAL JURISDICTION.
   C. ROUGH GRADING TO WITHIN ONE (1) FOOT OF FINISHED SUBGRADE SHALL BE DONE PRIOR TO THE START OF UTILITY CONSTRUCTION AND UTILITY INSTALLATION.
   D. UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND WHERE ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL (CA-6) AND COMPACTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS.
   E. ALL SANITARY SEWERS, STORM SEWERS, AND SEWER SERVICES SHALL BE INSTALLED ON GRANULAR CRUSHED STONE BEDDING, CLASS I, (I.D.O.T. GRADATION CA-11) COMPACTED WITH A MINIMUM OF SIX (6) INCH THICKNESS EQUAL TO ONE-QUARTER (1/4TH) OF THE OUTSIDE DIAMETER OF THE PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. BEDDING SHALL EXTEND TO THE SIDES OF THE PIPE. PIPE BEDDING AND BACKFILL DETAIL INCLUDED IN THE CONSTRUCTION STANDARDS IN THESE PLANS. FOR PVC SANITARY SEWER, THE BEDDING SHALL EXTEND TO ONE (1) FOOT ABOVE THE TOP OF THE PIPE. BEDDING MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ASTM FOR SOUNDNESS AND ASTM C-87 FOR GRADATION. COST FOR BEDDING MATERIAL IS MEASURED WITH THE UNIT PRICE PER TON FOR PLACED MATERIAL.
   F. THE UNDERGROUND CONTRACTOR SHALL DISPOSE OF EXCESS EXCAVATED TRENCH MATERIAL IN AN ORDERLY FASHION SO AS NOT TO CREATE A HAZARD DURING CONSTRUCTION, AND SHALL LEAVE THE SITE TO A SUITABLE CONDITION. THE DISPOSAL AND PLACEMENT OF ALL EXCESS EXCAVATED MATERIAL SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
   G. THE UNDERGRO

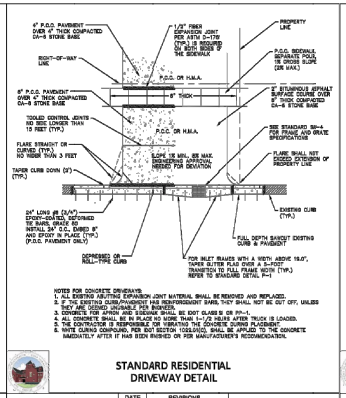


COMBINATION CURB & GUTTER

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	Reformatted Layout, Revised Notes
4/1/21	Added Plan Note

STANDARD DETAIL P-1 (01)

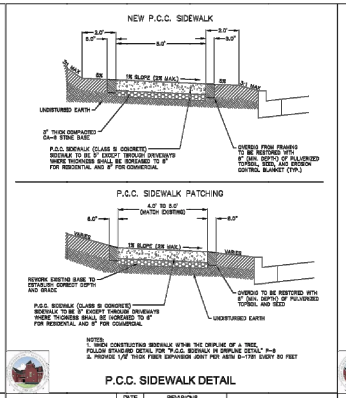


STANDARD RESIDENTIAL DRIVEWAY DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	New Detail
4/1/21	Added Plan Note

STANDARD DETAIL P-3 (01)

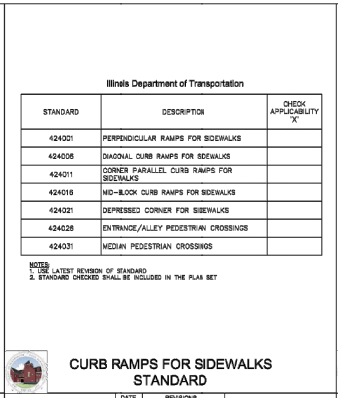


P.C.C. SIDEWALK DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	Dimensional Refinements Shown

STANDARD DETAIL P-5 (01)



Illinois Department of Transportation

STANDARD	DESCRIPTION	CHECK APPLICABILITY "X"
424001	PERPENDICULAR RAMPS FOR SIDEWALKS	
424006	DIAGONAL CURB RAMPS FOR SIDEWALKS	
424011	CORNER PARALLEL CURB RAMPS FOR SIDEWALKS	
424016	MID-BLOCK CURB RAMPS FOR SIDEWALKS	
424021	DEPRESSED CORNER FOR SIDEWALKS	
424028	ENTRANCE/ALLEY PEDESTRIAN CROSSINGS	
424031	MEDIAN PEDESTRIAN CROSSINGS	

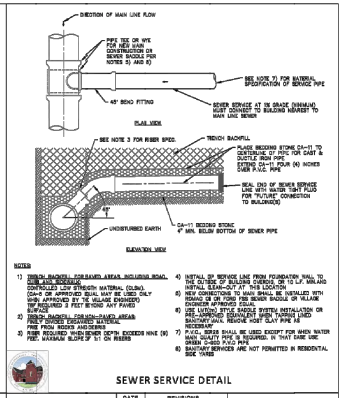
NOTES:
1. USE LATEST REVISION OF STANDARD
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET

CURB RAMPS FOR SIDEWALKS STANDARD

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	Added "Not Allowed"
8/30/20	Added Notes
4/1/21	Added Plan Note

STANDARD DETAIL P-8 (02)

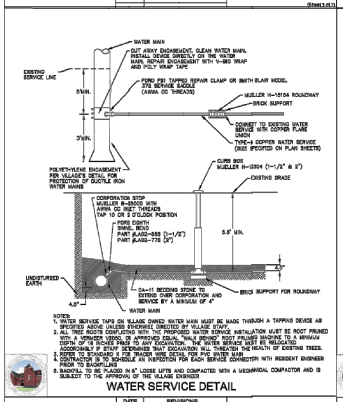


SEWER SERVICE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	Revised Notes
4/1/21	Updated Lot Number Required

STANDARD DETAIL SS-3 (02)

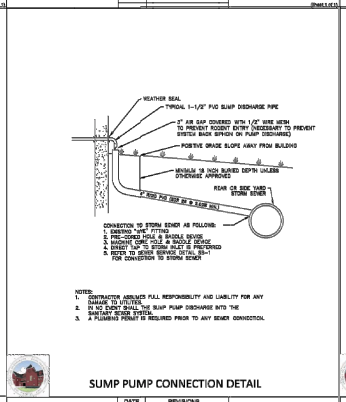


WATER SERVICE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	Revised Notes
4/1/21	Revised Notes, Added Pictures

STANDARD DETAIL W-4

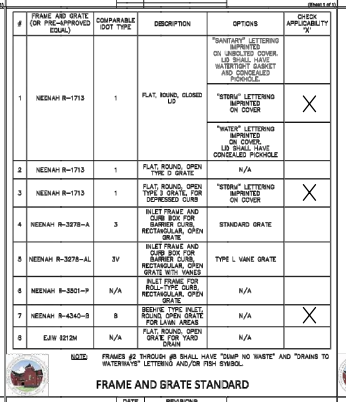


SUMP PUMP CONNECTION DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	Revised Notes and Schedule
4/1/21	Added Plan Notes

STANDARD DETAIL SW-8 (01)



#	FRAME AND GRATE (OR PRE-APPROVED EQUAL)	COMPARABLE IDOT TYPE	DESCRIPTION	OPTIONS	CHECK APPLICABILITY "X"
1	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	"SANITARY" LETTERING IMPRINTED ON UNBOLTED COVER, LID SHALL HAVE WATERTIGHT GASKET AND CONCEALED PICKHOLE	
				"STORM" LETTERING IMPRINTED ON COVER	X
				"WATER" LETTERING IMPRINTED ON COVER, LID SHALL HAVE CONCEALED PICKHOLE	
2	NEENAH R-1713	1	FLAT, ROUND, OPEN TYPE G GRATE	N/A	
3	NEENAH R-1713	1	FLAT, ROUND, OPEN TYPE 3 GRATE, FOR DEPRESSED GUTS	"STORM" LETTERING IMPRINTED ON COVER	X
4	NEENAH R-3278-A	3	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE	STANDARD GRATE	
5	NEENAH R-3278-AL	3V	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE WITH VANES	TYPE L VANE GRATE	
6	NEENAH R-3501-P	N/A	INLET FRAME FOR ROLL-TYPE CURB, RECTANGULAR, OPEN GRATE	N/A	
7	NEENAH R-4340-S	8	BEEHIVE TYPE INLET, ROUND, OPEN GRATE FOR LAWN AREAS	N/A	X
8	EJIW 3212M	N/A	FLAT, ROUND, OPEN GRATE, FOR YARD DRAIN	N/A	

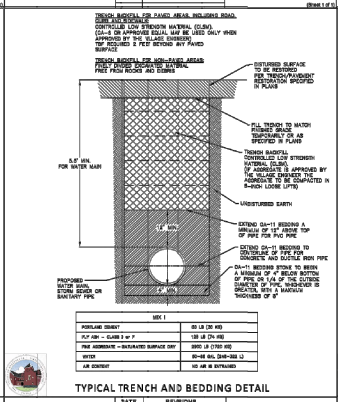
NOTE: FRAMES #2 THROUGH #8 SHALL HAVE "DUMP NO WASTE" AND "DRAINS TO WATERWAYS" LETTERING AND/OR FISH SYMBOL.

FRAME AND GRATE STANDARD

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	Reformatted Frame Specification Drawing
6/3/21	Added Plan Notes

STANDARD DETAIL SW-4 (01)



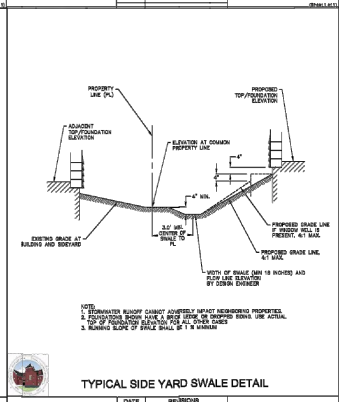
MIX 1	
PORTLAND CEMENT	60 LB (30 KG)
FLY ASH – CLASS C or F	120 LB (54 KG)
FINE AGGREGATE – SATURATED SURFACE DRY	2900 LB (1300 KG)
WATER	60–68 GAL (240–260 L)
AIR CONTENT	NO AIR IS ENTRAINED

TYPICAL TRENCH AND BEDDING DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4/1/21	Re-established Trench Details
6/3/21	Updated Lot Number Required

STANDARD DETAIL W-11 (02)

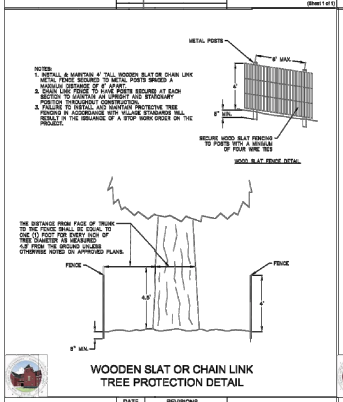


TYPICAL SIDE YARD SWALE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4/30/20	Revised Notes
4/1/21	Added Plan Note

STANDARD DETAIL G-11 (01)

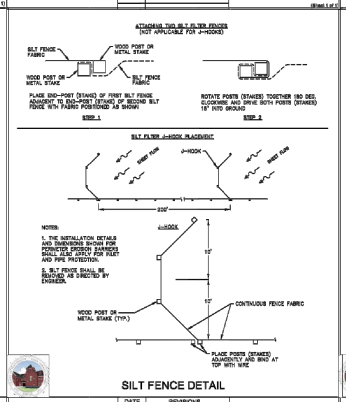


WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-3 (01)

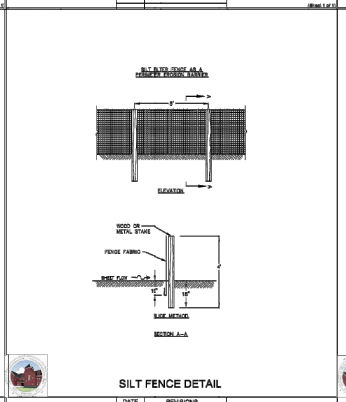


SILT FENCE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes & Specifications

STANDARD DETAIL G-10 (01)

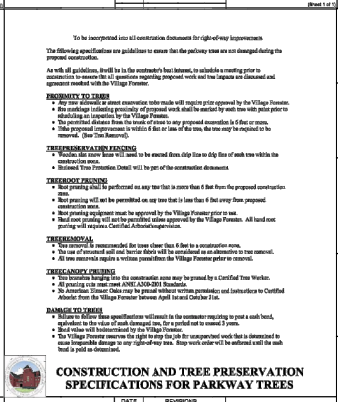


SILT FENCE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes & Specifications

STANDARD DETAIL G-10 (01)

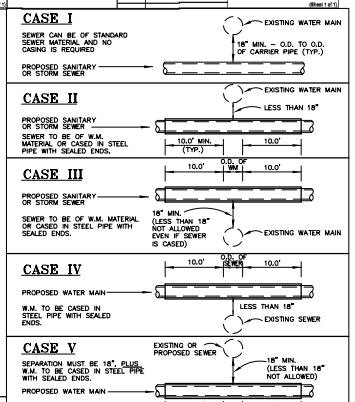


CONSTRUCTION AND TREE PRESERVATION SPECIFICATIONS FOR PARKWAY TREES

Village of Northbrook Public Works Department

DATE	REVISIONS
4-30-20	Re-formatted
4-1-21	Updated Plan Notes

STANDARD DETAIL G-12 (01)



REVISIONS

DATE	DESCRIPTION	DRAWN BY
10/06/21	PER VILLAGE REVIEW	A.W.
01/31/22	PER VILLAGE REVIEW	A.W.

CONSULTING, INC.
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 jg@jgconsulting.net

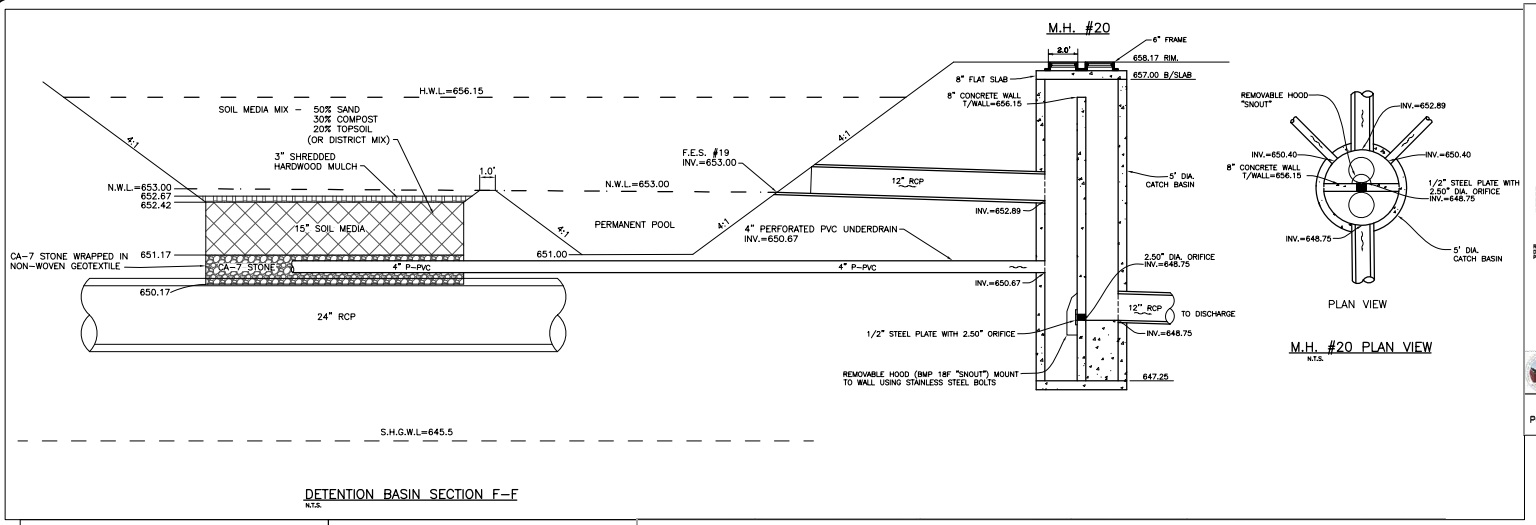
DESIGN: J.K. DRAFTING: A.W.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT N 16153A

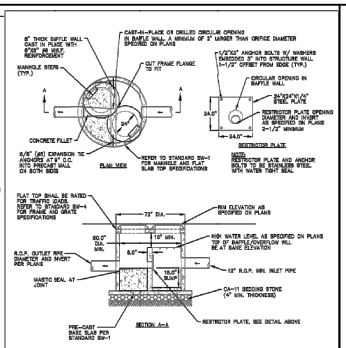
10 of 1

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution



DETENTION BASIN SECTION F–F
N.T.S.

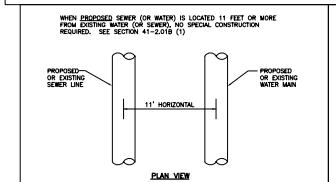
M.H. #20 PLAN VIEW
N.T.S.

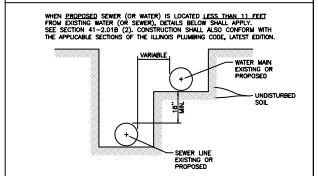


MANHOLE WITH FLOW REDUCER FOR COMMERCIAL DEVELOPMENTS AND RESIDENTIAL SUBDIVISIONS

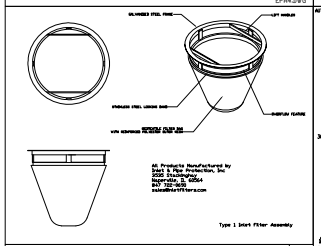
Village of Northbrook
Public Works Department

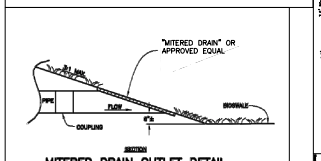
STANDARD DETAIL SW-7 (01)



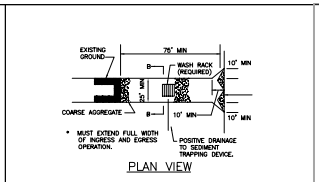


SEPARATION REQUIREMENTS FOR WATER AND SEWER MAINS AND SERVICES
N.T.S.
(HORIZONTAL SEPARATION)



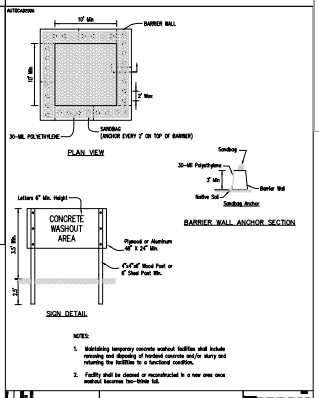


MITERED DRAIN OUTLET DETAIL
NTS



NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATION. CA-1, CA-2, CA-3 OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS B COMPACTION.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
4. WASH RACKS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.

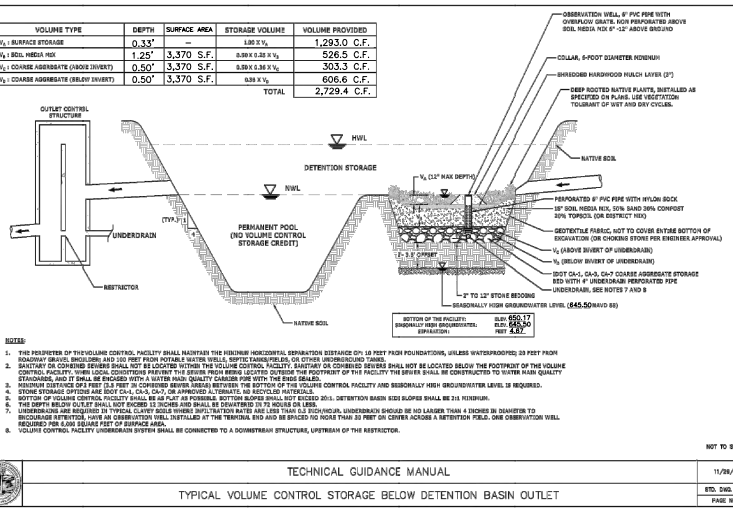
STABILIZED CONSTRUCTION ENTRANCE



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL

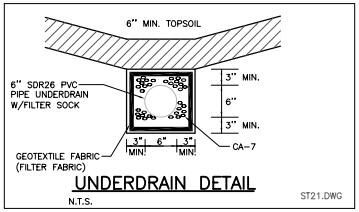
VOLUME TYPE	DEPTH	SURFACE AREA	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	0.33'	–	1.00 X V_A	1,293.0 C.F.
V_B : SOIL MEDIA MIX	1.25'	3,370 S.F.	0.30 X 0.33 X V_B	526.5 C.F.
V_{C1} : COARSE AGGREGATE (ABOVE INVERT)	0.50'	3,370 S.F.	0.30 X 0.36 X V_{C1}	303.3 C.F.
V_{C2} : COARSE AGGREGATE (BELOW INVERT)	0.50'	3,370 S.F.	0.30 X V_{C2}	606.6 C.F.
			TOTAL	2,729.4 C.F.



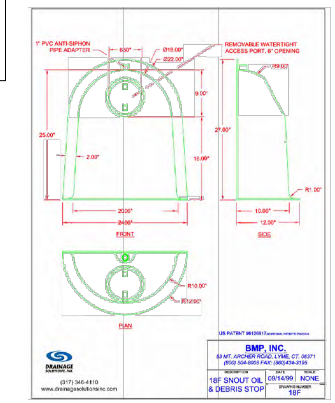
NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDERS; AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC FIELDS/FILTER, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. IF SANITARY OR COMBINED SEWERS ARE LOCATED WITHIN 100 FEET OF THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE SAME SEALED.
3. MINIMUM DISTANCE OF 3 FEET (1.5 FEET IN CONFINED SEWER AREAS) BETWEEN THE BOTTOM OF THE VOLUME CONTROL FACILITY AND SEASONALLY HIGH GROUNDWATER LEVEL IS REQUIRED.
4. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-2, CA-3, CA-7, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. BOTTOM OF VOLUME CONTROL FACILITY SHALL BE AS FLAT AS POSSIBLE. BOTTOM SLOPES SHALL NOT EXCEED 20:1. DETENTION BASIN SIDE SLOPES SHALL BE 3:1 MINIMUM.
6. THE DEPTH BELOW OUTLET SHALL NOT EXCEED 12 INCHES AND SHALL BE DRAINED IN 72 HOURS OR LESS.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. UNDERDRAIN SHOULD BE NO LARGER THAN 4 INCHES IN DIAMETER TO ENCOURAGE RETENTION. HAVE AN OBSERVATION WELL INSTALLED AT THE TERMINAL END AND BE SPACED NO MORE THAN 20 FEET ON CENTER ACROSS A RETENTION FIELD. ONE OBSERVATION WELL REQUIRED PER 5,000 SQUARE FEET OF SURFACE AREA.
8. VOLUME CONTROL FACILITY UNDERDRAIN SYSTEM SHALL BE CONNECTED TO A DOWNSTREAM STRUCTURE, UPSTREAM OF THE RESTRICTOR.

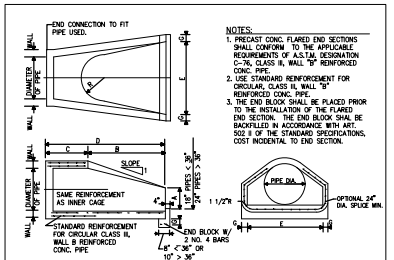
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 11/26/2021
TYPICAL VOLUME CONTROL STORAGE BELOW DETENTION BASIN OUTLET — STD. DWG. NO.XX — PAGE NO.XX



UNDERDRAIN DETAIL
N.T.S.
ST21.DWG





NOTES:
1. PRECAST CONC. FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF A.S.T.M. DESIGNATION C-76, CLASS III, WALL "B" REINFORCED CONC. PIPE.
2. USE STANDARD REINFORCEMENT FOR CIRCULAR, CLASS III, WALL "B" REINFORCED CONC. PIPE.
3. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHAL BE BACKFILLED IN ACCORDANCE WITH ART. 502.8 OF THE STANDARD SPECIFICATIONS, COST INCIDENTAL TO END SECTION.

DIMENSION CHART

PIPE DIA.	WALL	A	B	C	D	E	G	R	SLOPE
12"	2"	4"	4'0"	2'7/8"	6'7/8"	2'0"	2"	9"	3:1
15"	2 1/4"	6"	2'3"	3'10"	6'1"	2'6"	2 1/4"	11"	3:1
18"	2 1/2"	9"	2'3"	3'10"	6'1"	3'0"	2 1/2"	12"	3:1
21"	2 3/4"	9"	2'11"	3'2"	6'1"	3'6"	2 3/4"	13"	3:1
24"	3"	9 1/2"	3'7 1/2"	2'6"	6' 1 1/2"	4'0"	3"	14"	3:1
27"	3 1/4"	10 1/2"	4'0"	2' 1 1/2"	6' 1 1/2"	4'6"	3 1/4"	14 1/2"	3:1
30"	3 1/2"	1'0"	4'6"	1' 7 3/4"	6' 1 3/4"	5'0"	3 1/2"	15"	3:1
33"	3 3/4"	1' 1 1/2"	4'10 1/2"	3' 3 1/4"	8' 1 3/4"	5'6"	3 3/4"	17 1/2"	3:1
36"	4"	1'3"	5'3"	2' 10 3/4"	8' 1 3/4"	6'0"	4"	20"	3:1
42"	4 1/2"	1'9"	5'3"	2'11"	8'2"	6'6"	4 1/2"	22"	3:1
48"	5"	2'0"	6'0"	2'2"	8'2"	7'0"	5"	22"	3:1
54"	5 1/2"	2'3"	5'6"	2'11"	8'4"	7'6"	5 1/2"	24"	2.4:1

PRECAST REINFORCED CONCRETE FLARED END SECTION

ST58.DWG

REVISIONS

DATE	DESCRIPTION	DRAWN BY
10/06/21	PER VILLAGE REVIEW	A.W.
01/19/21	PER VILLAGE REVIEW	A.W.

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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@gconsulting.net

DESIGNED - A.W.
DRAFTING - A.W.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT N
16153A

11 of 1

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT IS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF NORTHBROOK MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF NORTHBROOK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS __0.00__ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED OR THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC, DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB WYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
07/20/22	PER VILLAGE REVIEW	A.W.
01/09/23	PER VILLAGE REVIEW	A.W.

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DESIGN: J.K. DRAFTING: A.W.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT N 16153A

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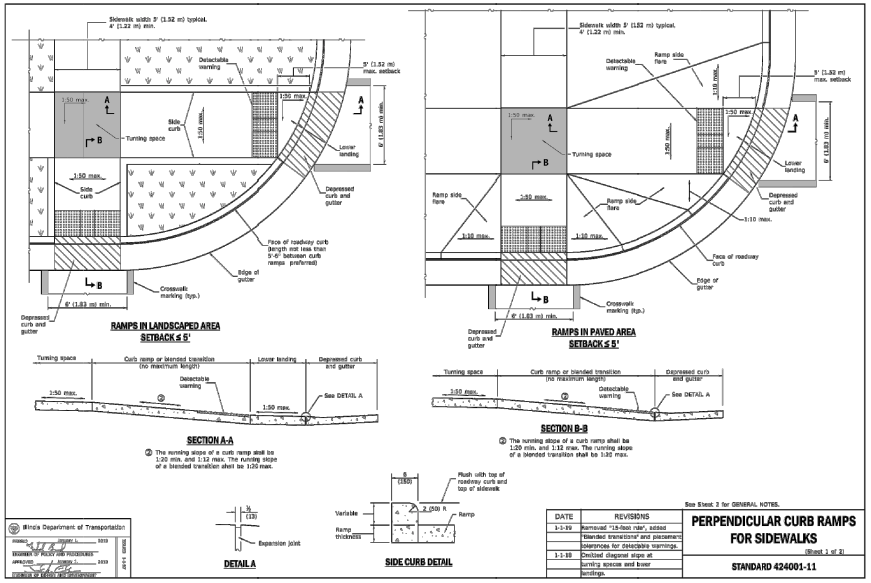
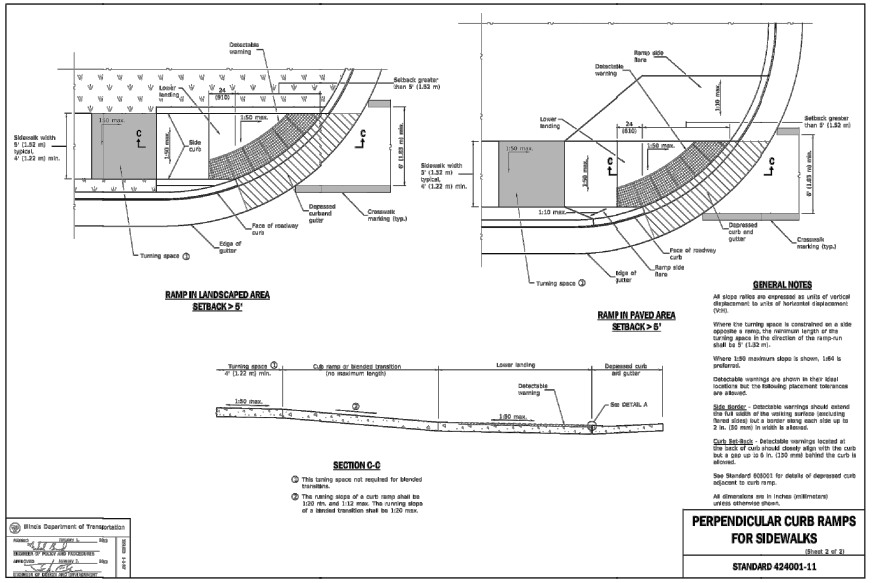
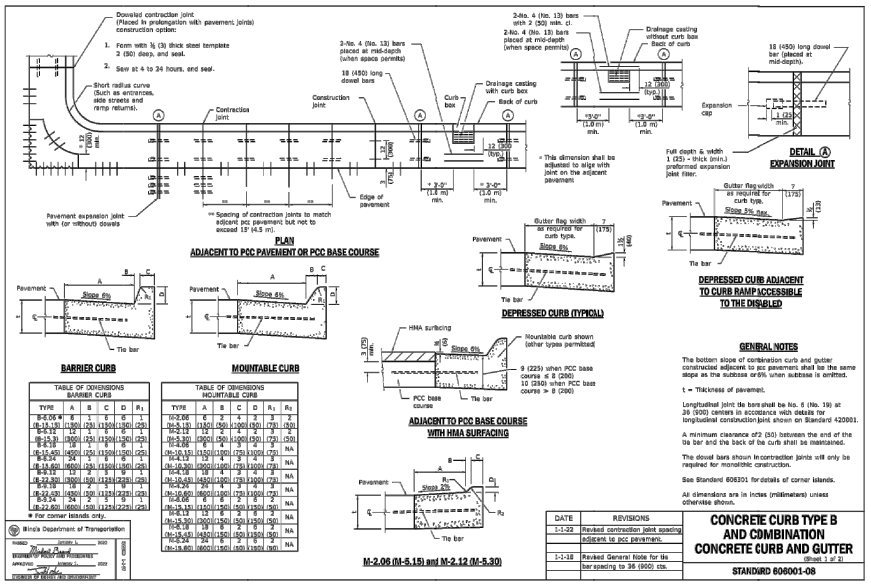
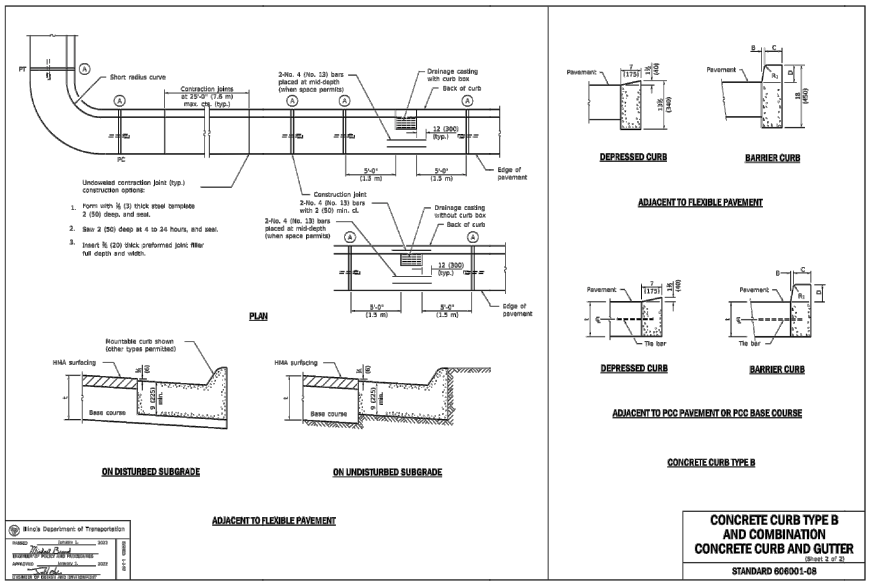
Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution









REVISIONS

DATE	DESCRIPTION	DRAWN BY
10/06/21	PER VILLAGE REVIEW	A.W.
01/03/22	PER VILLAGE REVIEW	A.W.

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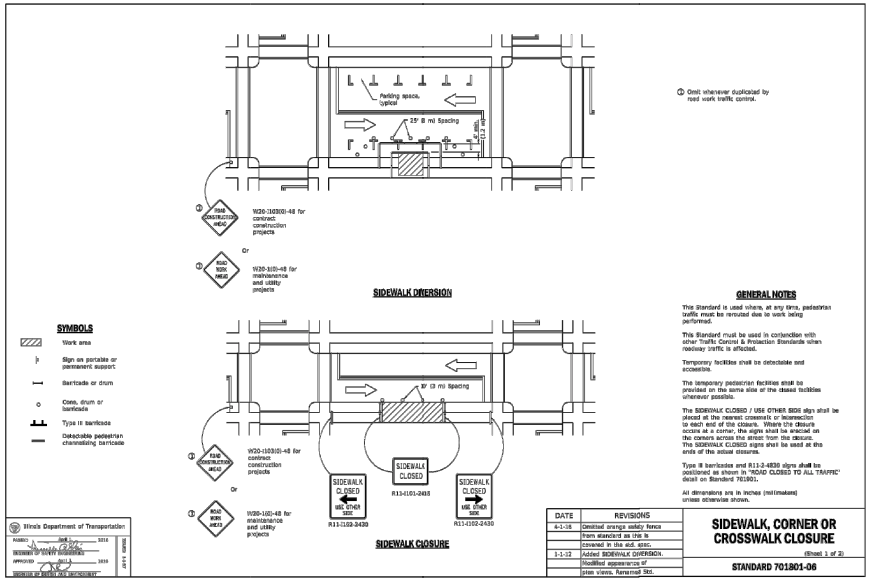

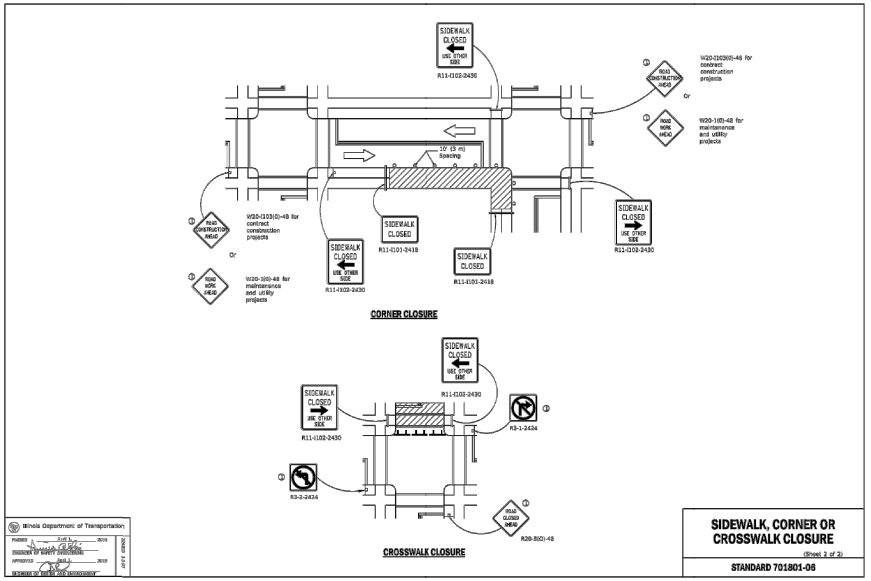

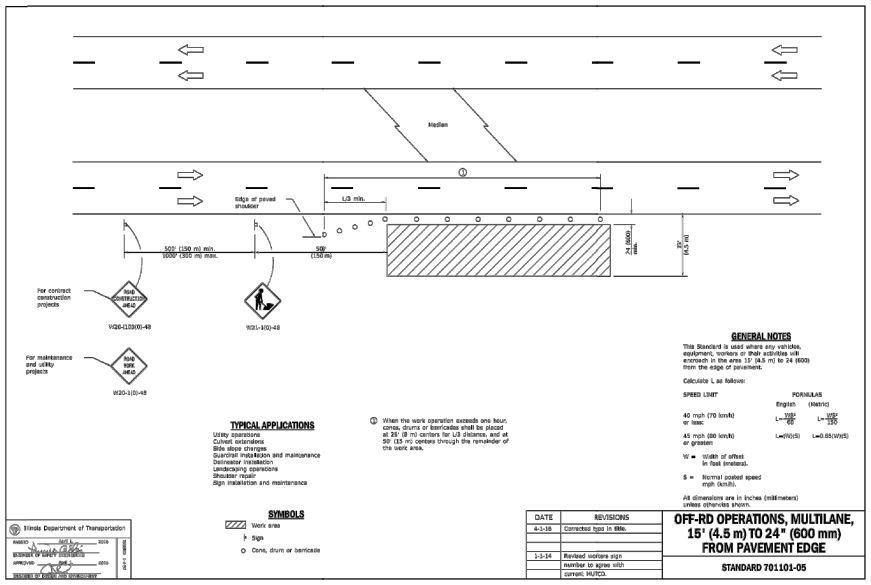

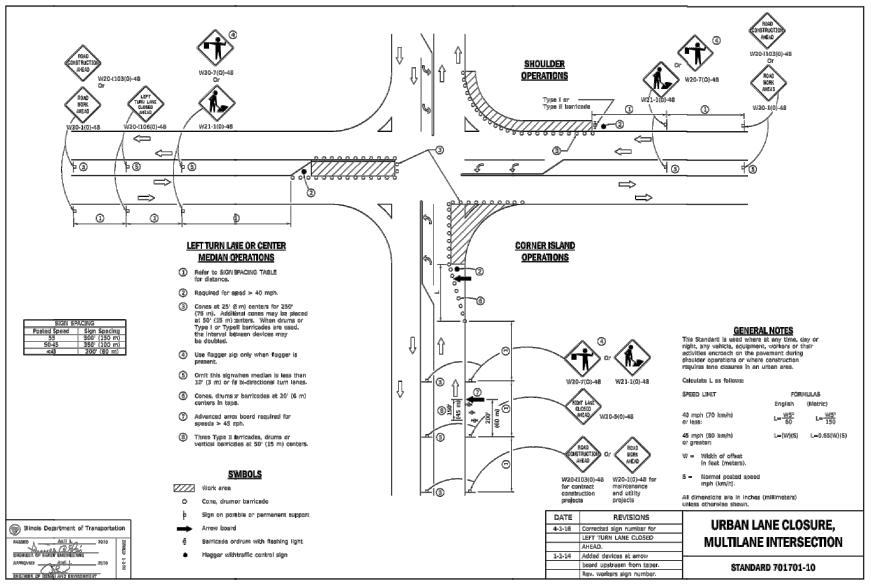

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06/08/23	PER VILLAGE REVIEW	A.W.
07/31/23	PER VILLAGE REVIEW	A.W.

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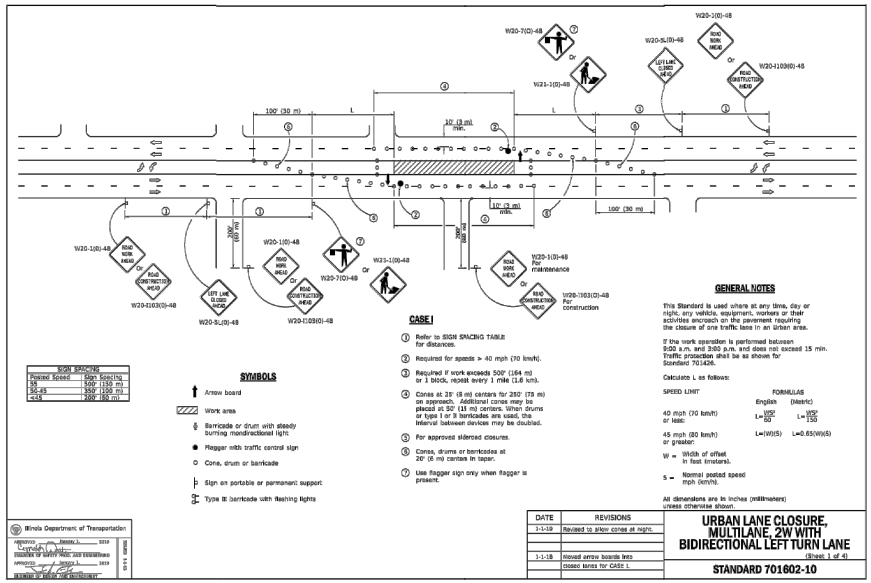

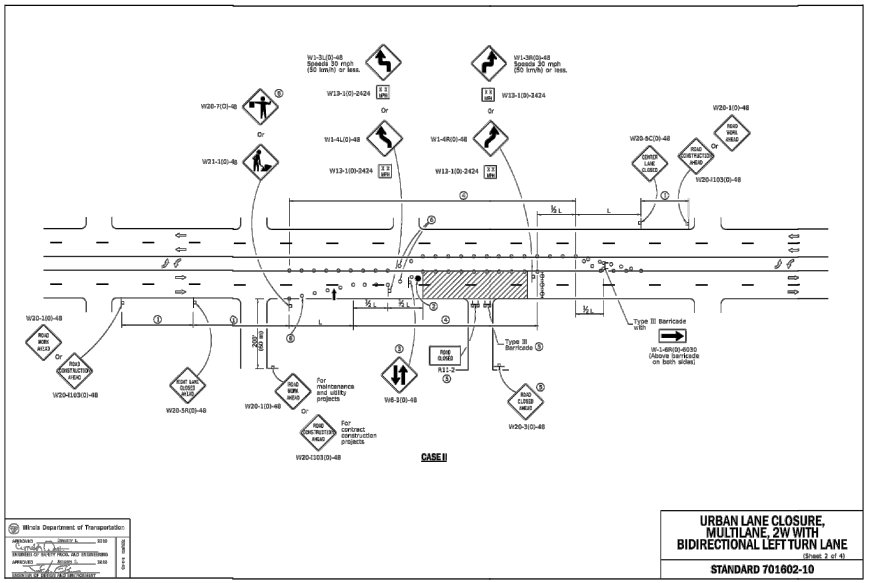

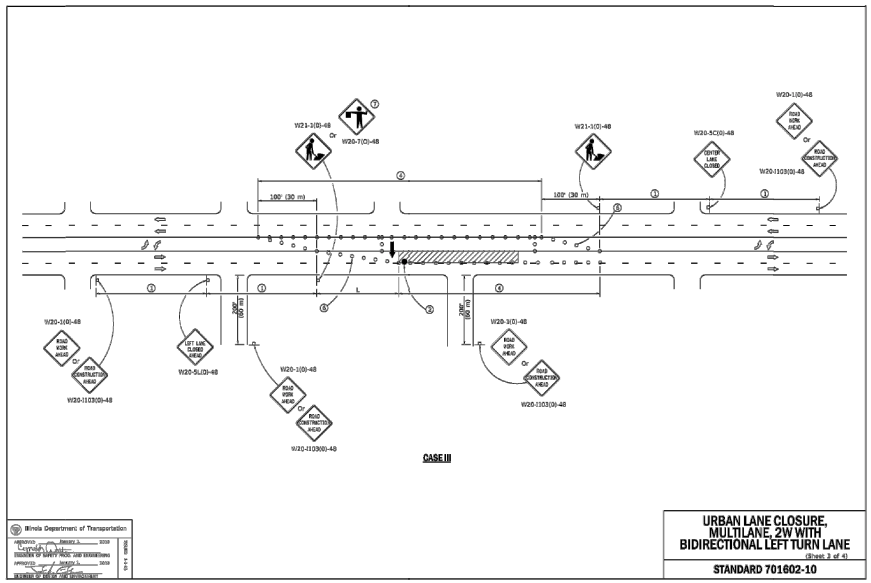

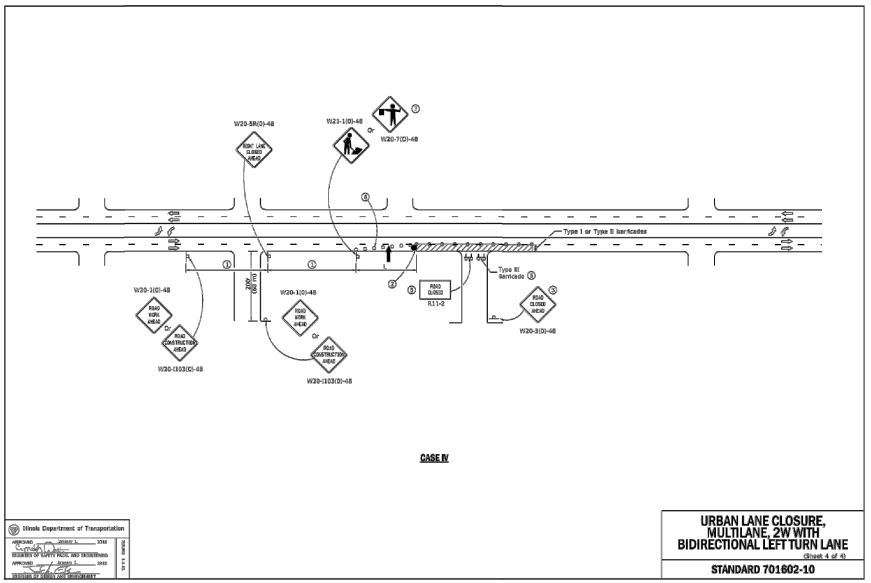

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10/30/23	PER VILLAGE REVIEW	A.W.

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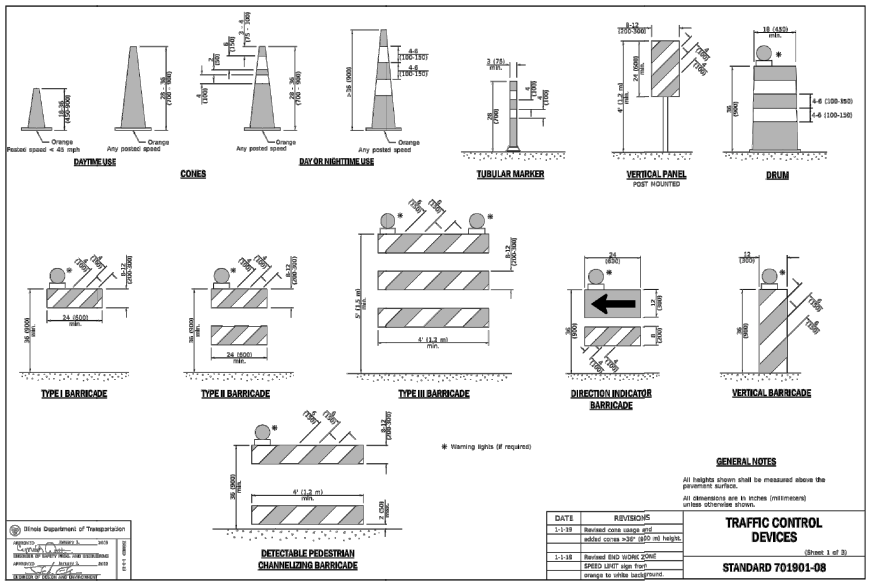
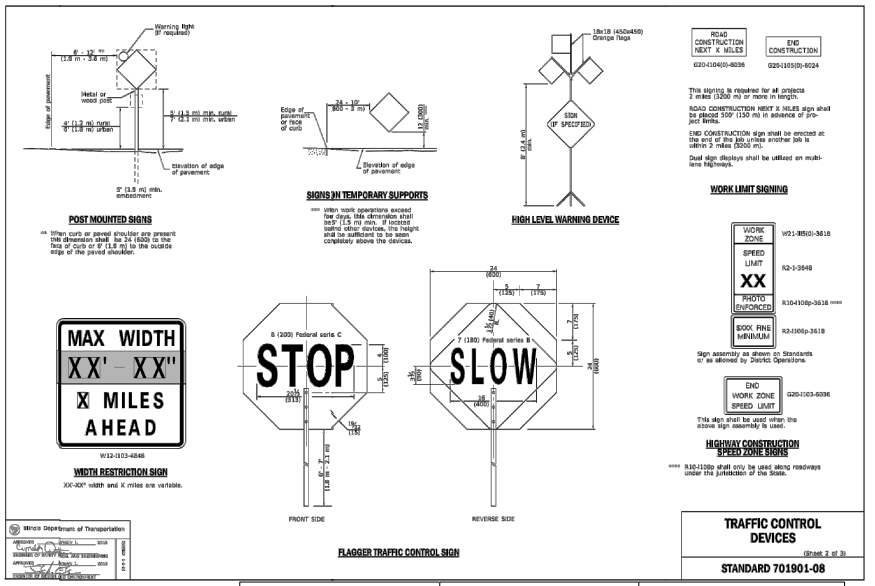
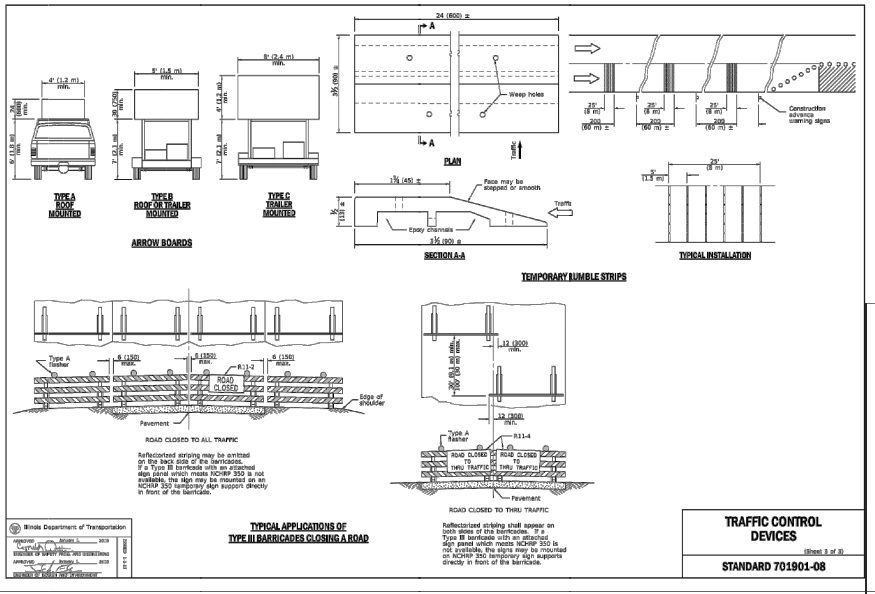
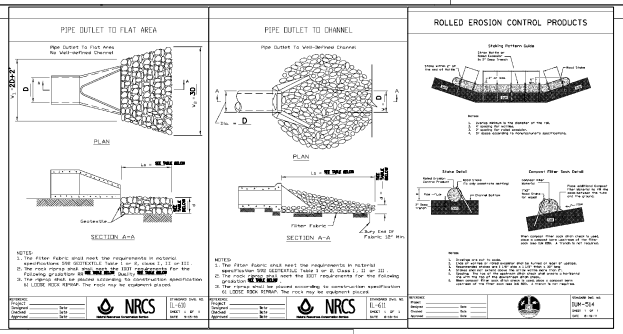
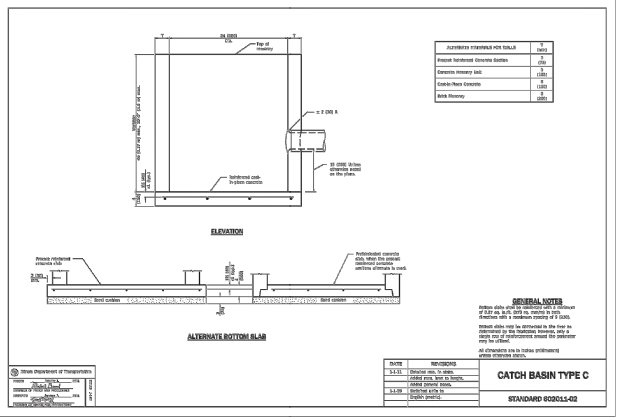
Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution











ROCK RIPRAP SIZES AND THICKNESS

IDOT Gradation Number	d50 (ft.)	dmax (ft.)	Minimum Blanket Thickness (in.)
RR-3 1/	5	10	15
RR-4	9	14	20
RR-5	12	19	26
RR-6	15	22	32
RR-7	18	27	32

1/ Concrete block may be used to replace RR-3.

TABLE 2
MINIMUM IDOT ROCK SIZES AND APRON LENGTH FOR MAXIMUM AND MINIMUM TAILWATER CONDITIONS

Culvert Dia (in.)	Minimum Tailwater				Maximum Tailwater			
	5 fps 1/		10 fps 1/		5 fps 1/		10 fps 1/	
	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)
12	No. 3	10	No. 3	12	No. 3	12	No. 3	15
18	No. 3	14	No. 4	16	No. 3	12	No. 3	16
24	No. 3	16	No. 4	20	No. 3	14	No. 4	17
30	No. 3	18	No. 4	22	No. 3	16	No. 4	20
36	No. 4	20	No. 5	24	No. 3	16	No. 4	22
48	No. 4	24	No. 6	28	No. 4	20	No. 4	24
60	No. 5	32	No. 6	36	No. 4	22	No. 5	26
72	No. 6	40	No. 6	44	No. 5	24	No. 5	29
96	No. 7	50	No. 7	54	No. 5	26	No. 5	32

1/ Maximum conduit velocity fps.

Rock Gradation source: Illinois Department of Transportation, 1997.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
06/30/21	PER VILLAGE REVIEW	A.W.
07/30/21	PER VILLAGE REVIEW	A.W.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@gconsulting.net

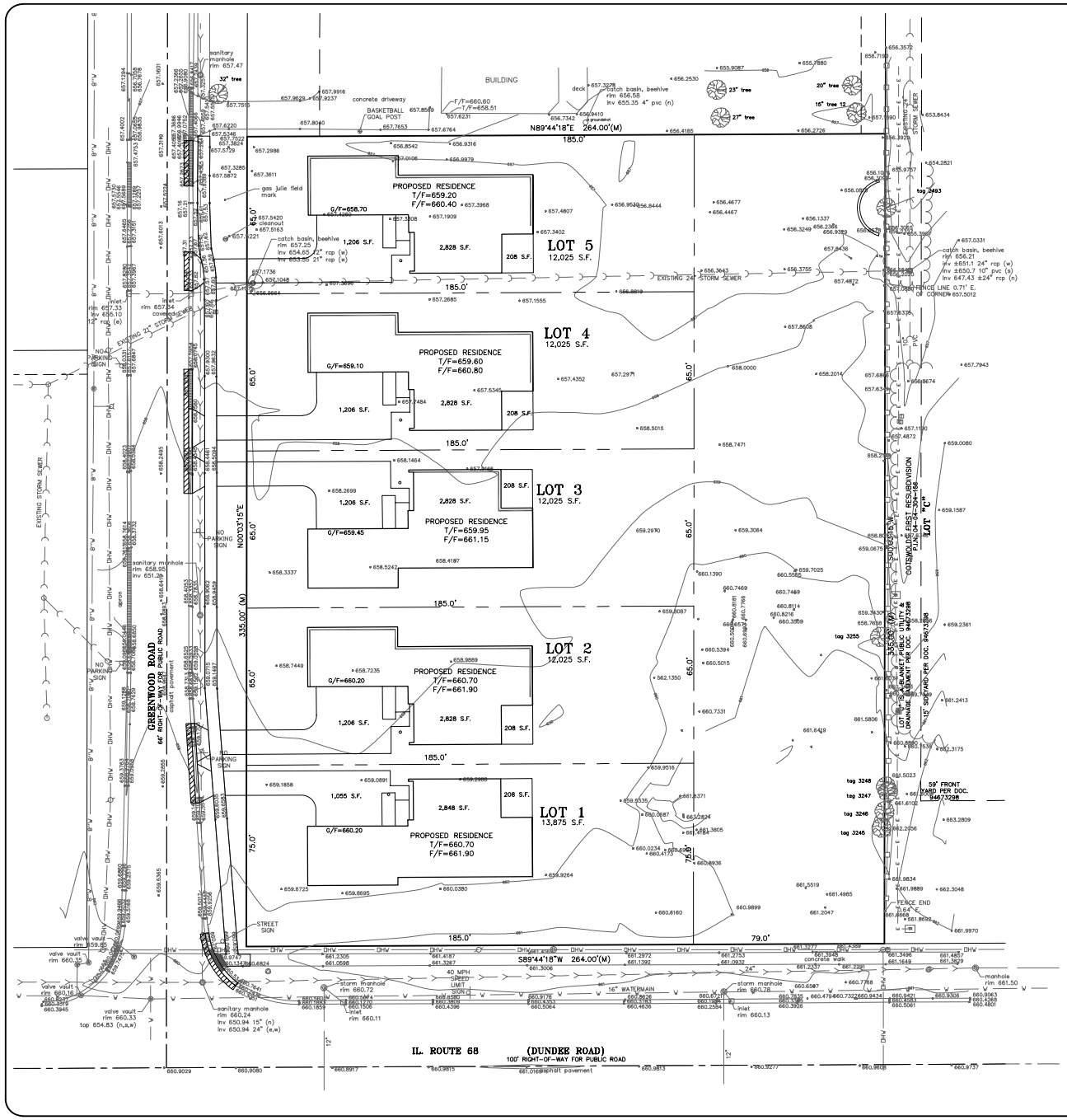
DESIGNED - A.W.
DRAFTING - A.W.

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT N
16153A

16 of 1

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution



IMPERVIOUS COVERAGE CALCULATIONS

DESCRIPTION	TOTAL LOT AREA (ACRES)	PERVIOUS AREA (ACRES)	IMPERVIOUS AREA (ACRES)
LOT 1	0.318 AC.	0.184 AC.	0.134 AC.
LOT 2	0.276 AC.	0.136 AC.	0.140 AC.
LOT 3	0.276 AC.	0.136 AC.	0.140 AC.
LOT 4	0.276 AC.	0.136 AC.	0.140 AC.
LOT 5	0.276 AC.	0.136 AC.	0.140 AC.
OUTLOT	0.667 AC.	0.667 AC.	0.000 AC.
TOTAL	2.089 AC.	1.378 AC.	0.711 AC.

IMPERVIOUS AREA EXHIBIT

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A

REVISIONS

DATE	DESCRIPTION	DRAWN BY
12/06/22	PER VILLAGE REVIEW	A.W.
01/30/23	PER VILLAGE REVIEW	A.W.

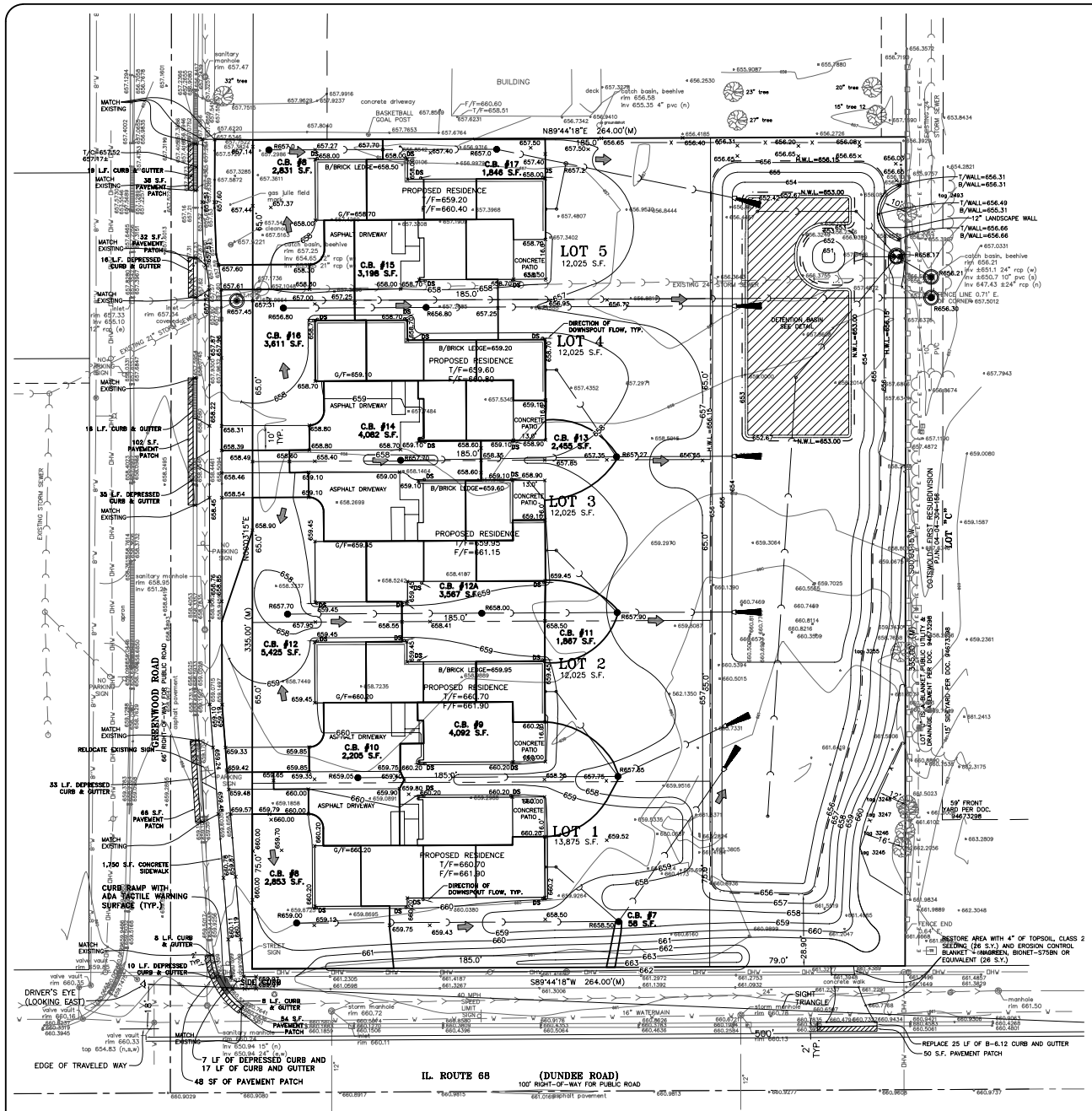
IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 Ph. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 Ph. (262) 878-6200 ig@igconsulting.net

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I 16153A

17 of 1

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution



TRIBUTARY AREA EXHIBIT

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 16153A

2. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO ADHERE TO THIS REQUIREMENT.

REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
12/06/22	PER VILLAGE REVIEW	A.W.	
01/20/23	PER VILLAGE REVIEW	A.W.	

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 Ph. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 Ph. (262) 878-6200 ig@igconsulting.net

5 LOT SUBDIVISION
2600 DUNDEE ROAD

PROJECT I 16153A

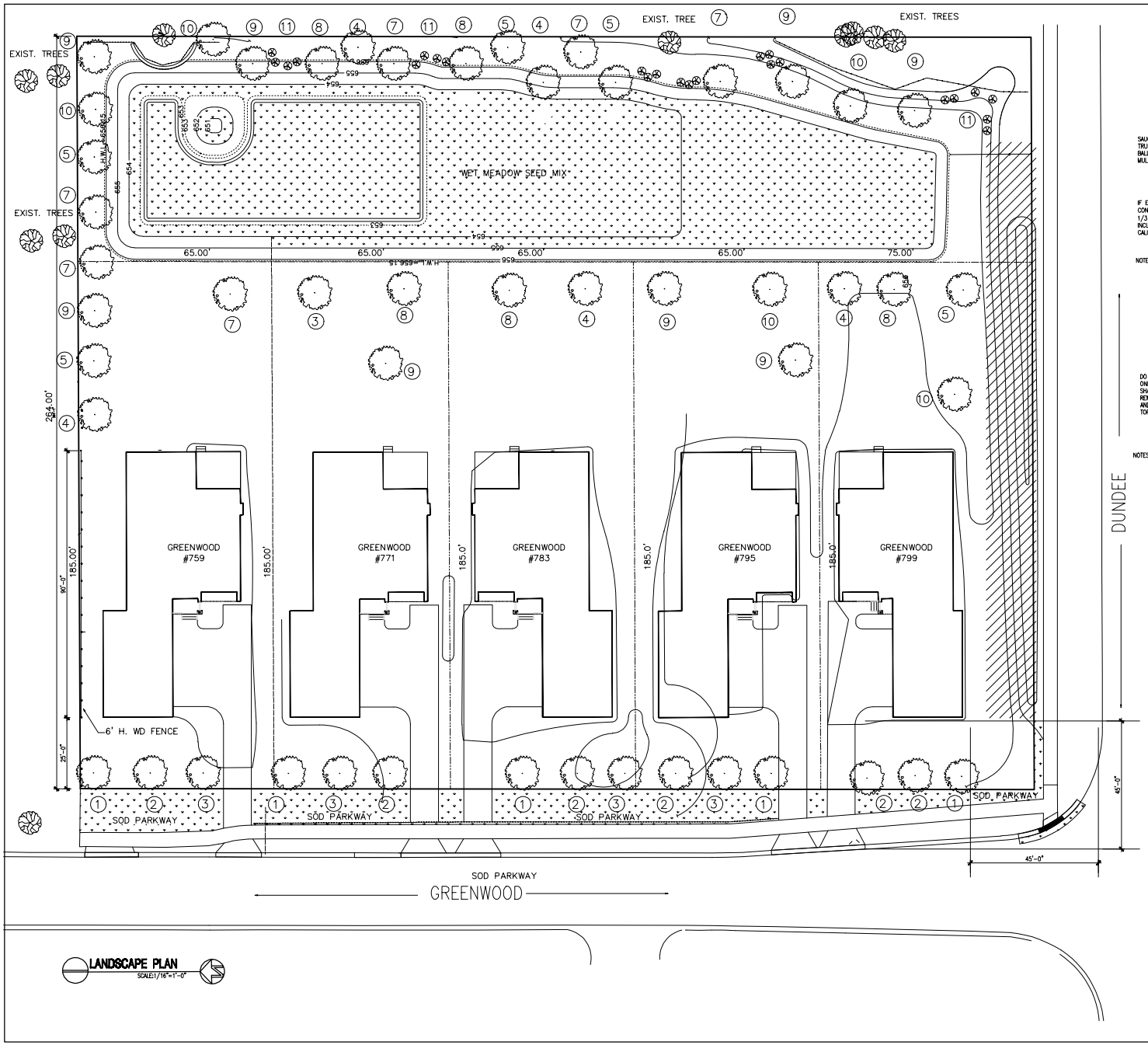
18 of 1

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution

EXHIBIT E

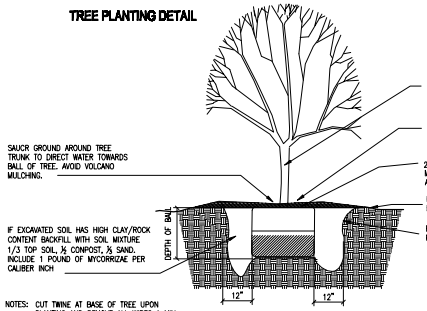
FINAL LANDSCAPING PLAN

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-



LANDSCAPE PLAN
SCALE1/16"=1'-0"

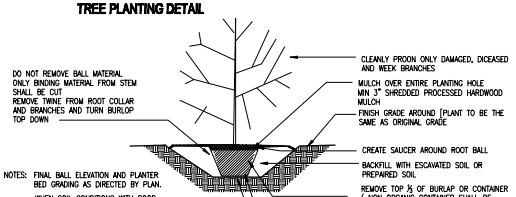
TREE PLANTING DETAIL



NOTES: CUT TWINE AT BASE OF TREE UPON PLANTING AND REMOVE ALL WIRES A MIN 8" BELOW GRADE
LOW PROFILE BASKETS ARE PREFERED.
NYLON ROPE AND PLASTIC BURLAP ARE NOT ALLOWED.
NOT TO BE PLANTED IN SWALES OR OVERLAND DRAINAGE ROUTS.

TREE SIZE REQUIREMENTS:
TRES SHALL BE AT LEAST 2 ½" IN DIAMETER.CONIFERS AND MULTI ORNAMENTALS THAT MEASUR 8-10 FT TALL WILL COUNT AS 2 ½" INCHES, 10-12 FT TALL AS 3 CALIPHER INCHES, 12-14 TALL AS CALIPHER INCHES

TREE PLANTING DETAIL



NOTES: FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY PLAN.
WHEN SOIL CONDITIONS WITH POOR DRAINAGE ARE DISCOVERED NOTIFY VILLAGE REPRESENTATIVE.
LANDSCAPE CONTRACTOR SHALL SUGGEST SOLUTION FOR DRAINAGE IMPROVEMENTS.

TREE LEGEND

EXISTING TREES TO REMAIN

NEW TREEs

NEW TREES

QUANTITY	KEY	BOTANICAL NAMES
DECIDIOUS LARGE		
5 -	1	BLACK TUPELO
5 -	4	CHINQUAPIN OAK
DECIDIOUS MEDIUM		
5 -	2	RED HORSECHESNUT
5 -	3	SUGAR MAPLE
5 -	7	EUROPEAN HORNBEAN
5 -	10	CRIMSON SUNSET MAPLE

QUANTITY	KEY	BOTANICAL NAMES
DECIDIOUS SMALL		
5 -	5	PAW PAW
5 -	8	EASTERN WAHOO
CONIFURS		
5 -	9	BLACK SPRUCE
5 -	6	CONCOLOR FIR
DECIDIOUS SHRUBS		
24 -	11	ARCTIC FIRE REDTWIG DOGWOOD

AREA OF TREE PLANTING
PENDENT ON ILLINOIS DEPARTMENT OF TRANSPORTATION APPROVAL

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT F

CLIMATE ACTION PLAN

The following sustainable measures will be taken on the Property:

1. Install electric vehicle charging ports in the garage of each house;
2. Install solar ready roof zones on each house;
3. Energy efficient water fixtures, lighting fixtures, and appliances in all five houses;
4. Use sustainable building materials in all five houses; and
5. Install permeable hardscaping materials on all five lots.

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT G
FORM LETTER OF CREDIT

IRREVOCABLE STANDBY LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT NO. _____ AMOUNT:_____

EXPIRATION DATE: _____ DATE OF ISSUE:_____

_____

[Name of Bank]

_____

[Address]

TO: Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Village Manager

WE HEREBY AUTHORIZE YOU TO DRAW AT SIGHT on this Irrevocable Standby Letter of Credit No. _____ UP TO AN AGGREGATE AMOUNT OF _____ United States Dollars ($_____) for account of _____ (the "***Customer***").

Drafts under this Letter of Credit shall bear upon their face the words:

"Drawn under _____
Irrevocable Standby Letter of Credit No. __ Dated: _____, _____"

Drafts may be for all or any portion of the amount of this Letter of Credit, and shall be in the form attached hereto as ***Exhibit 1*** and shall be accompanied by one of the following documents executed by the Village Manager or an individual designated as acting Village Manager:

(a) A written statement on the form attached hereto as ***Exhibit 2*** stating that, conditioned upon proper notice to the Village Manager, Letter of Credit No. _____ will expire within 35 days or less and that the Customer has failed to deliver to the Village Manager evidence of a renewal of Letter of Credit No. _____; or

(b) A written statement on the form attached hereto as ***Exhibit 3*** stating that all or any part of the improvements required to be constructed by the Customer at 2600 Dundee Road & 759 Greenwood Road, Northbrook, Illinois (the "***Property***") pursuant to the Development Agreement dated July __, 2023 by and between the Village of Northbrook and American LLC (the "***Agreement***") have not been constructed in accordance with the Agreement or the Village's general ordinances, codes, or regulations; or

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

(c) A written statement on the form attached hereto as ***Exhibit 4*** stating that all or any part of the costs, payments, permit fees or other fees required to be paid to the Village by the Customer in conjunction with the redevelopment of the Property pursuant to the Agreement or the Village's general ordinances, codes, or regulations, have not been paid in the required time period; or

(d) A written statement on the form attached hereto as ***Exhibit 5*** stating that all or any portion of the maintenance, repair, or restoration of the property required to be performed by the Customer pursuant to and in accordance with the Agreement or the Village's general ordinances, codes, and regulations has not been performed; or

(e) A written statement on the form attached hereto as ***Exhibit 6*** stating that all or any portion of the Customer's undertakings pursuant to the Agreement have not been performed pursuant to and in accordance with the Agreement.

WE HEREBY AGREE with the beneficiary that:

1. Drafts drawn under and in compliance with this Letter of Credit shall be duly honored immediately upon presentation to us if presented on or before the above-stated Expiration Date or presented at our office together with the original of this Letter of Credit on or before that date. Further, one or more drafts may be presented at our office on or before the Expiration Date.

2. If, within three banking days after any draft drawn under this Letter of Credit is presented to us in conformance with the terms of this Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs and other expenses incurred by the Village in enforcing the terms hereof.

3. This Letter of Credit shall expire on _____, 20___, as stated hereinabove; provided, however, that we shall send notice to the Village Manager by certified mail, return receipt requested, or hand-delivered courier at least 35 days prior to said Expiration Date, that this Letter of Credit is about to expire.

4. In no event shall this Letter of Credit or the obligations contained herein expire except upon the prior written notice required herein, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with the prior written notice required herein.

5. No consent, acknowledgment, or approval of any kind from the Customer shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.

6. The aggregate amount of this Letter of Credit may be reduced only upon receipt by us of a document executed by the Village Manager stating that such aggregate amount shall be reduced in an amount permitted by the Village's subdivision regulations because of the satisfactory completion of all or part of the improvements required to be constructed pursuant to the Agreement or the Village's general ordinances, codes, or regulations.

7. This Letter of Credit is irrevocable.

This Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practices for ISP 98 of the International Chamber of Commerce (the "***Uniform Customs***"). In the event of a conflict between this Letter of Credit and the Uniform Customs, this Letter of Credit shall control. This Letter of Credit shall be deemed to be a contract made under the laws of the State of Illinois, including, without limitation, Article 5 of the Uniform Commercial Code as in effect in the State of Illinois, and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the laws of the State of Illinois, without regard to principles of conflicts of law.

AS USED HEREIN, THE TERM "BANKING DAY" MEANS ANY DAY OTHER THAN A SATURDAY, SUNDAY, OR A DAY ON WHICH BANKS IN THE STATE OF ILLINOIS ARE AUTHORIZED OR REQUIRED TO BE CLOSED, AND A DAY ON WHICH PAYMENTS CAN BE EFFECTED ON THE FEDWIRE SYSTEM.

_____	_____
[Signature of Bank Officer]	[Signature of Bank Officer]
_____	_____
[Officer's Title]	[Officer's Title]

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT 1 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

FORM OF DRAFT

[To Be Supplied/Revised by Issuing Bank]

To: [BANK NAME, ADDRESS, AND CONTACT PERSON]

Date:

Drawn under _____Irrevocable Standby Letter of Credit No. _____ Dated: _____, 202_.

Pursuant to the attached documentation, Village of Northbrook ("***Beneficiary***") hereby demands that _____ pay to the order of Beneficiary the amount of $_____, by wire transfer with the following instructions:

Bank Name:
Account Number:
ABA Routing Number:

By _____
Name: _____
Title: _____
Date: _____

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT 2 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that Letter of Credit No. _____ dated _____, 202_ in the amount of $_____ will expire within 35 days or less and that _____ has failed to deliver to the Village Manager evidence of a renewal of Letter of Credit No. _____.

Very truly yours,

_____
Village Manager

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT 3 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the improvements required to be constructed by the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to that certain Development Agreement dated July __, 2023 by and between the Village of Northbrook and American LLC (the "***Agreement***") have not been constructed in accordance with the Agreement or the Village's general ordinances, codes, and regulations.

Very truly yours,

_____
Village Manager

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT 4 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the costs, payments, permit fees or other fees required to be paid to the Village by the Customer (as that term is defined in the above-referenced Letter of Credit) in conjunction with the redevelopment of property pursuant to that certain Development Agreement dated July __, 2023 by and between the Village of Northbrook and American LLC or the Village's general ordinances, codes, or regulations, have not been paid in the required time period.

Very truly yours,

_____
Village Manager

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT 5 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the maintenance, repair or restoration required to be performed by the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to and in accordance with that certain Development Agreement dated July __, 2023 by and between the Village of Northbrook and American LLC, or the Village's general ordinances, codes, and regulations, has not been performed.

Very truly yours,

_____
Village Manager

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT 6 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the undertakings of the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to that certain Development Agreement dated July __, 2023 by and between the Village of Northbrook and American LLC (the "***Agreement***") have not been performed pursuant to and in accordance with the Agreement.

Very truly yours,

_____
Village Manager

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT H

TRANSFEREE ASSUMPTION AGREEMENT

THIS TRANSFEREE ASSUMPTION AGREEMENT is made as of this _____ day of _____, 20__, between the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation (***"Village"***), **AMERICAN LLC**, an Illinois limited liability company ("***Developer"***), and _____, a _____ (***"Transferee"***).

W I T N E S E T H:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from Developer certain real property situated in Cook County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement (***"Property"***); and

WHEREAS, following the conveyance of the Property by Developer, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by Developer, the Village and Developer require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated as of July __, 2023, and recorded in the office of the Cook County Clerk's Recording Division on _____, 20__, as Document No. _____, by and between the Village and Developer (***"Development Agreement"***);

NOW, THEREFORE, in consideration of the agreement of Developer to convey the Property to the Transferee, and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, Developer, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of Developer in the Development Agreement, including all exhibits and attachments, regardless of whether such terms, requirements, and obligations are to be performed and provided by, or are imposed upon, Developer or the Property.

3. **Payment of Village Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable Village codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the Village, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of Developer.** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements, and obligations of Developer in the Development Agreement, including all exhibits and attachments, and the Village hereby releases Developer from any personal liability for failure to comply with the terms, requirements, and obligations of Developer in the Development Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

VILLAGE OF NORTHBROOK,
an Illinois home rule municipal corporation

_____

By:_____

Village Clerk

Its: Village Manager

ATTEST:

AMERICAN LLC, an Illinois limited liability Company

By:_____

By:_____

Its:_____

Its:_____

ATTEST:

[TRANSFEREE],
a _____

By:_____

By:_____

Its:_____

Its:_____

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____, the Village Manager of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and by _____, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **AMERICAN LLC**, an Illinois limited liability company and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

_____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **TRANSFEREE**, and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT 1 TO TRANSFEREE ASSUMPTION AGREEMENT

PROPERTY LEGAL DESCRIPTION

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

Attachment: Exhibit A - 2600 Dundee - Subdivision & Development Agreement (6752 : A Resolution Approving a Subdivision Agreement for 5-

EXHIBIT I

CONSENT AND SUBORDINATION AGREEMENT

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the Cook County Clerk's Recording Division as indicated below (collectively, the **"*Mortgage*"**):

[*DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER*]

Mortgagee hereby consents to the execution and recording of that certain Development Agreement, dated as of July __, 2023, and recorded in the office of the Cook County Clerk's Recording Division on _____, 20__, as Document No. _____, by and between the Village and Developer (**"Development *Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Development Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination Agreement to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **MORTGAGEE**, a _____, and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

Resolution (ID # 6753)

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 Combined Tentative and Final Plat of Subdivision (2600 Dundee Road & 759 Greenwood Road) (Plan Commission Docket No. PCD-22-12)

is hereby adopted, as follows:

Section 1. Recitals.

American LLC ("***Applicant***") is the owner of the property commonly known as 2600 Dundee Road & 759 Greenwood Road ("***Subject Property***"). The Applicant proposes to subdivide the Subject Property into five parcels, to construct five new single family homes. The Applicant has requested relief under the Northbrook Subdivision and Development Code, as amended, ("***Subdivision Code***") to grant approval of a combined tentative and final plat of subdivision ("***Final Plat***") for the Subject Property.

On May 16, 2023 and June 6, 2023, the Plan Commission held a public hearing to consider Applicant's request for approval of a combined tentative and final plat of subdivision for the Property. On June 6, 2023, the Plan Commission recommended approval of the Combined Tentative and Final Plat of Subdivision in Resolution No. 2023-PC-08 (***"Requested Relief"***). After being duly noticed and a public hearing conducted by the Northbrook Plan Commission, the President and the Board of Trustees adopted: (i) Ordinance No. 23-__ rezoning the Property from the R-3 to the R-5 Single Family Residential District; and (ii) Resolution No. 23-__ granting a subdivision and development agreement for a five-lot single-family residential subdivision on the Subject Property.

The President and Board of Trustees have considered the Applicant's Requested Relief and determined that it is in the best interests of the Village and the public to grant the Requested Relief.

Section 2. Approval of Subdivision Variation Granting Approval of Combined Tentative and Final Plat for the Subject Property.

A variation to allow for the approval of a combined tentative and final plat of subdivision for the Subject Property shall be, and is hereby, granted to the Applicant in accordance with and pursuant to Section 2-102 of the Subdivision Code and the home rule powers of the Village of Northbrook.

Section 3. Approval, Execution, and Recordation of Plat of Subdivision.

A. Approval of Plat of Subdivision. That certain "Final Plat of Subdivision for Dunwood Estates Subdivision," prepared by iG Consulting, Inc., consisting of one (1) sheet, with a last revision dated June 26, 2023 ("***Plat of Subdivision***") shall be, and is hereby, approved.

B. Authorization. The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Plat of Subdivision, subject to certification

by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.

C. Recordation. The Village Manager is hereby directed to record said Plat of Subdivision with the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 4. Effective Date.

The approval of the Plat of Subdivision in Section 3 of this Resolution shall be, and are hereby, expressly conditioned upon the following:

A. passage of this Resolution in the manner required by law;

B. approval of the Final Engineering Plan by the Village Engineer.

Scheduled: 7/11/2023

ATTEST:

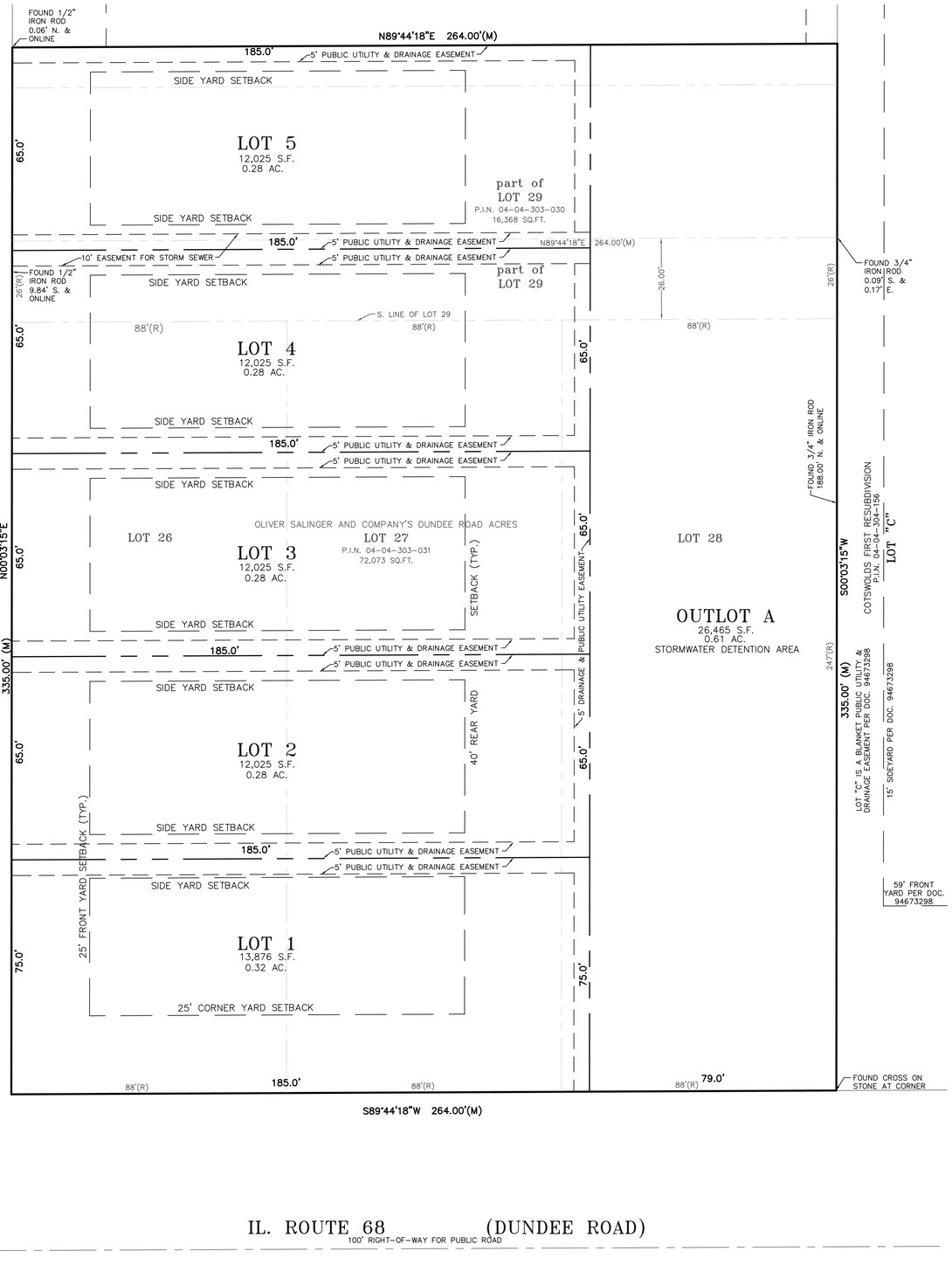
_____
Village President

_____
Village Clerk

FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION

BEING A RESUBDIVISION OF

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
NORTH

PROPOSED SIDE YARD SETBACKS (ZONING R-5) SHALL BE THE GREATER OF 6.0 FEET ON EACH SIDE, OR 20% OF THE TOTAL LOT WIDTH.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

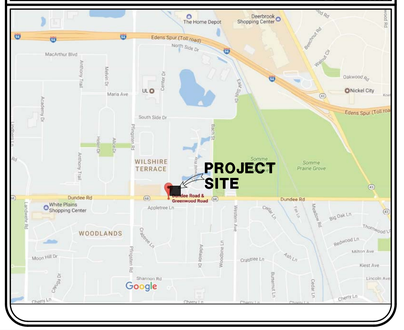
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

VEHICULAR ACCESS NOTES:

1. THERE SHALL BE NO VEHICULAR ACCESS TO IL. ROUTE 68 (DUNDEE ROAD) FROM LOT 1.

LOCATION MAP



P.I.N.
04-04-303-030
04-04-303-031

PREPARED: 08/22/22
REVISED: 12/06/22
REVISED: 02/03/23
REVISED: 03/15/23
REVISED: 06/26/23

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA

1. THE AREAS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE DUNWOOD ESTATES HOMEOWNER'S ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF ALL OF THE LOTS IN THIS SUBDIVISION AND THE ASSOCIATION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE ASSOCIATION SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION. THE MOWING AND OTHER MAINTENANCE NEEDS TO BE THE RESPONSIBILITY OF THE ASSOCIATION.
3. IN THE EVENT THE VILLAGE, DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PROPER MAINTENANCE OF THE STORM WATER DETENTION AREA, INCLUDING, WITHOUT LIMITATION, TO STORM WATER VAULTS AND ANY APPURTENANT PUMPS, PIPES, MAINS, OR DRAINS ("STORM WATER FACILITIES"), IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE DETENTION AREA LOTS FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA OR TO THE STORM WATER FACILITIES.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE STORM WATER DETENTION AREA AND ALL LOTS WITHIN THE SUBDIVISION DEPICTED ON THIS PLAT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTIONS, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.
8. THE OWNER OF THE PROPERTY ON THIS PLAT SHALL CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE, AT ITS COST, THE STORM WATER FACILITIES IN THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT. PERIODIC INSPECTION OF THE VAULT NEEDS TO BE DONE TO ENSURE IT IS OPERATING CORRECTLY. REFER TO THE STORM TRAP MAINTENANCE MANUAL IN THE ASSOCIATION DOCUMENTS.
9. A RIGHT OF ACCESS ON, UNDER AND ABOVE THE STORMWATER DETENTION EASEMENT SHOWN ON THIS PLAT AND ADJACENT PORTIONS OF THE PROPERTY IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF THE VILLAGE FOR INGRESS AND ACCESS TO THE STORMWATER DETENTION EASEMENT FOR THE SOLE PURPOSE OF IMPLEMENTATION OF THESE STORMWATER DETENTION UNDERGROUND VAULT AND DRAINAGE PROVISIONS.
10. FOLLOWING COMPLETION AND APPROVAL OF THE INITIAL BUILDINGS AND RELATED IMPROVEMENTS ON THE PROPERTY IN COMPLIANCE WITH THE PLANS APPROVED BY THE VILLAGE, NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORMWATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORMWATER DETENTION EASEMENT THAT MIGHT MATERIALLY IMPEDE THE STORM WATER FACILITIES THEREIN OR MATERIALLY REDUCE THE STORMWATER DETENTION CAPACITY THEREOF.

EASEMENT FOR STORM SEWER

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR STORM SEWER" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE.

PUBLIC UTILITY & DRAINAGE EASEMENT

PERMANENT AND PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS SUBDIVISION PLAT FOR THE FOLLOWING PURPOSES:

1) PUBLIC UTILITIES:
TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED PUBLIC UTILITY AND DRAINAGE EASEMENT AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED A PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

2) OVERLAND STORM WATER DRAINAGE:
NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE AREAS DESIGNATED PUBLIC UTILITY AND DRAINAGE EASEMENT ON THIS PLAT OF SUBDIVISION AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXISTING WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK. EACH OWNER OF A LOT WITH A PUBLIC AND DRAINAGE EASEMENT LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH A PUBLIC UTILITY AND DRAINAGE EASEMENT SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE PUBLIC UTILITY AND DRAINAGE EASEMENT AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR ILLINOIS GAS COMPANY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__
TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__
TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__
TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__
TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__
TITLE: _____

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS}
}S.S.
COUNTY OF COOK}

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE PRESIDENT

_____
ATTEST: VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS}
}S.S.
COUNTY OF COOK}

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS}
}S.S.
COUNTY OF COOK}

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS ____ DAY OF _____ A.D., 20__.

_____
VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS}
}S.S.
COUNTY OF COOK}

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, ILLINOIS ON THIS ____ DAY OF _____ A.D., 20__.

_____
CHAIRMAN

OWNER'S CERTIFICATE

STATE OF ILLINOIS}
}S.S.
COUNTY OF COOK}

DRE REALTY INVESTMENTS LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ALL OTHER EASEMENTS SHOWN THEREON.

DATED THIS _____ DAY OF _____ A.D., 20__.

BY: _____
ITS: MANAGER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS}
}S.S.
COUNTY OF COOK}

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____ A.D., 20__.

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

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

DRE REALTY INVESTMENTS, LLC — REGISTERED PROFESSIONAL ENGINEER

NAME: _____ NAME: _____
DATE: _____ FIRM: _____
DATE: _____

(SEAL)

SURVEYOR CERTIFICATE

STATE OF ILLINOIS}
}S.S.
COUNTY OF COOK}

THIS IS TO CERTIFY THAT I, KEVIN C. LEWIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3681, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

LOTS 26, 27, 28, 29 AND THE SOUTH 13 FEET OF LOT 30 IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE NORTHBROOK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17031C0088J EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20__.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3681
LICENSE EXPIRES NOVEMBER 30, 2022

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@gconsulting.net

FIELD CREW: D.J.	FIELD WORK:08/12/16	DRAFTED BY: S.R.M	CHECKED BY:
PREPARED FOR:		SCALE: 1"=20'	FIRM NO. 184-001330

FINAL PLAT OF SUBDIVISION
DUNWOOD ESTATES SUBDIVISION
NORTHEAST CORNER OF GREENWOOD ROAD AND DUNDEE ROAD
NORTHBROOK, ILLINOIS

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PROJECT NUMBER
16153A

Attachment: Final Plat of Subdivision (6753 : A Resolution Approving Final Plat for 5-Lot Sub at 2600 Dundee Road)

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: SWATI PANDEY, SENIOR PLANNER

DATE: JULY 11, 2023

SUBJECT: AN ORDINANCE APPROVING A VOLUNTARY ANNEXATION FOR 2500 PFINGSTEN ROAD

On July 11, 2023, the Board of Trustees is scheduled to consider a request by Michael Hart and Stephanie Hart (the "Applicants"), as property owners to voluntarily annex the property commonly known as 2500 Pfingsten Road (the "Property") into the Village of Northbrook. The Property is approximately 30,000 square feet in size and is located at the northwest corner of Highland Road, and Pfingsten Road, in unincorporated Cook County. The Property is abutting all sides that are located within the Village's corporate limits and is eligible for annexation upon approval by the Board of Trustees.

The Property:

- is located in unincorporated Cook County;
- does not fall within the 100-year floodplain;
- is designated as appropriate for single-family use in the Comprehensive Plan;
- is not located in an area identified for future projects in the Master Stormwater Plan;
- contains a two-story single family home and a detached garage;
- the Property is bounded by single-family homes with R-5 to the north, R-1 to the south, R-4 to the east and recently incorporated R-1 to the west.

The Property currently contains one single family home. The owner intends to keep the existing home, and has no current plans for renovation or addition, but wishes to connect to the Village water system. The Property is connected to sanitary. The Village requires properties to annex (or enter into a pre-annexation agreement) prior to connecting to the Village water and sewer system. A $750 annexation fee has been paid by the Applicant. There are no recapture fees associated with the property.

As a "standard" annexation request, there is no pre-annexation agreement proposed. Furthermore, no public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The draft ordinance would place the Property in the R-1, Single Family Residential District, as it is most compatible with the lot sizes of the properties to the south. An approximately 30,000 square-foot lot is not in compliance with the R-1 District lot area requirements for minimum lot size (50,000 square feet). The Applicant is requesting to annex as a non-conforming R-1 zoning lot. The lot width and lot depth of the Property are in compliance with the Codes. A new single-family home and accessory structures would have to comply with Village zoning standards or receive a zoning variation from the Northbrook Zoning Board of Appeals.

Consideration of the ordinance annexing the Property has been placed on the consent agenda for the July 11, 2023 meeting of the Board of Trustees. The Village Attorney and staff will be present to answer questions regarding this matter.

Ordinance (ID # 6740)

An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (2500 Pfingsten Road)

Passed by the Board of Trustees, 7/11/2023
Printed and Published 7/12/2023

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

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

_____
Village Clerk

Ordinance (ID # 6740)

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 Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (2500 Pfingsten Road)

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

Michael Hart and Stephanie Hart (the "***Applicants***") are the owner of record of a tract of land approximately 30,000 square feet in area commonly known as 2500 Pfingsten Road, Northbrook, Cook County, Illinois ("***Property***"). The Property is contiguous to the corporate limits of the Village.

The Applicant has filed with the Village a petition seeking annexation of the Property to the Village all in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

There are two electors residing on the Property. The Property is currently the site of an existing single family home. The existing single family home on the property generally complies with the requirements of the R-1 zoning district, with the exception of the corner side yard (along Highland Road). The property does not comply with the minimum lot area requirements of the R-1 district and is requesting to incorporate as a non-conforming R-1 Zoning lot.

On June 23, 2023, the Director of Development & Planning Services caused notice of this annexation to be delivered to the Northbrook Rural Fire Protection District and the Trustees thereof, to the Executive Librarian and members of the Northbrook Library Board of Trustees, and to Northfield Township officials.

Section 2. REAL ESTATE ANNEXED

Pursuant to the Illinois Municipal Code, 65 ILCS 5/7-1-8, the Village of Northbrook hereby annexes the territory legally described as:

THE EAST 230.74 FEET OF THE SOUTH 198.84 FEET OF THE EAST 15 ACRES OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-20-200-007-0000

Commonly Known As: 2500 Pfingsten Road, Northbrook, IL 60062

Section 3. NOTIFICATION OF TAXING DISTRICTS

An affidavit, certifying that the Northbrook Rural Fire Protection District, the Northbrook Public Library and Northfield Township have been sent proper notice in accordance with State Statutes of the intended annexation of the above described property, shall be recorded with this document.

Section 4. ZONING

Zoning of the above described territory is hereby established and authorized for use as provided in the Northbrook Zoning Code (1988), as amended, in the R-1 Single Family Residential District.

Section 5. FEES DUE PRIOR TO ANNEXATION

An annexation fee pursuant to Section 19-131 of the Village Code in the amount of $750.00 was paid to the Village by the Applicants upon the filing of the petition. No additional recapture fees are associated with the Property.

Section 6. ANNEXATION EXHIBIT

A Plat of Annexation of the above-described territory is attached hereto as ***Exhibit A*** and, by this reference, made a part hereof.

Section 7. RECORDATION

The Village Manager is hereby directed to cause a certified copy of this Ordinance, together with ***Exhibit A*** and an affidavit pursuant to Section 3 above, to be recorded with the Cook County Clerk's Office, Illinois.

Section 8. REPORTING

The Village Clerk shall report this annexation by serving a document of annexation by registered or certified mail on the Election Authorities of Cook County, Illinois, and on the United States Post Office branches serving the annexed territory within 30 days of the passage of this ordinance, as required by law.

Section 9. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon passage and publication in pamphlet form in accordance with State Statutes and payment of all fees specified in Section 5 of this Ordinance.

Scheduled: 7/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

PEKLAY SURVEYING CO., LTD.
163 N. GREENLEAF ST.
SUITE 1
GURNEE, IL. 60031-3344
(847) 336-0059 phone

PLAT OF ANNEXATION

TO THE VILLAGE OF NORTHBROOK

THE EAST 230.74 FEET OF THE SOUTH 198.84 FEET OF THE EAST 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

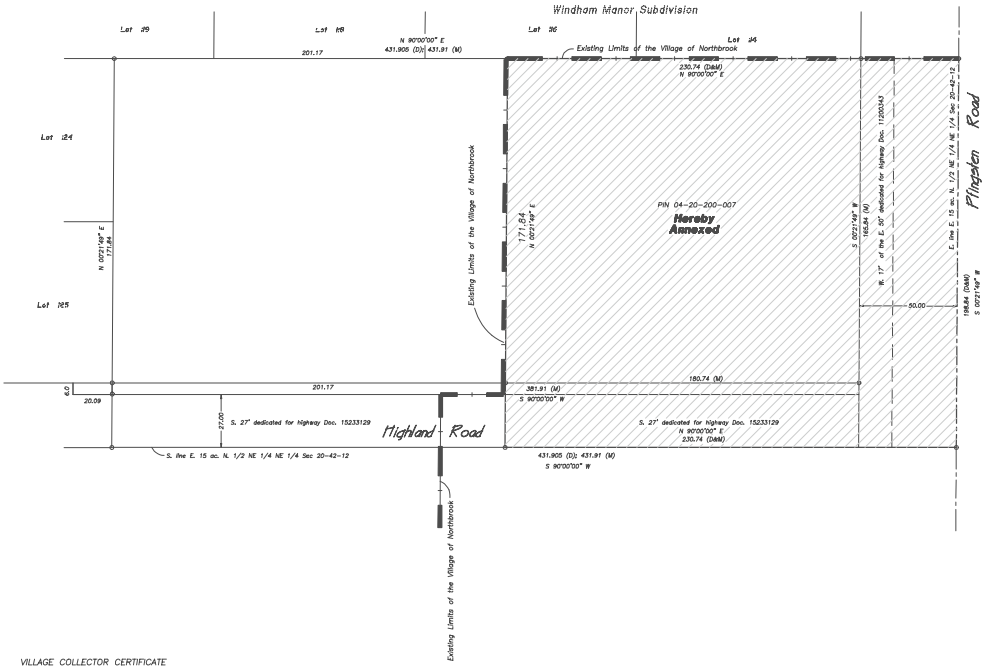
BOARD OF TRUSTEES CERTIFICATE

State of Illinois} } s.s.
County of Cook}

Approved and accepted by the Village President and the Board of Trustees of the Village of Northbrook, Cook County, Illinois, this _____day of _____ A.D., 20_____.

Attest: _____ Village Clerk

By: _____ Village President



VILLAGE COLLECTOR CERTIFICATE

State of Illinois} } s.s.
County of Cook}

I certify that there are no delinquent or current unpaid special assessments on the property shown on this plat.

Dated this _____ day of _____, A.D., 20____

_____
Village Collector
Village of Northbrook

VILLAGE ENGINEER CERTIFICATE

State of Illinois} } s.s.
County of Cook}

Approved by the Village Engineer of the Village of Northbrook, Cook County, Illinois.

Dated this _____ day of _____, A.D., 20____

_____
Village Engineer
Village of Northbrook

PLAT SUBMITTAL CERTIFICATE

I, Edward Peklay, an Illinois Professional Land Surveyor No. 2549, do hereby grant permission to the Village of Northbrook to record this plat.

Dated this 8th day of May, A.D., 2023.

Edward Peklay
Illinois Professional Land Surveyor

This plat submitted for recording by & mail plat to:
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

NORTH

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ALL DISTANCE IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED BY SCALING.

FILE NO. 21-26-1A
ORDERED BY: M. & S. Hart

PROPERTY ADDRESS: 2500 Pfingsten Road, Northbrook, IL

Legend
(R)= Record
(D)= Deed
(M)= Measure
Basis of Bearings = Assumed

= Area to be annexed = 45,881 sq. ft. (1.05 ac.)

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

EDWARD PEKLAY 2549 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, ILLINOIS

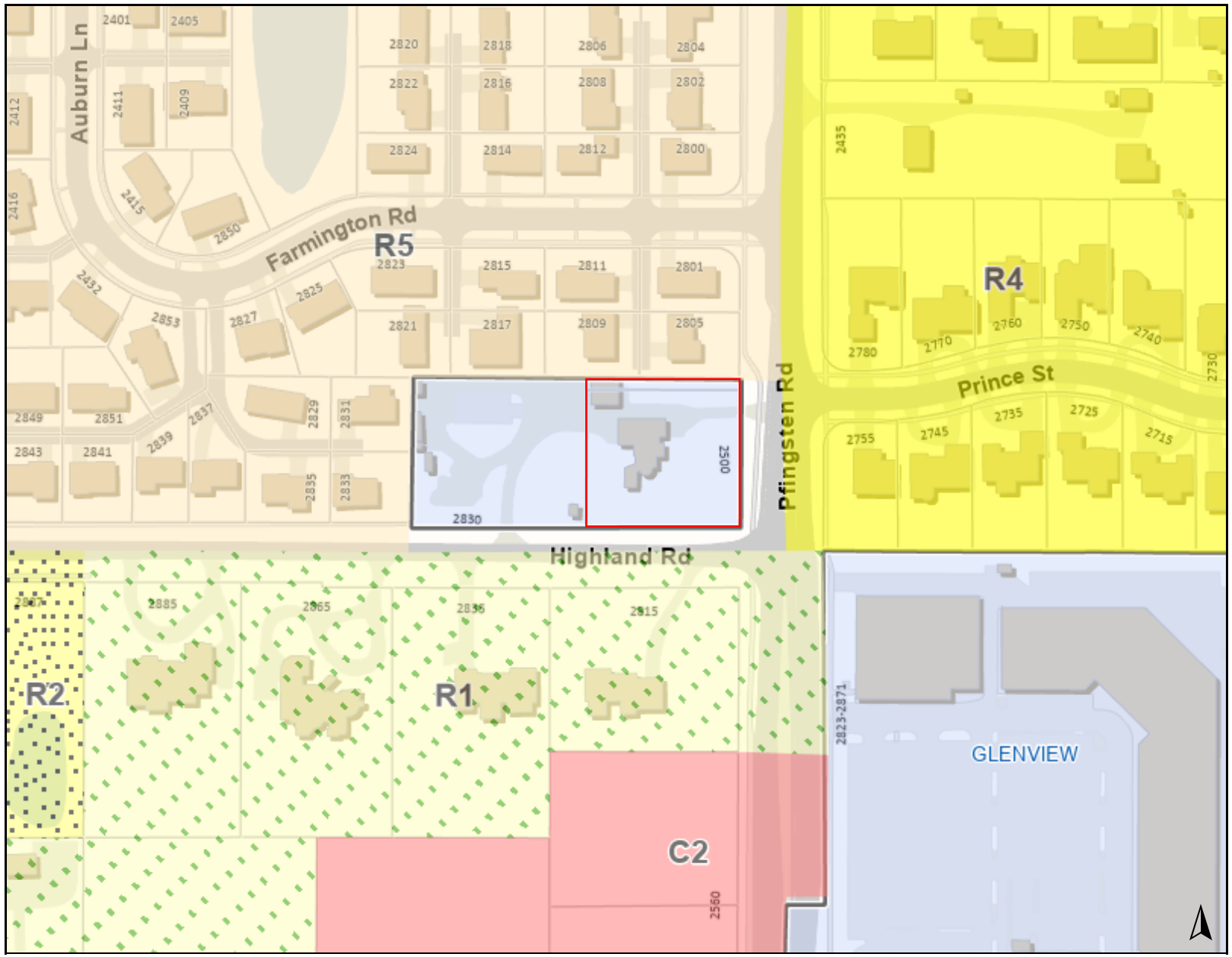
STATE OF ILLINOIS
COUNTY OF LAKE S.S.

GURNEE, IL. 5/08 A.D. 20 23
PEKLAY SURVEYING CO., LTD.
PROFESSIONAL DESIGN FIRM NO. 2981

BY Edward Peklay
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2549. MY LICENSE EXPIRES 11/30/2024

Attachment: Exhibit A - Plat of Annexation (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

GISConsortium | 2500 Pfingsten Road - Zoning Map



Legend

Zoning and Development

Zoning

- R1: Single Family Residential Districts
- R2: Single Family Residential Districts
- R4: Single Family Residential Districts
- R5: Single Family Residential Districts
- C2: Neighborhood Commercial District

0 300 600 ft

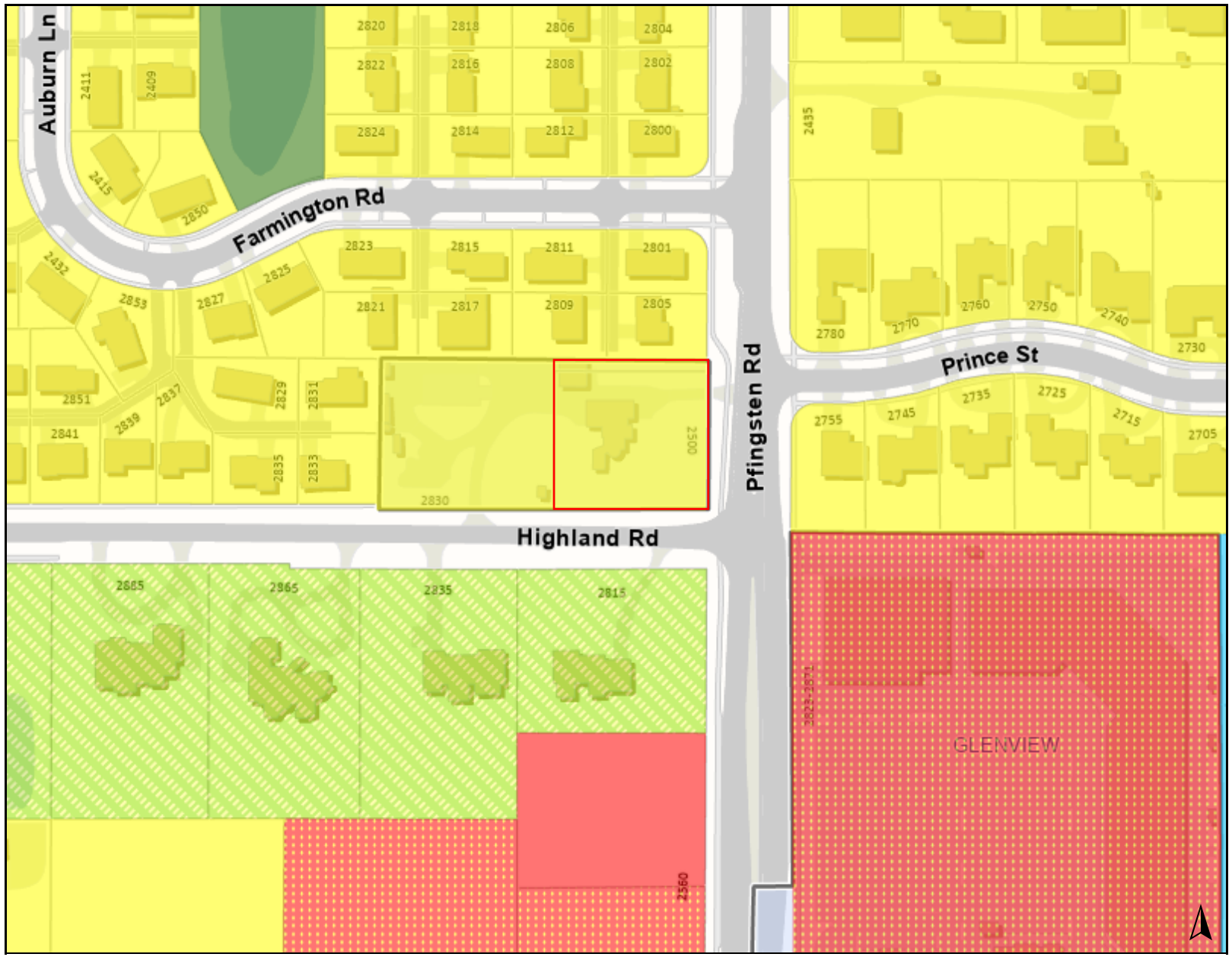
Print Date: 6/9/2023

Notes

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

Attachment: Maps & Site Photo (6740 : An Ordinance Approving A Voluntary Annexation for 2500

GISConsortium | 2500 Pfingsten Road - Comprehensive Plan : Single Family



Legend

Zoning and Development

Future Land Use

- Drainage Facility
- Single Family Cluster
- Single Family
- Single Family Large Lot
- Institutional Facility
- Community Retail
- Major Retail

0 300 600 ft

Print Date: 6/9/2023

Notes

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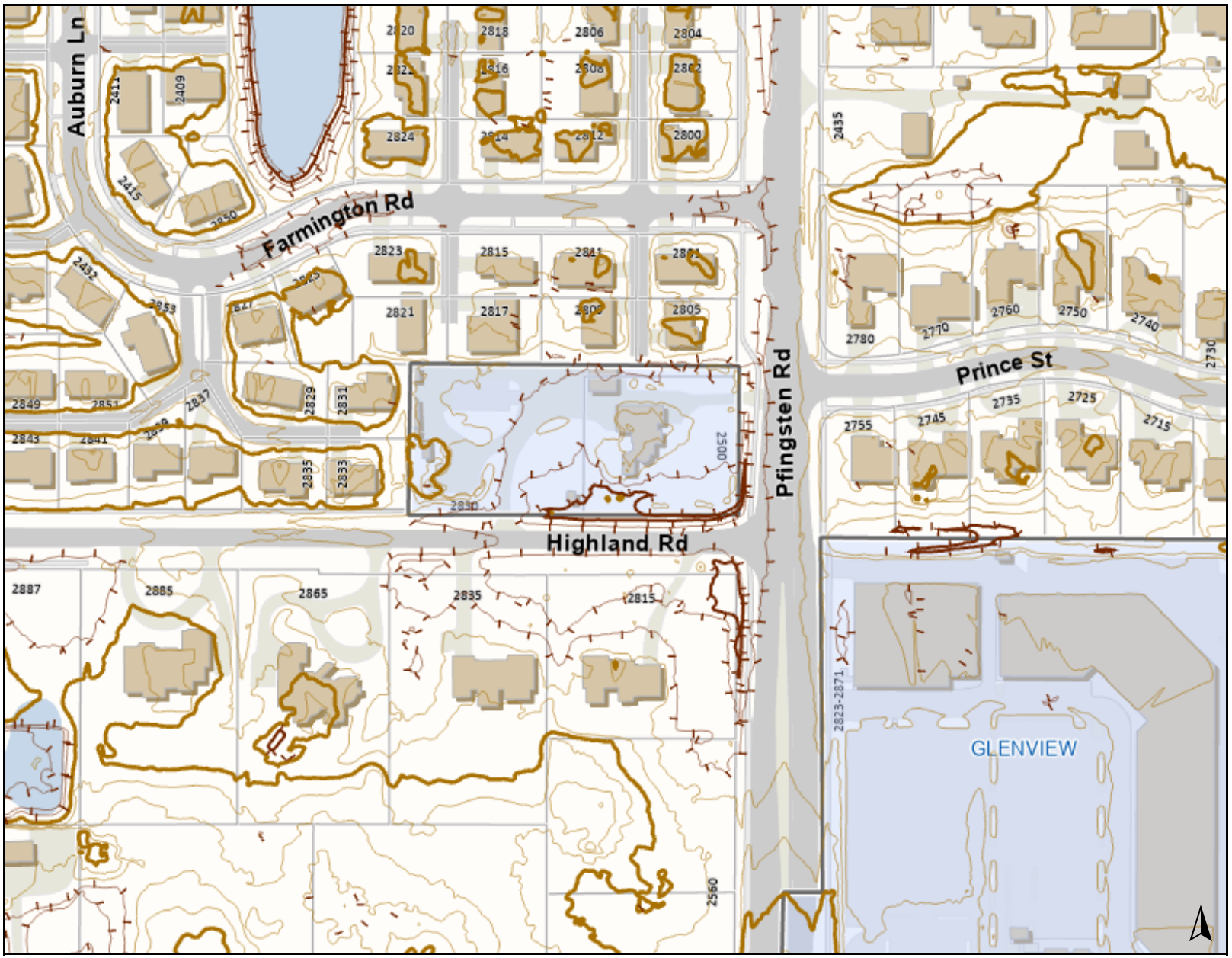
Attachment: Maps & Site Photo (6740 : An Ordinance Approving A Voluntary Annexation for 2500

GISConsortium

2500 Pfingsten Road



Legend

Cook County GIS - Contours

Cook County 1 Foot 2017 Contours

- <Null>
- 5 ft Index Contour
- 1 ft Intermediate Contour
- 5 ft Index Depression Contour
- 1 ft Intermediate Depression Contour

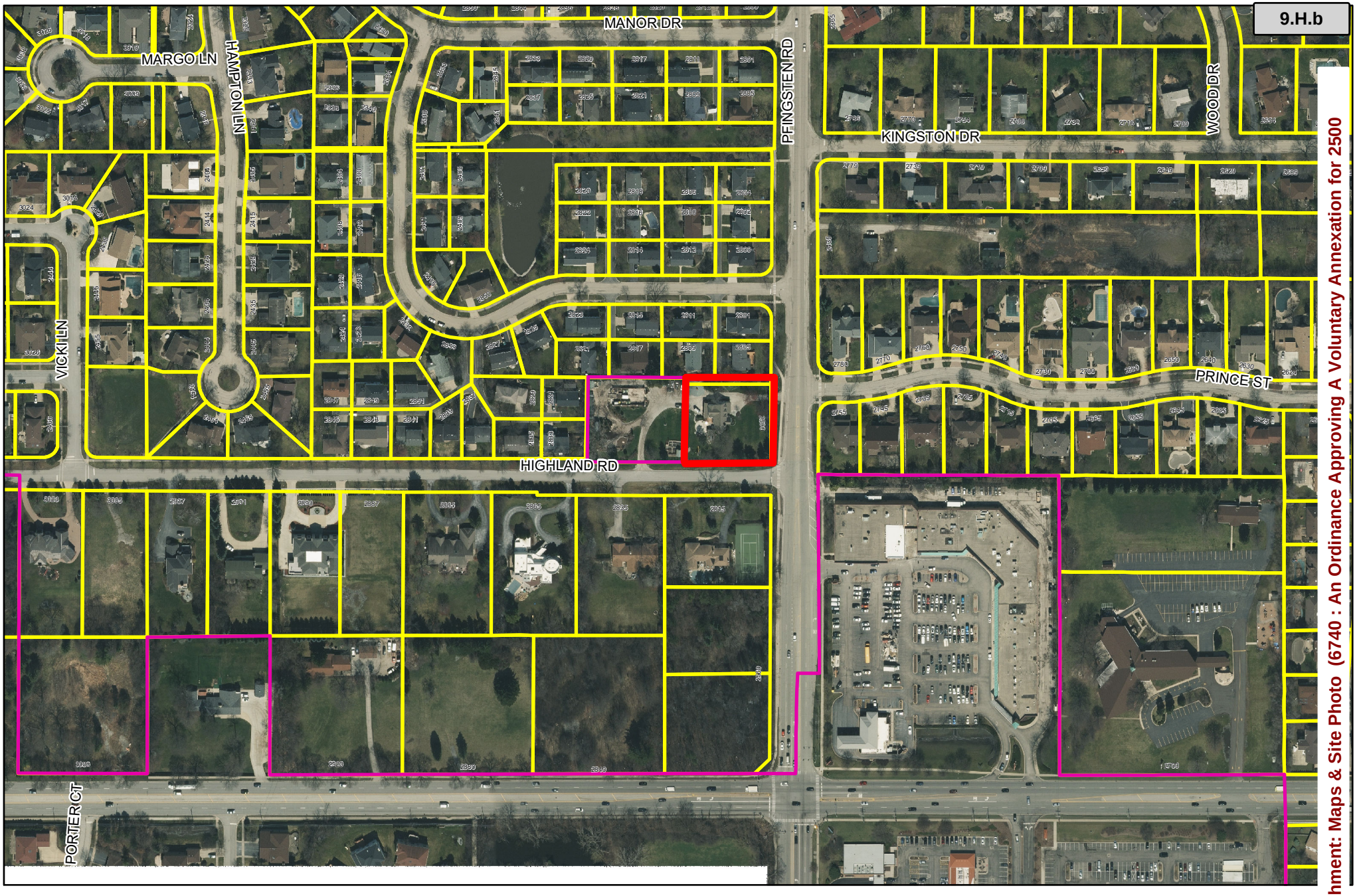
0 300 600 ft

Print Date: 6/9/2023

Notes

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

Attachment: Maps & Site Photo (6740 : An Ordinance Approving A Voluntary Annexation for 2500



0 230 460 690 Feet

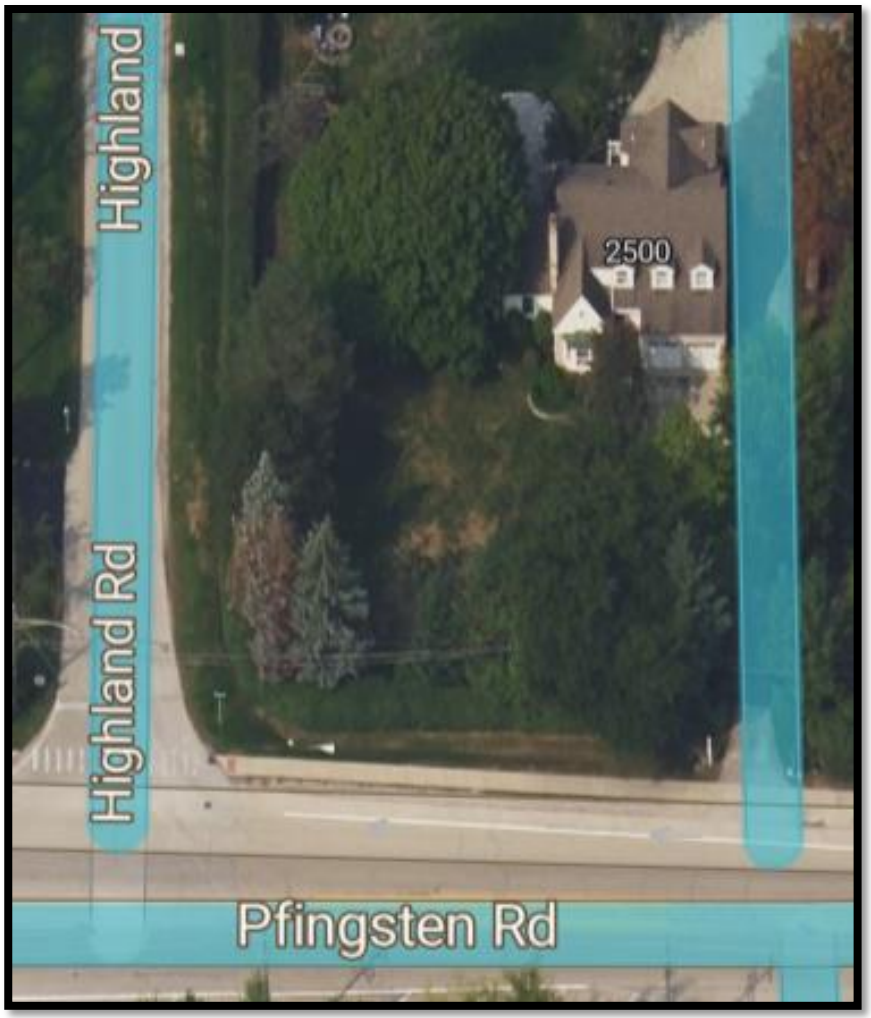
2500 Pfingsten Road

VILLAGE OF NORTHBROOK

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

GIS consortium.org

Attachment: Maps & Site Photo (6740 : An Ordinance Approving A Voluntary Annexation for 2500


Highland
2500
Highland Rd
Pfingsten Rd

HIGHLAND RD

(847) 336-0059 phone
(847) 336-8753 fax

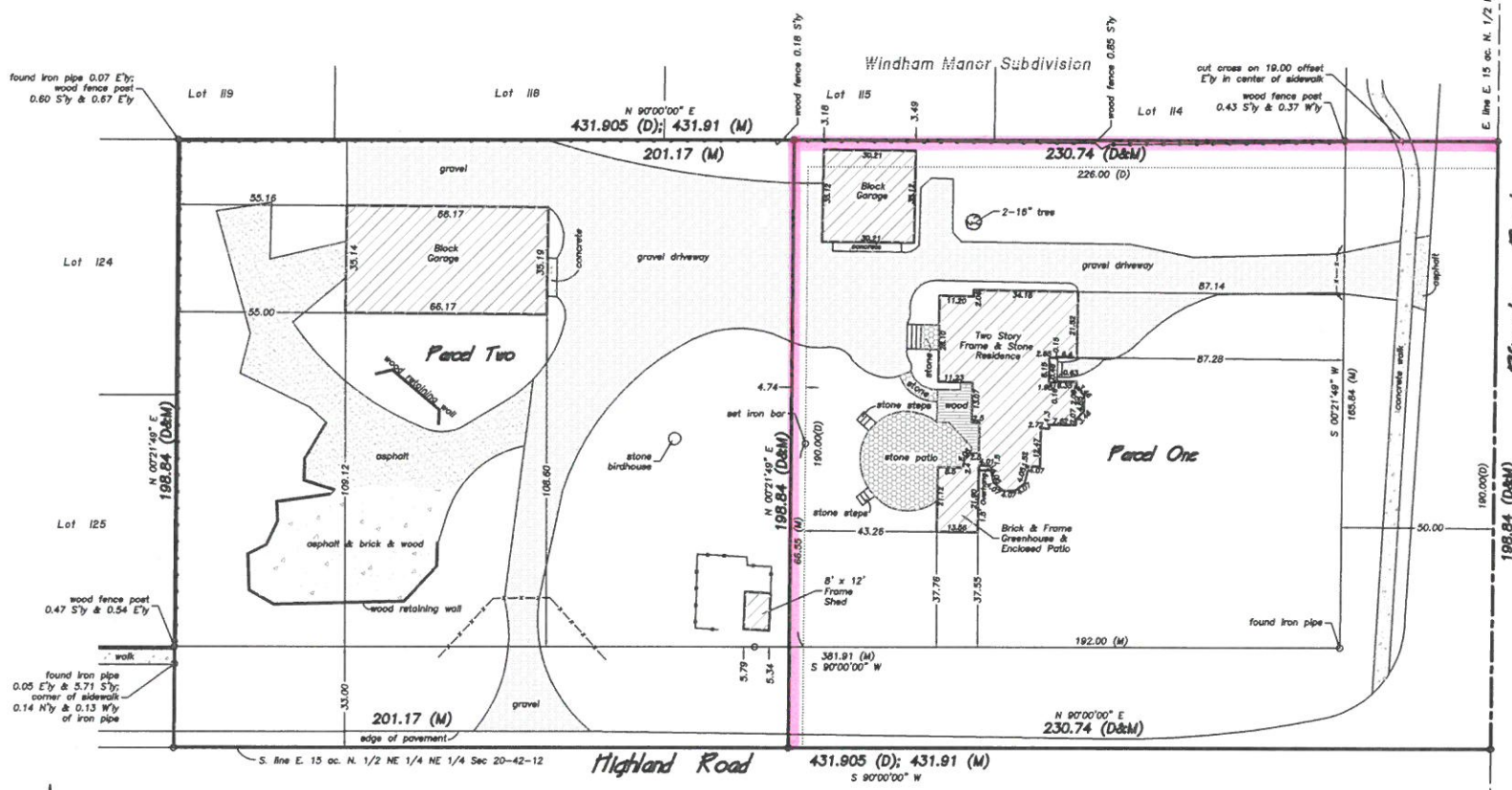
PEKLAY SURVEYING CO., LTD.

PLAT

163 N. GREENLEAF ST.
SUITE 1
GURNEE, IL. 60031-3344

PARCEL ONE: THE EAST 230.74 FEET OF THE SOUTH 198.84 FEET OF THE EAST 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EAST 431.905 FEET OF THE SOUTH 198.84 FEET OF THE EAST 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE EAST 230.74 FEET THEREOF.



NORTH

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED BY SCALING.

SCALE: 1"=30'
FILE NO. 21-26
ORDERED BY: Wilson Lawn

PROPERTY ADDRESS: 2500 Pfingsten Rd.
Northbrook, IL

Legend
(R)= Record
(D)= Deed
(M)= Measure
-o-o-o- = Wood Fence
-x-x-x- = Wrought Iron Fence

Basis of Bearings = Assumed
Area Parcel 1 = 45,881 Sq. Ft. (M) (1.05 Acres)
Area Parcel 2 = 40,000 Sq. Ft. (M) (0.92 Acres)

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

GURNEE, IL. 01/22 A.D. 20 21
PEKLAY SURVEYING CO., LTD.
PROFESSIONAL DESIGN FIRM NO. 2981

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2549. MY LICENSE EXPIRES 11/30/2022
Revised 0

EDWARD PEKLAY 2549 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, ILLINOIS

Attachment: Plat of Survey (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten

northbrook

Village President
Kathryn L. Ciesla

Board of Trustees
Muriel J. Collison
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Daniel H. Pepoon
Heather E. Ross

Village Clerk
Debra J. Ford

Village Manager
Cara L. Pavlicek

NOTICE OF PROPOSED ANNEXATION TO THE VILLAGE OF NORTHBROOK

2500 Pfingsten Road

June 23, 2023

Kate Hall, Library Director
Northbrook Public Library
1201 Cedar Lane
Northbrook, IL 60062

To the attention of:

- Kate Hall, Library Director
- Members of the Northbrook Library Board of Trustees

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **July 11, 2023** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

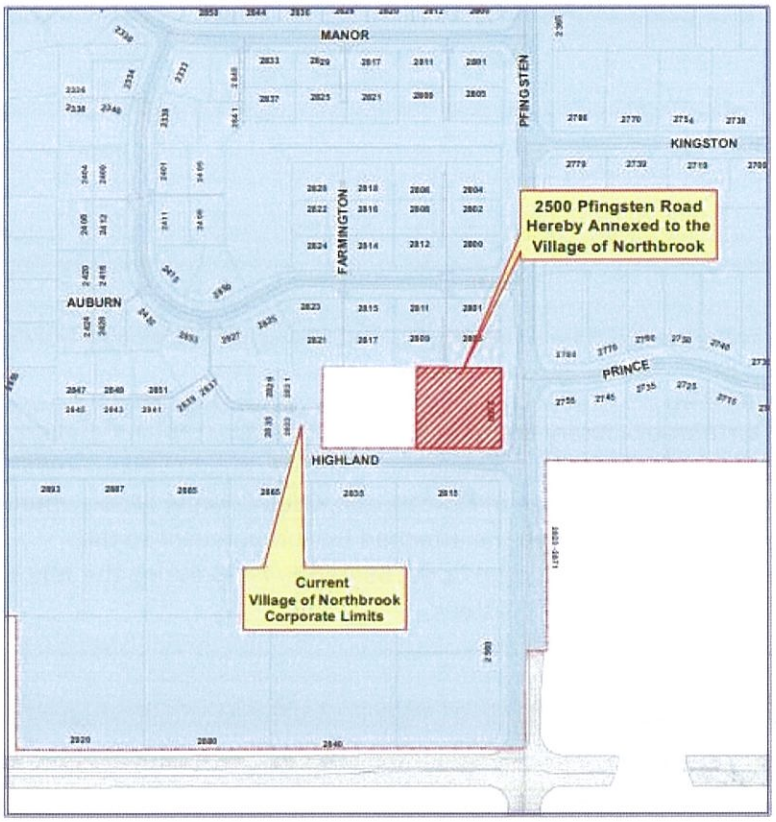
Jonathan Mendel

Jonathan Mendel, Director
Dept. of Development & Planning Services

Attachment: Affidavits of Notice (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

EXHIBIT A

Annexation Exhibit
2500 Pfingsten Road



Legend

Current Northbrook Corporate Limits

230 115 0 230 Feet

Property known as 2500 Pfingsten Road

THE EAST 230.74 FEET OF THE SOUTH 198.84 FEET OF THE EAST 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-20-200-007-0000

June 12, 2023

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE VILLAGE OF NORTHBROOK
JUNE 23, 2023

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Jonathan Mendel, being first duly sworn, deposes and says that he did cause this notice to be served upon the Members of the Northbrook Public Library Executive Director and Board of Town Trustees by mailing true and correct copies of same on this 23rd Day of June, 2023 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Jonathan Mendel, Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
This 23rd day of June, 2023

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

Attachment: Affidavits of Notice (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

northbrook

Village President
Kathryn L. Ciesla

Board of Trustees
Muriel J. Collison
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Daniel H. Pepoon
Heather E. Ross

Village Clerk
Debra J. Ford

Village Manager
Cara L. Pavlicek

NOTICE OF PROPOSED ANNEXATION TO THE VILLAGE OF NORTHBROOK

2500 Pfingsten Road

June 23, 2023

Chief Andrew Carlson
Northbrook Fire Department
740 Dundee Road
Northbrook, IL 60062

TO: Chief Andrew Carlson and Trustees of the Northbrook Rural Fire Protection District.

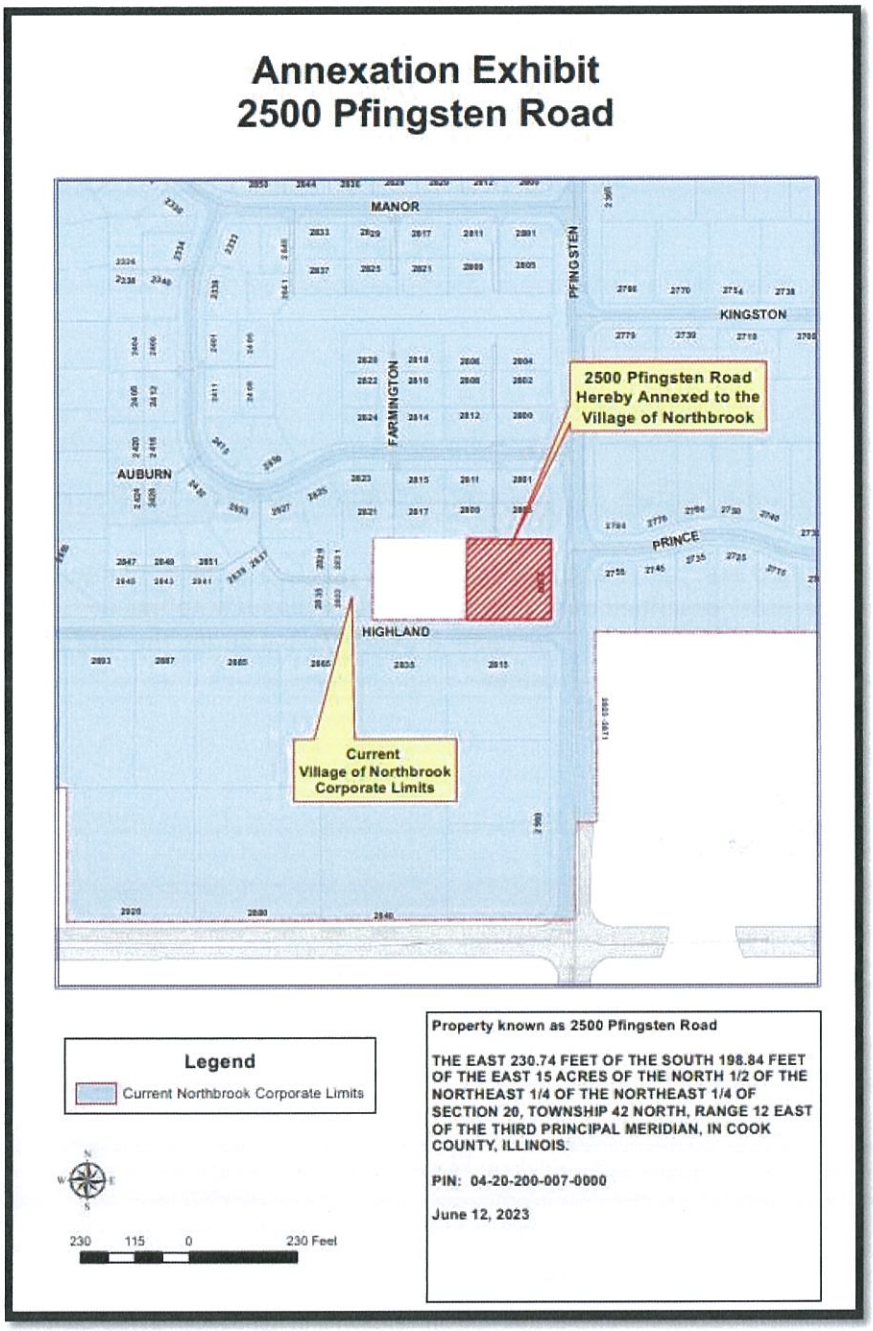
Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **July 11, 2023** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

Jonathan Mendel, Director
Dept. of Development & Planning Services

Attachment: Affidavits of Notice (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

EXHIBIT A



Attachment: Affidavits of Notice (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE VILLAGE OF NORTHBROOK
JUNE 23, 2023

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Jonathan Mendel, being first duly sworn, deposes and says that he did cause this notice to be served upon the Members of the Northbrook Rural Fire Protection District Board of Town Trustees by mailing true and correct copies of same on this 23rd Day of June, 2023 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Jonathan Mendel, Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
this 23rd day of June, 2023

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

Attachment: Affidavits of Notice (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

northbrook

Village President
Kathryn L. Ciesla

Board of Trustees
Muriel J. Collison
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Daniel H. Pepoon
Heather E. Ross

Village Clerk
Debra J. Ford

Village Manager
Cara L. Pavlicek

NOTICE OF PROPOSED ANNEXATION OF TERRITORY INCLUDING HIGHWAYS WITHIN NORTHFIELD TOWNSHIP TO THE VILLAGE OF NORTHBROOK

2500 Pfingsten Road

June 23, 2023

Northfield Township
2550 Waukegan Road, Suite 100
Glenview, IL 60025

To the attention of Township Supervisors, Trustees, Clerk & Commissioner of Highways,

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **July 11, 2023** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

Jonathan Mendel

Jonathan Mendel, Director
Dept. of Development & Planning Services

Attachment: Affidavits of Notice (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

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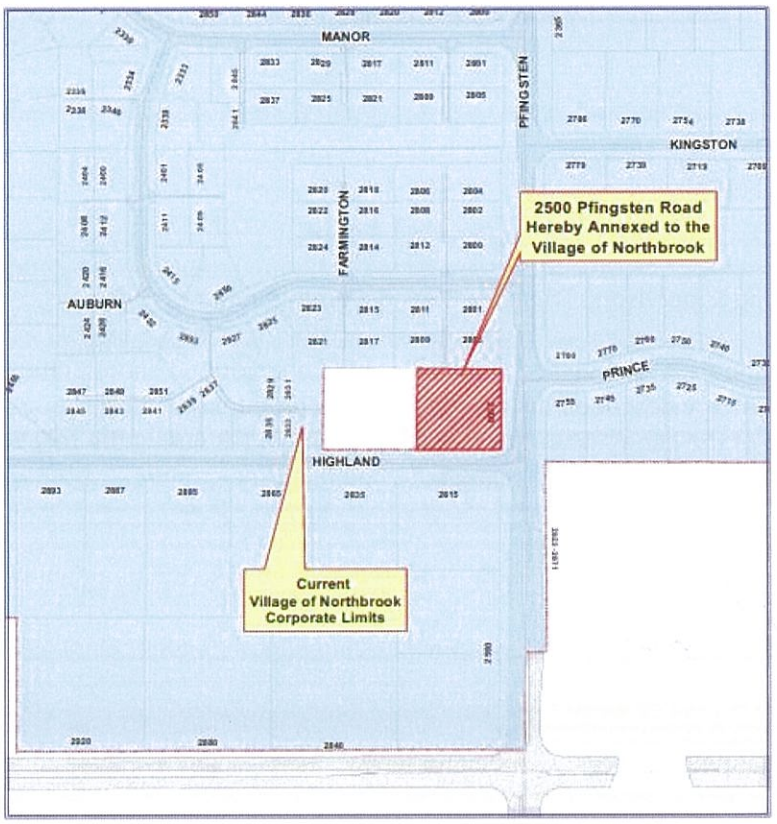
Annexation Exhibit
2500 Pfingsten Road



Legend

Current Northbrook Corporate Limits

230 115 0 230 Feet

Property known as 2500 Pfingsten Road

THE EAST 230.74 FEET OF THE SOUTH 198.84 FEET OF THE EAST 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-20-200-007-0000

June 12, 2023

Attachment: Affidavits of Notice (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
WITHIN NORTHFIELD TOWNSHIP
TO THE VILLAGE OF NORTHBROOK
JUNE 23, 2023

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Jonathan Mendel, being first duly sworn, deposes and says that she did cause this notice to be served upon the Northfield Township Commissioner, Northfield Township Clerk, Northfield Township Supervisor, and Members of the Board of Town Trustees of Northfield Township, by mailing true and correct copies of same on this 23rd Day of June, 2023 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Jonathan Mendel, Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
this 23rd day of June, 2023

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

Attachment: Affidavits of Notice (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

Village of Northbrook,

Please accept our application of voluntary annexation as we would like to be part of the Village of Northbrook. Furthermore, allowing us to connect to city water.

There are no proposed plans at this time.

Stephanie Hart Michael Hart

Stephanie & Michael Hart
2500 Pfingsten Road
Northbrook, IL. 60062

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

Archived: Friday, June 9, 2023 1:02:05 PM
From: S Kodros
Sent: Sunday, June 4, 2023 1:45:45 PM
To: Pandey, Swati
Subject: Re: 2500 Pfingsten Road - Annexation Inquiry
Response requested: Yes
Importance: Normal

Hi Swati!

Correct, we are already connected to sanitary.

Thank you,
Stephanie

> On Jun 2, 2023, at 1:33 PM, Pandey, Swati <Swati.Pandey@northbrook.il.us> wrote:
>
> Stephanie,
>
> Could you please confirm if the property is connected to the Village sanitary utilities, since you were not requesting this? Thanks!
>
> **Swati Pandey, AICP**
> **Senior Planner of Development & Planning Services**
> swati.pandey@northbrook.il.us
> Village of Northbrook | 1225 Cedar Lane | Northbrook, Illinois 60062
> (t) 847-664-4052
> www.northbrook.il.us
>
> ---
>
> **From:** S Kodros <skodros@yahoo.com>
> **Sent:** Monday, April 24, 2023 3:25 PM
> **To:** Pandey, Swati <Swati.Pandey@northbrook.il.us>
> **Cc:** Desario, Nick <Nick.Desario@northbrook.il.us>
> **Subject:** Re: 2500 Pfingsten Road - Annexation Inquiry
>
> Hi Swati,
>
> Please reference the attached application with all remaining documents needed. For your ease of reference, I did include my past and current drivers licenses with my name change and our marriage license.
>
> We should have everything short of the payment of our Annexation Fee. Please let me know the next steps.

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

Village of
Northbrook

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☐ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ **Application**
Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ **Written Explanation of Application Request**
Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☐ **Proposed Plans**
Attach proposed plans for the property sought to be annexed, if applicable.

N/A

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Michael and Stephanie Hart

Primary Contact:

Address 2500 Pfingsten Rd

City, State, Zip Northbrook, IL 60062

Phone No. 630-484-8600

Email Michael.hart13@gmail.com & SKodros@yahoo.com

Is the property held in trust? ☐ Yes ☑ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? ☐ Yes ☑ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Water hook up

Property Information

(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)

Site Location/Common Address: 2500 Pfingsten Rd, Northbrook IL, 60062

Property Index Number(s): 04-20-200-007-0000

Size of Property: .63 Acres (square feet/acres)

Size of Building Space, if applicable: 2,752 (square feet)

Cook County Zoning: Residential

Requested Village Zoning:

Current Principal Use of Structure(s): Residence

Current Accessory Use(s): Detached Garage

Lot Area: 45,881 Lot Width: 230.74 Lot Depth: 198.84

Special Use Approvals (other agencies): None

Bulk Compliance:

Lot Coverage: 13,360 Ft² Building Coverage:

Setbacks: Front 87.14 Corner Side 37.55 Interior Side 48.30 Interior Side blank Rear 43.26

General Regulations Compliance:

Outdoor Storage: None

Parking Spaces: Driveway & Garages

Home Occupation: None Type:

Special Concerns: None

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

PETITION FOR VOLUNTARY ANNEXATION

Now come the undersigned Petitioners requesting annexation of the parcel of land hereinafter set forth to the Village of Northbrook, County of Cook and State of Illinois.

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:

2) 2500 Pfingsten Rd, Northbrook, IL 60062
(collectively "***Property***") Also attach legal description and survey)

3) The undersigned certify [Check One]

☐ There are no electors residing on the Property.

☑ 51% or more of the electors residing on the Property have joined in this petition by signing below.

4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.

5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.

6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and

b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

Village of Northbrook
VOLUNTARY ANNEXATION

Owner:

Michael Hart
Signature

Michael Hart
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Stephanie Hart
Signature

Stephanie Hart
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: Michael Hart

Print Name: Michael Hart

By: Stephanie Hart

Print Name: Stephanie Hart

By: _____

Print Name: _____

By: _____

Print Name: _____

☐ There are no electors residing at the property.

Subscribed and sworn to before me
this 9th day of April, 2023

"OFFICIAL SEAL"
DEBORAH G. KAROL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/11/2026

Deborah G Karol
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Michael Hart
Signature

Michael Hart
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Stephanie Hart
Signature

Stephanie Hart
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me this 9th day of April, 2023

Deborah G. Karol
Notary Public

"OFFICIAL SEAL"
DEBORAH G. KAROL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/11/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

9.H.e

Payment Confirmation - Cook County Property Tax

Payment may be withdrawn from your account as soon as tomorrow or the next banking business day. It is important that you have money in your bank account to cover this payment. Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation Number: **CCTPTX009265570**

Confirmation Date (CT): **Apr-10-2023 03:32:05 PM**

Your Payment Detail

Payment Amount:	**$8,028.54**
Bill Year:	**2022**
Property Index Number (PIN):	**04-20-200-007-0000**
Volume:	**132**
Property Location:	**2500 PFINGSTEN RD NORTHBROOK, IL 60062-6955**
Mailing Address:	**2500 PFINGSTEN RD NORTHBROOK, IL 60062-6955**
Balance Due:	**$8,028.54**
Tax Type:	**0**
Tax Year:	**2022**

Your Account Detail

Bank Routing Number:	**071025661**
Bank Account Number:	**XXXXXXXXXXXXX9194**
Bank Account Type:	**Checking**
Bank Account Category:	**Consumer**

E-mail Address*: **michael.hart13@gmail.com**

Please keep a record of your Confirmation Number, or print this page for your records.

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

Doc#. 2118825102 Fee: $98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2021 10:28 AM Pg: 1 of 3

Dec ID 20210401606606
ST/CO Stamp 1-068-989-868 ST Tax $625.00 CO Tax $312.50

WARRANTY DEED

THE GRANTORS, John DiTomasso and Kathleen DiTomasso, husband and wife, of the Village of Northbrook, State of Illinois, for and in consideration of TEN ($10.00) DOLLARS and other good and valuable considerations in hand paid **CONVEY and WARRANT** to the **GRANTEES, Michael B. Hart, a single man and Stephanie A. Kodros, a single woman,** as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject only to: general taxes for 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements of record; acts done or suffered by or through Grantees; and Grantees' mortgage.

COMMON ADDRESS: 2500 Pfingsten Road, Northbrook, Illinois 60062 **PIN:** 04-20-200-007-0000
04-20-200-046-0000 (affects this and other property)

Dated this 27th day of April, 2021.

John DiTomasso

Kathleen DiTomasso

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that John DiTomasso and Kathleen DiTomasso personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

GIVEN under my hand and notarial seal this 27th day of April, 2021.

Notary Public

E MICHAEL CIESLA
Official Seal
Notary Public – State of Illinois
My Commission Expires Dec 22, 2021

MAIL TO:
Karen Patterson
2400 Ravine Way #200
Glenview IL 60025

Name of Person Preparing Deed
Ciesla Law Firm
1363 Shermer Road, Suite 200
Northbrook, Illinois 60062
Tel.: (847) 412-1988

Name of New Taxpayer
Michael Hart
2500 Pfingsten Road
Northbrook, Illinois 60062

FIDELITY NATIONAL TITLE
SC21003170

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

EXHIBIT A

Order No.: SC21003170

THE EAST 230.74 FEET OF THE SOUTH 198.84 FEET OF THE EAST 15 ACRES OF THE NORTH HALF OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

REAL ESTATE TRANSFER TAX		29-Apr-2021
	COUNTY:	312.50
	ILLINOIS:	625.00
	TOTAL:	937.50
04-20-200-007-0000	20210401606606	1-068-989-968

21188251O2 Page: 3 of 3

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

Fidelity National Title Insurance Company

Policy Number:

SC21003170

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Fidelity National Title Insurance Company

Ciesla Law Firm
1544 Shermer Road
Northbrook, IL 60062

By:

Randy Quirk, President

Countersigned By:

Authorized Officer or Agent

SEAL

Attest:

Marjorie Nemzura, Secretary

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

SCHEDULE A

Name and Address of Title Insurance Company: Fidelity National Title Company, LLC
1827 Walden Office Square, Ste 102
Schaumburg, IL 60173

Address Reference: 2500 Pfingsten Rd, Northbrook, IL 60062

Date of Policy	Amount of Insurance
April 27, 2021	$625,000.00

1. Name of Insured:

   Michael B Hart and Stephanie A Kodros, husband and wife

2. The estate or interest in the Land that is insured by this policy is:

   FEE SIMPLE

3. Title is vested in:

   Michael B Hart and Stephanie A Kodros

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

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

EXHIBIT "A"
Legal Description

THE EAST 230.74 FEET OF THE SOUTH 198.84 FEET OF THE EAST 15 ACRES OF THE NORTH HALF OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

Name and Address of Title Insurance Agent: Ciesla Law Firm
1544 Shermer Road
Northbrook, IL 60062

SCHEDULE B
EXCEPTIONS FROM COVERAGE

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

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

2. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any Lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

Name and Address of Title Insurance Agent: Ciesla Law Firm
1544 Shermer Road
Northbrook, IL 60062

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

7. [Tax and Special Assessment Search]
[Property Insight]

[OD 4/6/2021 SC21003170]

1. Taxes for the year(s) 2020 and 2021
2021 taxes are not yet due or payable.

1A. Note: 2020 first installment was due March 2, 2021
Note: 2020 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat
04-20-200-007-0000	1 of 2	2020	$7,398.55	Paid
[John Di Tomasso 2500 Pfingsten Rd Northbrook, IL 600626955]				
04-20-200-046-0000	2 of 2	2020	$3,475.81	Paid
[John Di Tomasso 2500 Pfingsten Rd Northbrook, IL 600626955]				

Because of procedures instituted by the Cook County Treasurer, the Company requests that original tax bills be furnished whenever the Company is requested to pay taxes. If original tax bills are not furnished, the Company will collect an additional amount per tax number to cover the cost of processing payments to the Cook County Treasurer for the production of duplicate tax bills. Further, because of delays by the Cook County Treasurer in producing duplicate tax bills, the Company will hold back from closing additional funds to pay interest that will accrue because of the Treasurer's procedures.

8. Rights of the public and the state of Illinois in and to the West 17 feet of the East 50 feet of the land as dedicated for highway purposes on "Row plat of easement of Pfingsten Road" recorded February 16, 1933 as document 11200343.

9. Rights of the public and the state of Illinois in and to the South 27 feet of the land as dedicated for public highway by plat dated October 4, 1951 and recorded December 7, 1951 as document 15233129.

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Name and Address of Title Insurance Agent: Ciesla Law Firm
1544 Shermer Road
Northbrook, IL 60062

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

10. A mortgage to secure an indebtedness as shown below,
Amount: $500,000.00
Dated: April 27, 2021
Mortgagor: Michael B Hart and Stephanie A Kodros
Mortgagee: Guaranteed Rate Inc.
The effective date of this policy is extended to include the recording date of the deed(s) to the insured(s) and/or the insured mortgage(s) as shown in Schedule A.

END OF SCHEDULE B

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim Insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

(continued)

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
  (i) the Amount of Insurance; or
  (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
  (i) the Amount of Insurance shall be increased by Ten percent (10%), and
  (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY
(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY
All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE
The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS
When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT
(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

  If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION
Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT
(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

(continued)

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

ENDORSEMENT - SE 287

POLICY MODIFICATION

Attached to Policy Number:

SC21003170

Issued By:

Fidelity National Title
Insurance Company

General Exception number(s) 1-6 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: April 27, 2021

Attachment: 2500 Pfingsten - Applicant Submittal (6740 : An Ordinance Approving A Voluntary Annexation for 2500 Pfingsten Road)

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: JONATHAN MENDEL, DIRECTOR OF DEVELOPMENT AND PLANNING SERVICES

DATE: JULY 11, 2023

SUBJECT: AN ORDINANCE CREATING A PACE AREA AND ESTABLISHING THE ILLINOIS FINANCE AUTHORITY PROPERTY ASSESSED

The Illinois Finance Authority ("IFA") has standardized Commercial Property Assessed Clean Energy ("C-PACE") financing in Illinois through the nonpartisan, nonpolitical Illinois Finance Authority PACE Program ("IFA PACE Program"). Any interested county or municipality that desires to create a PACE area can establish the IFA PACE Program by adopting the enabling PACE Ordinance and related Program Report provided by IFA. These documents are posted on IFApace.com <http://www.ifapace.com/> for counties or municipalities to download.

At no cost to the municipality, the IFA PACE Program makes C-PACE financing available to any eligible record owner of eligible property that voluntarily requests the levy of a special assessment to secure the financing or refinancing of a PACE Project (see below) pursuant to an assessment contract. C-PACE financing to fund PACE Projects occurs through the issuance of conduit debt obligations (such as bonds or notes), similar to other special assessment financing programs in Illinois. Municipalities can avoid using their own time and resources to issue bonds or notes by establishing the IFA PACE Program to fund PACE Projects. IFA has statewide authorization to issue bonds and notes to fund PACE Projects in any PACE area.

The IFA PACE Program is administered by a component unit of IFA known as the C-PACE Open Market Initiative, which is a 501(c)(3) organization. Referred to as the PACE Area Administrator, it is the independent, neutral program administrator of the IFA PACE Program, and provides a fair and competitive, statewide open market. The PACE Area Administrator approves capital providers or their affiliates as participants in the IFA PACE Program to act as program administrators on a non-exclusive basis, with their own resources, and within appropriate guidelines. Referred to as PACE Project Administrators, such program administrators originate financings or refinancings of PACE Projects, purchase or arrange for the purchases of the related bonds or notes issued by IFA, provide or arrange any related interim financing by a warehouse fund prior to the issuance of such bonds or notes, and provide or arrange for the administration and servicing of such PACE Projects. Record owners are afforded the opportunity to work with PACE Project Administrators of their own choosing.
For each PACE Project approved under the IFA PACE Program, the assessment contract and related assignment agreement (assigning the assessment contract to IFA) will be in substantially the forms appended to the Program Report. Such collateral documents require execution and delivery by an authorized officer of the applicable county or municipality for each PACE Project approved under the IFA PACE Program. In connection with each request, IFA will provide a summary of the PACE Project and its estimated annual impact regarding any energy savings,

energy utility bill savings, water savings, and water bill savings. The PACE Project Administrator will further provide a Compliance Certificate for the PACE Project as required by the enabling PACE Ordinance and Program Report. Any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program must be accompanied by a written opinion from a nationally recognized municipal bond counsel in form and substance acceptable to IFA as the issuer of the bonds or notes.

About PACE Projects

C-PACE financing can be used by owners and developers to finance or refinance eligible improvements affixed to any privately-owned commercial, industrial, non-residential agricultural, or multi-family (of 5 or more units) property or any property owned by a not-for-profit in connection with renovations of existing buildings and new construction, in each case up to 25% of the value of the property. Eligible improvements generally include fixtures, products, systems, equipment, devices, and materials intended for ***energy efficiency***, ***renewable energy***, ***resiliency***, or ***water use***; ***electric vehicle charging stations*** are eligible improvements too. C-PACE financing is non-recourse to the record owner and assignable upon transfer of the property. C-PACE financing does not accelerate upon a default (payment or otherwise), permits terms of up to 40 years, and allows financing of up to 100% of all project and closing costs.

Ordinance (ID # 6772)

An Ordinance Creating a PACE Area and Establishing the Illinois Finance Authority Property Assessed Clean Energy Program for Record Owners of Property that, from Time to Time, May Voluntarily Request the Levy of Special Assessments to Secure the Financing or Refinancing of their Pace Projects; Authorizing Program Administrators to Act Thereunder; Designating the Illinois Finance Authority as the Sole Issuer of Bonds and Notes; and Approving Related Matters

Passed by the Board of Trustees, 7/11/2023
Printed and Published 7/12/2023

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

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

_____

Village Clerk

Ordinance (ID # 6772)

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 Creating a PACE Area and Establishing the Illinois Finance Authority Property Assessed Clean Energy Program for Record Owners of Property that, from Time to Time, May Voluntarily Request the Levy of Special Assessments to Secure the Financing or Refinancing of their Pace Projects; Authorizing Program Administrators to Act Thereunder; Designating the Illinois Finance Authority as the Sole Issuer of Bonds and Notes; and Approving Related Matters

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Village is a duly organized and validly existing home-rule municipal corporation under the Constitution and the laws of the State of Illinois.

The Village is authorized pursuant to the Property Assessed Clean Energy Act, 50 ILCS 50/1 *et seq*., as amended ("***PACE Act***"), to create a "PACE area" (as defined in the PACE Act) and establish a "property assessed clean energy program" or "program" (as defined in the PACE Act) to facilitate access to capital used by "record owners" (as defined in the PACE Act) of "property" (as defined in the PACE Act) for the financing or refinancing of "energy projects" (as defined in the PACE Act).

The Illinois Finance Authority, a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois ("***Authority***"), is authorized to issue bonds or notes in accordance with the PACE Act and pursuant to subsection (d) of Section 825-65 of the Illinois Finance Authority Act, 20 ILCS 3501/801-1 *et seq*., to fund "PACE Projects" (as defined in the Illinois Finance Authority Act, and energy projects, which are known as "***PACE Projects***" herein), which bonds or notes will be secured, in part, by "assessments" (as defined in the PACE Act) levied on properties benefitted by PACE Projects as voluntarily requested by the record owners pursuant to "assessment contracts" (as defined in the PACE Act).

Pursuant to Section 10 of the PACE Act, the Village may establish a program administered by either one or more than one "program administrator" (as defined in the PACE Act) for a PACE area on behalf of or at the discretion of the Village, and under such program, the Village, from time to time, may assign such assessment contracts to "permitted assignees" (as defined in the PACE

Act), including the Authority, without competitive bidding or the solicitation of requests for proposals or requests for qualifications to fund PACE Projects.

In order to lessen the burdens on counties and municipalities throughout Illinois that may desire to create PACE areas and establish property assessed clean energy programs, to attract "capital providers" (as defined in the PACE Act) to purchase bonds or notes issued by the Authority to fund PACE Projects throughout Illinois, and to assist record owners in the financing or refinancing of PACE Projects throughout Illinois, the Authority, pursuant to its Resolution 2022-0412-GP10, authorized the formation of Illinois C-PACE Open Market Initiative, d/b/a C-PACE Open Market Initiative, an Illinois not-for-profit corporation and component unit of the Authority ("***C-PACE Open Market Initiative***"), to administer a nonpartisan, nonpolitical property assessed clean energy program for interested "governmental units" (as defined in the PACE Act) throughout Illinois ("***Illinois Finance Authority PACE Program***") for the benefit of a statewide, open market in which the "governing body" (as defined in the PACE Act) of each governmental unit may create a PACE area and establish the Illinois Finance Authority PACE Program pursuant to the procedures provided in Section 15 of the PACE Act by the adoption of an ordinance or resolution.

As further described in the Program Report (as defined in Section 3.E of this Ordinance) Program, the Authority will be the sole issuer of any bonds or notes to finance or refinance PACE Projects of record owners that have applied and have been approved for such financing or refinancing under the Illinois Finance Authority PACE Program, and any such bonds or notes purchased by capital providers or any interim financing provided by a "warehouse fund" (as defined in the PACE Act) prior to the issuance of such bonds or notes will not be general obligations of the State of Illinois or any governmental unit including the Village.

In consideration of the Village's desire to avoid the need to devote the time and resources necessary to develop and implement a property assessed clean energy program with the features of the Illinois Finance Authority PACE Program and to otherwise be required to issue bonds or notes to finance or refinance PACE Projects and incur the related compliance or accounting obligations, the Village now desires to create a PACE area, to establish the Illinois Finance Authority PACE Program as a property assessed clean energy program for the PACE area that will be administered on behalf of the Village at all times by the C-PACE Open Market Initiative, to facilitate access to capital from more than one program administrator, and to benefit from the Authority issuing all bonds and notes to finance or refinance PACE Projects approved under the Illinois Finance Authority PACE Program in a statewide, open market.

In furtherance of its participation in such statewide, open market, the Village now desires to delegate to the C-PACE Open Market Initiative, among other things, the discretion to consider and approve capital providers or their affiliates as participants in the Illinois Finance Authority PACE Program to act as program administrators on a non-exclusive basis, for their own account and for the account of others of their choosing, to originate financings or refinancings of PACE Projects, to purchase or arrange for the purchases of the related bonds or notes issued by the Authority, to provide or arrange any related interim financing by a warehouse fund prior to the issuance of such bonds or notes, and to provide or arrange for the administration and servicing of such PACE Projects.

Section 2. AUTHORIZATION OF PROGRAM AND PROJECT ADMINISTRATORS.

A. The Village hereby authorizes the Illinois C-PACE Open Market Initiative to act as a program administrator ("***PACE Area Administrator***") for the Illinois Finance Authority PACE Program on behalf of the Village on the terms and pursuant to the conditions set forth in this Ordinance, including, without limitation, within the Program Report.

B. The duties of the PACE Area Administrator are to act as a liaison to the Village and its residents, taxpayers, and other interested persons as further described in the Program Report, to prescribe the terms and conditions whereby the Village can facilitate access to capital from more than one program administrator, and to consider and approve capital providers or their affiliates to act as program administrators for one or more PACE Projects (each a "***PACE Project Administrator***") under the Illinois Finance Authority PACE Program at the discretion of the Village, which discretion is hereby delegated by the Village to the PACE Area Administrator. Each PACE Project Administrator is authorized, on a non-exclusive basis, for its own account and for the account of others of its choosing, to originate financings or refinancings of PACE Projects, to purchase or arrange for the purchases of the related bonds or notes issued by the Authority, to provide or arrange any related interim financing by a warehouse fund prior to the issuance of such bonds or notes, and to provide or arrange for the administration and servicing of such PACE Projects, all in accordance with the approved Assessment Contract.

C. Upon approval by the PACE Area Administrator to act as a program administrator for the Illinois Finance Authority PACE Program, each PACE Project Administrator will be deemed to have agreed to perform the duties and obligations set forth in this Ordinance, including the duties and obligations set forth in the Program Report, and any other duties or obligations necessary, appropriate, or desirable in connection with the Illinois Finance Authority PACE Program as the PACE Area Administrator may prescribe from time to time, as such duties and obligations are allocated among the Village, the PACE Area Administrator, and the PACE Project Administrator, in each case, at the PACE Project Administrator's sole cost and expense.

D. The Illinois Finance Authority PACE Program will terminate at such time as the Authority ceases to issue bonds or notes to fund PACE Projects, as evidenced by the notice described in this Section 2.D. The PACE Area Administrator, as a component unit of the Authority, must use its best efforts to provide at least 60 calendar days prior written notice thereof to the Village and provide at least 30 calendar days prior written notice thereof to each PACE Project Administrator. The Village may terminate or suspend the Illinois Finance Authority PACE Program at any time, for any reason or no reason, after giving written notice thereof to the PACE Area Administrator at least 60 calendar days before the termination or suspension is to be effective. Upon receiving such written notice from the Village, the PACE Area Administrator must give written notice thereof to any PACE Project Administrator at least 30 calendar days before the termination or suspension is to be effective. The termination or suspension of the Illinois Finance Authority PACE Program will not relieve the PACE Area Administrator and any PACE Project Administrator of their respective obligations incurred before such termination or suspension and that are required to be performed thereafter, all of which will survive.

E. Without limiting the right of the PACE Area Administrator to approve, deny, terminate, or suspend any PACE Project Administrator at its discretion, the Village reserves the right to terminate or suspend any PACE Project Administrator at any time, for any reason or no reason, after giving written notice thereof to the PACE Area Administrator at least 60 calendar days before the termination or suspension is to be effective. Upon receiving such written notice from the Village, the PACE Area Administrator must give written notice thereof to the PACE Project Administrator at least 30 calendar days before the termination or suspension is to be effective. The termination or suspension of any PACE Project Administrator will not relieve such PACE Project Administrator of its obligations incurred before such termination or suspension and that are required to be performed thereafter, all of which will survive.

Section 3. DESIGNATION OF ILLINOIS FINANCE AUTHORITY AS SOLE ISSUER OF BONDS OR NOTES; CREATION OF THE PACE AREA; REPORT OF THE ILLINOIS FINANCE AUTHORITY PACE PROGRAM.

A. The Village hereby finds that the financing or refinancing of PACE Projects in a statewide, open market is a valid public purpose that furthers essential public and governmental purposes, including, but not limited to, reduced energy costs and greenhouse gas emissions, enhanced water quality and conservation, economic stimulation and development, improved property resiliency and valuation, and increased employment.

B. The Village intends to facilitate access to capital from more than one PACE Project Administrator as approved by the PACE Area Administrator and other capital providers or their designated transferees as approved by the Authority to provide funds for PACE Projects, which will be repaid by assessments on the properties benefitted with the agreement of the record owners.

C. The Village hereby designates the Authority to be the sole issuer of any bonds or notes under the Illinois Finance Authority PACE Program and hereby authorizes the Authority to assist record owners with any interim financing to be provided by a warehouse fund prior to the issuance of such bonds or notes under the Illinois Finance Authority PACE Program, in each case to fund PACE Projects approved under the Illinois Finance Authority PACE Program. The PACE Area Administrator may act as the PACE Project Administrator for one or more PACE Projects funded by interim financing provided by a warehouse fund established by the Village or the Authority, if applicable, under the Illinois Finance Authority PACE Program.

D. The Village hereby creates a PACE area for the Illinois Finance Authority PACE Program that is coterminous with the entire corporate limits of the Village ("***PACE Area***") for the benefit of a statewide, open market.

E. The C-PACE Open Market Initiative has prepared the report of the Illinois Finance Authority PACE Program attached to and, by this reference made a part of, this Ordinance as Exhibit A (as amended, supplemented, or modified from time to time by the PACE Area Administrator, "***Program Report***") in conformity with the PACE Act, setting forth, *inter alia*, the types of PACE Projects that may be financed or refinanced, or interim-financed, pursuant to this Ordinance. The Village hereby approves the Program Report. The Program Report will be made available for public inspection by the Village in a manner deemed prudent in its sole discretion, and must be posted and reasonably made available at all times by the Illinois Finance Authority PACE Program on the following website: www.IFApace.com. The PACE Area Administrator must provide the Village at least 30 calendar days prior written notice of the effective date of any amendment, supplement, or modification of the Program Report.

Section 4. NO PUBLIC HEARING; PROGRAM ESTABLISHED.

The Village hereby finds that no public hearing is required in connection with the adoption or amendment of the Illinois Finance Authority PACE Program and hereby establishes the Illinois Finance Authority PACE Program in accordance with this Ordinance and the Program Report.

Section 5. ASSESSMENT CONTRACTS AND ASSIGNMENT AGREEMENTS.

A. The Village will impose an assessment only pursuant to the terms of a recorded assessment contract with the record owner of the property to be assessed, the form of which will be in substantially the form of Appendix A to the Program Report (each an "***Assessment Contract***").

B. The Village may assign Assessment Contracts pursuant to certain assignment agreements with the Authority as collateral for the financing or refinancing, or interim financing, of PACE Projects, the form of which will be in substantially the form of Appendix B to the Program Report (each an "***Assignment Agreement***").

C. The Village Manager and the Village Clerk are hereby authorized to execute and attest, respectively, and to deliver Assessment Contracts with record owners meeting the requirements set forth in the PACE Act and the Program Report and execute and deliver related Assignment Agreements with the Authority, in each case with such changes, deletions, and insertions as may be approved by the Village Manager and such other supporting documents and instruments as may be necessary or appropriate to carry out and comply with the provisions of each Assessment Contract and Assignment Agreement. The execution and delivery of such Assessment Contracts, Assignment Agreements, other contracts, agreements, documents, and instruments will be deemed conclusive evidence of the approval of the forms, terms and provisions thereof, including, without limitation, any changes, deletions, or insertions to the forms of documents now before the Village, by the Village Manager executing the same and by the Village.

D. No Assessment Contract may be executed or attested by the Village Manager or Village Clerk unless the applicable PACE Project Administrator has (1) made the determination that the property to be assessed is entirely within the PACE Area, (2) received evidence of all the enumerated items in Section 25(c) of the PACE Act and Section 25(d) of the PACE Act, and (3) delivered to the PACE Area Administrator and the Village Manager a written certification as to the matters set forth in this Section 5.D, and a representation and warranty that the PACE Project Administrator as a program administrator of the Illinois Finance Authority PACE Program is in compliance with its duties and obligations hereunder ("***Compliance Certificate***"). The Compliance Certificate must be in form and substance acceptable to the PACE Area Administrator.

E. The Village further authorizes and directs the applicable PACE Project Administrator to receive on its behalf the copies or other proof of the notices to, and written consents of, any mortgage holders, pursuant to Section 25(d) of the PACE Act, for the record owner to enter into the Assessment Contract, and to deliver copies thereof to the PACE Area Administrator together with the Compliance Certificate.

F. Upon execution and delivery of any Assessment Contract and related Assignment Agreement, and prior to any funding, the applicable PACE Project Administrator must file or cause to be filed such Assessment Contract and such Assignment Agreement for recording with the Recordings Division of the Office of the Cook County Clerk.

G. The Village further authorizes and directs that the applicable PACE Project Administrator receive on its behalf the written confirmation from the record owner, pursuant to Section 25(c)(8) of the PACE Act, that the PACE Project was properly acquired, constructed, installed, or modified and is operating as intended ("***Completion Certificate***"), and to deliver a copy thereof to the Village, and, if requested, to the PACE Area Administrator. The failure of the PACE Project Administrator to deliver a copy of any Completion Certificate to the Village or the PACE Area Administrator will not be deemed to impair the related Assessment Contract or any funding thereunder.

Section 6. ADDITIONAL ACTIONS.

The Village Manager is hereby authorized without any further approval to:

A. Negotiate, execute**,** and deliver such other supporting documents as may be necessary or appropriate to implement the Illinois Finance Authority PACE Program; and

B. Ratify amendments, modifications, or supplements to the Program Report from time to time as requested by the PACE Area Administrator to the extent such amendments, modifications, or supplements comply with the parameters and requirements set forth in the PACE Act and this Ordinance.

Section 7. RESERVATION OF RIGHTS FOR OTHER PROGRAMS.

The Village reserves the right to:

A. Create PACE areas and establish related property assessed clean energy programs other than the PACE Area and the Illinois Finance Authority PACE Program to be administered by other for-profit entities or not-for-profit entities or the Village, as determined by the Board of Trustees, pursuant to one or more separate ordinances or resolutions to be considered or previously considered and approved or adopted, as the case may be, at one or more meetings of the Village; and

B. Issue "PACE Bonds" (as defined in the PACE Act) to fund PACE Projects pursuant to the rights and powers vested in the Village by the PACE Act if such PACE Projects have been approved under any property assessed clean energy program established by the Village other than the Illinois Finance Authority PACE Program.

Scheduled: 7/11/2023

ATTEST:

_____
Village President

_____
Village Clerk

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IFA

ILLINOIS FINANCE AUTHORITY

C-PACE OPEN MARKET INITIATIVE

Property Assessed Clean Energy Program Report

Printed by authority of the State of Illinois, 10/11/2022, published electronically only

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FOLEY & LARDNER LLP

FOLEY
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Preface to the Program Report by the Illinois Finance Authority

Commercial Property Assessed Clean Energy ("C-PACE") financing can be used by owners and developers of commercial properties to finance or refinance eligible improvements in connection with renovations of existing buildings and new construction, in each case up to 25% of the value of the property. Eligible improvements generally include fixtures, products, systems, equipment, devices, and materials intended for energy efficiency, renewable energy, resiliency, or water use; electric vehicle charging stations are eligible improvements too. C-PACE financing has features that make it very attractive as an alternative or a supplement to existing types of commercial real estate financing. For example, C-PACE financing is non-recourse to the record owner and assignable upon transfer of the property. While these features may be found in conduit mortgage loans included in commercial mortgage-backed securities (often referred to as CMBS loans or CMBS financing), they are not common in either traditional bank financing or mezzanine financing, which is often used to finance significant new commercial real estate construction or deep energy retrofit projects. C-PACE financing also has attractive features that are not available with any other type of commercial real estate financing. C-PACE financing does not accelerate upon a default (payment or otherwise), permits terms of up to 40 years, and allows financing of up to 100% of all project and closing costs. All capitalized terms in this Preface not otherwise defined have the meanings set forth in the accompanying Program Report.

C-PACE financing is secured by a voluntary special assessment on the benefited property that is represented by an assessment contract between the record owner and the Governmental Unit. The special assessment is senior to all mortgages and other private liens on such property and is *pari passu* to other real estate taxes and assessments. The lien priority and preferences of C-PACE financing is the primary reason why capital providers are willing to provide up to 100% financing that is non-recourse, non-callable in the event of default, and assignable in the event of a transfer of the property. Interest on C-PACE financing is usually fixed throughout the term, although that is not required by the PACE Act, and is generally well below the rates charged by mezzanine lenders and equipment lenders. Under the PACE Act, the assessment contract must be recorded, and serves as collateral for C-PACE financing, similar to a recorded commercial mortgage serving as collateral for a commercial real estate loan. C-PACE financing to fund PACE Projects occurs through the issuance of conduit debt obligations (such as bonds or notes), similar to other special assessment financing programs in Illinois.

Despite these attractive features and plentiful amounts of capital from providers enthusiastic to consider environmental, social, and governance factors alongside financial factors in the investment decision-making process, the use of C-PACE financing in Illinois has been limited to date. Counties and municipalities have informed the Illinois Finance Authority of their desire to avoid the need to devote the time and resources necessary to develop and implement a property assessed clean energy program with the features of the Illinois Finance Authority PACE Program and to otherwise be required to issue bonds or notes to finance or refinance PACE Projects and incur the related compliance or accounting obligations. Additionally, capital providers have informed the Authority of their desire for a fair and competitive, statewide open market sponsored by an independent, neutral program administrator. Finally, record owners have informed the Authority of their desire to minimize the program administration and governmental fees associated with C-PACE financing.

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The Authority has observed that the lack of market activity is also because C-PACE financing under existing property assessed clean energy programs is not uniform throughout Illinois, and under such programs, capital providers cannot administer and service their own C-PACE financing originations. Moreover, under existing property assessed clean energy programs, program administrators are tasked with roles and responsibilities that are typically performed by capital providers, such as marketing, establishing processes for contractors, statutory underwriting, processing applications, billing and collecting, and enforcement. This structure, a vestige of the C-PACE financing market's earliest days, is both cumbersome and costly. Similar to commercial mortgage lenders, the Authority believes capital providers in the C-PACE financing market should instead facilitate access to capital by performing these activities for their own account or others of their choosing, with their own resources, and within appropriate guidelines.

In consideration of these factors, the Illinois Finance Authority has standardized the structure, implementation, and delivery of C-PACE financing in Illinois to lessen the burdens on counties and municipalities throughout Illinois that may desire to create PACE areas and establish property assessed clean energy programs, to attract capital providers to purchase bonds or notes issued by the Authority to fund PACE Projects throughout Illinois, and to assist record owners in the financing or refinancing of PACE Projects throughout Illinois. The nonpartisan, nonpolitical Illinois Finance Authority PACE Program intends to achieve these objectives in the PACE Area created by the Governmental Unit by applying the structure of the commercial mortgage industry to better align the roles and responsibilities of the C-PACE financing market. The Illinois Finance Authority PACE Program allows capital providers to not only originate C-PACE financings in a statewide, open market sponsored by an independent, neutral program administrator but also allows capital providers to administer and service PACE Projects directly or through affiliates in the capacity of PACE Project Administrators, for their own account or others of their choosing. Record owners will benefit from lower C-PACE financing costs amid the resulting fairness and competition among capital providers, at no cost to the Governmental Unit.

All parties will also benefit from the Authority's vast experience in the issuance of conduit debt obligations, which each year amounts to billions of dollars of long-term investment in voluntary projects of private sector borrowers in Illinois. As a statewide conduit issuer of bonds and notes, the Authority's uniform C-PACE financing documents for all PACE Projects will simplify due diligence in the asset-backed securities market for capital providers in contrast to a fragmented market of numerous county and municipal issuers of conduit debt obligations throughout Illinois. Accordingly, the Authority elected to leverage these competitive advantages to achieve vertical integration and economies of scale in local markets such as the PACE Area by forming the C-PACE Open Market Initiative, an Illinois not-for-profit corporation and component unit of the Authority, to offer an independent, neutral program administrator in the capacity of PACE Area Administrator to the Governmental Unit and its residents and taxpayers, at no cost to the Governmental Unit.

The goals of the C-PACE Open Market Initiative are to spur investment in energy efficiency and water conservation, and to stimulate growth of renewable energy and resilient building design throughout Illinois.

- Brad R. Fletcher

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B. Form of Assignment Agreement

Introduction

This Program Report was approved by the Governmental Unit by adopting the ordinance to which this Program Report accompanies (the "PACE Ordinance"). All terms defined in the PACE Ordinance will, for all purposes of this Program Report, have the meanings specified therein unless the context otherwise requires.

The PACE Ordinance meets the requirements of Section 15 of the PACE Act. The Governmental Unit created the PACE Area to make financing and refinancing opportunities available to any record owner of property that voluntarily requests the levy of a special assessment to secure the financing or refinancing of a proposed PACE Project pursuant to an assessment contract.

Purpose of the Program Report

As required by the PACE Act, the Program Report contains a basic summary of the Illinois Finance Authority PACE Program and its statewide, open market architecture. The Illinois Finance Authority PACE Program is sometimes referred to, or marketed as, the "IFA PACE Program" or the "IFA Municipal Choice PACE Program" or the "IFA County Advantage PACE Program").

Program Description

The Governmental Unit is establishing the nonpartisan, nonpolitical IFA PACE Program to accelerate private investment in PACE Projects affixed to existing and newly constructed commercial, industrial, non-residential agricultural, and multi-family (5 or more units) properties in the PACE Area, at no cost to the Governmental Unit. The IFA PACE Program is distinctly different from any existing property assessed clean energy program that has been launched by a county or municipality in Illinois. Under the IFA PACE Program, the Governmental Unit is participating in a statewide, open market of PACE areas administered by the C-PACE Open Market Initiative as the independent, neutral program administrator, referred to as the PACE Area Administrator. The PACE Area Administrator, among other things, acts as a liaison to the Governmental Unit and its residents, taxpayers, and other interested persons. Record owners, meanwhile, are afforded the opportunity to work with capital providers of their own choosing as PACE Project Administrators and to assemble the team of professionals desired for any potential PACE Project (e.g., architects, engineers, energy auditors, appraisers, contractors, bond counsel, trustees, title companies).

The IFA PACE Program is appealing because its neutrality among capital providers avoids the conflicts of interest that exist under certain other existing property assessed clean energy programs throughout Illinois. Under the IFA PACE Program, capital providers or their affiliates will administer and service their respective PACE Projects as PACE Project Administrators. This feature eliminates the additional program administration fees otherwise charged by affiliates of competing capital providers or other third parties that have secured or will endeavor to secure an exclusive role as program administrator for a county or municipality. As a result, the IFA PACE Program incentivizes competition to lower costs and improve service for record owners.

Additionally, in their capacity as PACE Project Administrators, capital providers can fairly manage existing and future relationships with record owners without the risks associated with sharing business intelligence with affiliates of competing capital providers that have secured an exclusive role as program administrator for a county or municipality.

The statewide, open market architecture of the IFA PACE Program also offers what no other property assessed clean energy program in Illinois can offer: uniformity; the financing or refinancing of all PACE Projects regardless of location is undertaken by a single issuer of bonds or notes. The Illinois Finance Authority has statewide authorization to issue bonds and notes to fund PACE Projects located in any PACE area, thus doing away with any issuance of bonds or notes by the Governmental Unit. In turn, the Governmental Unit and its fellow counties and municipalities enjoy the benefit of not incurring any related conduit debt compliance or accounting obligations. The simplification of a single conduit issuer with statewide authorization to fund PACE Projects attracts capital providers that desire a standardized, efficient, and affordable way to facilitate access to capital for record owners, further reducing legal and financing costs for such record owners.

Under the IFA PACE Program, the Governmental Unit always retains its prerogatives as set forth in the PACE Act and the PACE Ordinance, including the right to establish other property assessed clean energy programs and to issue its own bonds or notes under such other programs.

Program Roles and Responsibilities

The roles and responsibilities of the Governmental Unit, the Authority, the PACE Area Administrator, the PACE Project Administrators, and the capital providers under the IFA PACE Program are described below.

Governmental Unit

Pursuant to the PACE Ordinance, any one of the Authorized Officers set forth therein, acting singly, on behalf of the Governmental Unit, may execute and deliver an assessment contract and related assignment agreement assigning the assessment contract to the Authority as collateral for the financing or refinancing, or interim financing, of a PACE Project.

Illinois Finance Authority

Pursuant to the PACE Ordinance, the Governmental Unit has designated the Authority as the sole conduit issuer of bonds and notes to fund any PACE Projects approved under the IFA PACE Program.

The Authority is a body politic and corporate created under the laws of the State of Illinois (the "State"). The Authority was created under the Illinois Finance Authority Act, 20 ILCS 3501/801-1 *et seq*., as amended from time to time (the "Authority Act"), which consolidated seven of the State's previously existing financing authorities. Under the Authority Act, the Authority may not have outstanding at any time bonds or notes for PACE Projects in an aggregate principal amount exceeding $2,000,000,000 (subject to change, from time to time, by acts of the State Legislature). Pursuant to the Authority Act, the Authority is governed by up to

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15 Members appointed by the Governor with the advice and consent of the State Senate. The Members receive no compensation for the performance of their duties but are entitled to reimbursement for all necessary expenses incurred in connection with the performance of such duties.

Members of the Authority consider and approve capital providers to purchase or arrange for the purchases of bonds or notes issued by the Authority, and to provide or arrange any related interim financing by warehouse funds prior to the issuance of such bonds or notes, in each case to fund PACE Projects approved under the IFA PACE Program.

Meetings of the Authority are conducted in accordance with the Open Meetings Act, 5 ILCS 120/1 *et seq*., as amended (the "Open Meetings Act"). An annual schedule of regular meetings of the Authority and all notices, agenda, meeting details, and minutes of each regular or special meeting are posted on the following website: www.il-fa.com/public-access.

PACE Area Administrator

Pursuant to the PACE Ordinance, the Governmental Unit has authorized the PACE Area Administrator to act as the program administrator to manage day-to-day operations of the IFA PACE Program. The PACE Area Administrator will be responsible for administering and implementing the IFA PACE Program, including: processing requests for financing or refinancing, or interim financing; coordinating among record owners, counsel, the Authority, capital providers, PACE Project Administrators, contractors, and other professionals; interfacing with the Governmental Unit on the execution and delivery of assessment contracts and assignment agreements; and reporting and arranging for any required reporting to the Governmental Unit that may be requested from time to time. The PACE Area Administrator will also act as liaison to the community of the Governmental Unit and will conduct, alone or in conjunction with others, appropriate marketing and education activities.

Pursuant to the PACE Ordinance, the Governmental Unit also has delegated to the PACE Area Administrator the discretion to determine which capital providers (or their affiliates) will be authorized to act as PACE Project Administrators. The eligibility requirements of, and the terms and conditions for, a capital provider (or its affiliate) to participate in the IFA PACE Program as a PACE Project Administrator are set forth in a standard form of Master Participation Agreement. The Master Participation Agreement is supplemented by the IFA PACE Program Handbook of Supplemental Information and Requirements (as amended, supplemented, or modified from time to time, the "PACE Handbook"). The PACE Area Administrator considers and approves PACE Project Administrators, and, if approved, the PACE Area Administrator and the PACE Project Administrator enter into the Master Participation Agreement. The form of Master Participation Agreement is available from the PACE Area Administrator upon request. The PACE Handbook is posted on the following website: www.IFApace.com.

Members of the Authority also serve as the Board of Directors of the PACE Area Administrator. The Directors receive no compensation for the performance of their duties but are entitled to reimbursement for all necessary expenses incurred in connection with the performance of such

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duties. Meetings of the PACE Area Administrator are conducted in accordance with the Open Meetings Act. All notices, agenda, meeting details, and minutes of each regular or special meeting are posted on the following website: www.il-fa.com/public-access.

PACE Project Administrators

Pursuant to the PACE Ordinance, and upon approval of the PACE Area Administrator, PACE Project Administrators are authorized to act as program administrators of the IFA PACE Program. PACE Project Administrators are authorized, on a non-exclusive basis, for their own account and for the account of others of their choosing, to originate financings or refinancings of PACE Projects, to purchase or arrange for the purchases of the related bonds or notes issued by the Authority, and to provide or arrange any related interim financing by warehouse funds prior to the issuance of such bonds or notes. They are also responsible for providing or arranging for the provision of administrative and servicing responsibilities of such PACE Projects.

Upon entering into the Master Participation Agreement with the PACE Area Administrator, each PACE Project Administrator agrees to perform at its sole cost and expense the duties and obligations set forth in the PACE Ordinance, including this Program Report, the Master Participation Agreement, and the PACE Handbook, as provided herein and therein.

The Governmental Unit reserves the right to terminate or suspend any PACE Project Administrator at any time, for any reason or no reason, after giving written notice thereof to the PACE Area Administrator at least 60 calendar days before the termination or suspension is to be effective. Upon receiving such written notice from the Governmental Unit, the PACE Area Administrator shall give written notice thereof to the PACE Project Administrator at least 30 calendar days before the termination or suspension is to become effective.

Capital Providers

Capital providers (or their designated transferee(s)) purchase bonds or notes issued by the Authority and provide or arrange any related interim financing by warehouse funds prior to the issuance of such bonds or notes, in each case to fund PACE Projects approved under the IFA PACE Program.

Capital providers must be institutional "accredited investors" (as defined in Rule 501(a) of Regulation D promulgated under the Securities Act of 1933, as amended) or "qualified institutional buyers" (as defined in Rule 144A promulgated under the Securities Act of 1933, as amended).

To be an approved capital provider of the IFA PACE Program, Members of the Authority consider and approve authorizing resolutions in meetings conducted in accordance with the Open Meetings Act. Each authorizing resolution of the Authority for the purchase of bonds or notes by a capital provider or its designated transferee(s) remains in effect for up to three years following the date of adoption to ensure efficient and timely funding of PACE Projects, consistent with market expectations. Interested capital providers should contact Authority staff.

A list of approved capital providers is posted on the following website: www.IFApace.com.

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Marketing and Education

Given the statewide, open market architecture of the IFA PACE Program, it is anticipated that PACE Project Administrators will conduct marketing on behalf of the IFA PACE Program in their target markets to originate and fund PACE Projects for their own account or the account of others of their choosing. All marketing materials used by PACE Program Administrators in connection with the IFA PACE Program must acknowledge that its services are offered through, or in association with, the Governmental Unit and the Authority (and upon request by the Authority, the C-PACE Open Market Initiative).

The Authority and PACE Area Administrator endeavor to provide technical assistance with respect to the marketing of the IFA PACE Program and educating the community regarding the financing and administration of PACE Projects, as may be reasonably requested by the Governmental Unit and its residents, taxpayers, and other interested persons from time to time. The Authority has posted education materials and contact information on the following website: www.IFApace.com.

Supplemental information regarding resources available to record owners subjecting properties to the IFA PACE Program by Federal or State agencies, including without limitation, the U.S. Department of Energy, the U.S. Department of Housing and Urban Development, the U.S. Department of the Treasury, the Illinois Department of Commerce and Economic Opportunity, the Illinois Department of Natural Resources, the Illinois Environmental Protection Agency, regional councils, or economic development corporations may be published from time to time in the PACE Handbook.

Eligibility

Any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program must be accompanied by a written opinion from a nationally recognized municipal bond counsel in form and substance acceptable to the Authority.

Eligible Improvements

Each type of improvement as prescribed in the PACE Act qualifies for financing or refinancing, or interim financing, under the IFA PACE Program.

Any of the following types of improvements qualify as PACE Projects under the PACE Act:

- Alternative energy improvements (i.e., electric vehicle charging stations)
- Energy efficiency improvements
- Renewable energy improvements
- Resiliency improvements
- Water use improvements

Pursuant to the PACE Act, the Governmental Unit may exercise discretion to make eligible any energy efficiency improvement, resiliency improvement, or water use improvement that is intended as a utility or other cost-savings measure but is not otherwise specifically enumerated in the PACE Act.

All eligible improvements must be affixed to an eligible property.

Eligible Properties

Each type of property as prescribed in the PACE Act qualifies for financing or refinancing, or interim financing, under the IFA PACE Program.

Any of the following types of privately-owned properties located in the PACE Area qualifies for financing or refinancing under the PACE Act:

- Commercial
- Industrial
- Non-residential agricultural
- Multi-family (of 5 or more units)
- Any property owned by a not-for-profit entity

Eligible Use of Proceeds

The amount of any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program may include any and all of the following: the cost of materials and labor necessary for acquisition, construction, installation, or modification of the PACE Project, permit fees, inspection fees, application and administrative fees, financing fees, reserves, capitalized interest, costs of billing the assessment, and all other fees, costs, and expenses that may be incurred by the record owner pursuant to the acquisition, construction, installation, or modification of the PACE Project, and the costs of issuance of bonds or notes issued by the Authority on a specific or pro rata basis, as determined by the Governmental Unit, as evidenced by its execution of the assessment contract, and may also include a prepayment premium.

While records owners and PACE Project Administrators may choose any licensed contractor or contractors, each licensed contractor must sign a written acknowledgement that the applicable PACE Project Administrator will not authorize final payment to the contractor or contractors until the Governmental Unit has received the Completion Certificate from the record owner that the PACE Project was properly acquired, constructed, installed, or modified and is operating as intended; provided, however, that the contractor or contractors retain all legal rights and remedies in the event there is a disagreement with the record owner. The PACE Project Administrator is authorized to receive such Completion Certificate on behalf of the Governmental Unit. The Completion Certificate shall be in substantially the form attached to the PACE Handbook.

Quality Assurance and Antifraud

Quality assurance protocols serve to prevent improper or low-quality construction, installation, or modification of PACE Projects and protect against fraud and abuse of the IFA PACE Program.

All work requiring a license under any applicable law to acquire, construct, install, or modify a PACE Project shall be performed by a licensed contractor that has agreed to adhere to a set of

terms and conditions through a process established by the applicable PACE Project Administrator.

Each PACE Project Administrator shall institute quality assurance protocols. Despite the presence of these protocols and procedures, responsibility for the successful operation of any PACE Project is that of the record owner and its registered professionals. None of the Governmental Unit, the Authority, the PACE Area Administrator, the PACE Project Administrator, capital provider, trustee, servicer, or any of their respective directors, managers, officers, employees, advisors, or agents shall have any liability for the acquisition, construction, installation, modification, and operation of any eligible PACE Project.

Program Underwriting Guidelines

Each PACE Project Administrator is likely to have underwriting requirements separate and apart from the underwriting guidelines prescribed by the IFA PACE Program. At a minimum, each PACE Project Administrator shall determine that a PACE Project meets the following program underwriting guidelines, in addition to those guidelines prescribed in the PACE Handbook and the PACE Act, which will be evidenced by the Compliance Certificate described hereafter. At no time will the PACE Area Administrator be a party to negotiations of any proposed financing and assessment between a record owner and the PACE Project Administrator.

Record Owners

In addition to the eligibility requirements described herein, a record owner must be current on all mortgage debt on the applicable property and the record owner must not have filed for bankruptcy in the last two years.

Properties/Assets

Pursuant to the PACE Act, the following characteristics disqualify any eligible property from participating in the IFA PACE Program:

- Any delinquent taxes, special assessments, or water or sewer charges on the property; or
- Any delinquent assessments on the property under a property assessed clean energy program; or
- Any notices of default or other evidence of property-based debt delinquency have been recorded and not cured; or
- The property is an asset in a current bankruptcy proceeding.

Each PACE Project Administrator must have further received evidence of whether there are any involuntary liens on the applicable property, including, but not limited to, construction or mechanics liens, *lis pendens* or judgments against the record owner, environmental proceedings, or eminent domain proceedings. PACE Project Administrators and capital providers (or their designated transferee(s)) have discretion to evaluate the risk, if any, such involuntary liens pose to the financing and assessment of the applicable PACE Project.

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Senior Lender Consent

Each record owner shall provide to the mortgage holders of any existing mortgages encumbering or otherwise secured by the applicable property a notice of the record owner's intent to enter into an assessment contract with the Governmental Unit, together with the maximum principal amount to be financed or refinanced and the maximum annual assessment necessary to repay that amount, along with an additional request that the mortgage holders of any existing mortgages consent to the record owner subjecting the property to the IFA PACE Program. The Governmental Unit or applicable PACE Project Administrator shall be provided with a copy or other proof of those notices and the written consent of the mortgage holder for the record owner enter into the assessment contract which acknowledges that (i) the existing mortgage or mortgages for which the consent was received will be subordinate to the assessment contract and the lien created thereby and (ii) the Governmental Unit and its permitted assignees can foreclose the property if the assessment is not paid.

Maximum Assessment Amount/Lien-to-Value

The aggregate amount that may be financed or refinanced, or interim financed, under one or more assessment contracts for any property located in the PACE Area must not exceed 25% of the value of the property as further described below under the caption "Property Valuation" and in accordance with guidelines set forth in the PACE Handbook.

Useful Life

The term of an assessment shall not exceed the useful life of the PACE Project financed or refinanced under an assessment contract. For any assessment contract financing or refinancing multiple improvements or multiple PACE Projects with varying useful lives, the term of an assessment shall not exceed the longest useful life of any singular improvement or PACE Project. The expected useful life of each improvement or PACE Project shall be determined by the PACE Project Administrator based on industry standards and manufacturers' warranties.

Repayment Periods/Maturity

Under the IFA PACE Program, the term of an assessment cannot exceed 40 years. In addition, pursuant to the Authority Act, the final maturity of any bonds or notes issued by the Authority cannot exceed 40 years.

Interest Rates

The interest rate or rates that will be charged pursuant to any assessment contract will be determined by negotiation between a record owner and the PACE Project Administrator. Interest rates are typically fixed for the term of the assessment contract. There is no prohibition under the PACE Act or the IFA PACE Program for an assessment contract to provide for a variable rate of interest.

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Credit Enhancement

Bonds and notes issued by the Authority to fund PACE Projects shall never be general obligations of the Governmental Unit, the State, or the Authority but shall be secured by the payments under one or more assessment contracts on the respective, benefited properties located within the PACE Area and, if applicable, revenue sources or reserves established by the Authority (at the request of PACE Project Administrators) from proceeds of bonds or notes or other lawfully available funds. In addition, bonds or notes issued by the Authority may be secured by municipal bond insurance, letters of credit, or public or private guarantees or sureties as may be arranged from time to time by a PACE Project Administrator.

Program Application Process

For any record owner located in the PACE Area to obtain financing or refinancing, or interim financing, of a PACE Project, the IFA PACE Program requires a property valuation, an executed term sheet, an application that has been approved by the Authority, and a Compliance Certificate from the PACE Project Administrator. The PACE Act further requires an energy audit in certain circumstances.

Energy Audit

An evaluation of the existing water or energy use and a modeling of expected monetary savings are required for any proposed energy efficiency improvement, renewable energy improvement, or water use improvement, unless the water use improvement is undertaken to improve water quality. Record owners may work with PACE Project Administrators to satisfy this statutory requirement.

Smart Energy Design Assistance Center, an applied research program at the University of Illinois at Urbana-Champaign ("SEDAC"), provides technical assistance to help building managers, owners, and administrators make their facilities more energy efficient. SEDAC's mission is to decrease the energy footprint of the state of Illinois and beyond. Record owners and PACE Project Administrators may select SEDAC to complete the evaluation and modeling of their respective PACE Project. More information is posted on the following website: www.smartenergy.illinois.edu.

Property Valuation

Each record owner must demonstrate the value of the applicable property for any prospective financing or refinancing, or interim financing, of a PACE Project. Such value may be determined by the greater of the following:

- the value of the property as determined by the office of the county assessor; or
- the value of the property as estimated in an appraisal report prepared or co-signed by a general real estate appraiser certified by the State.

Values determined by township assessors, multi-township assessors, county supervisors of assessments, boards of review, and boards of appeals are not specifically enumerated in the PACE Act as acceptable for any prospective financing or refinancing, or interim financing, of a

PACE Project. Each PACE Project Administrator may establish requirements for an acceptable appraisal report, including maximum terms of validity, in addition to those set forth above.

Capital Provider Term Sheet

Each record owner must have an executed term sheet with a capital provider. For any prospective PACE Project that lacks a commitment from a capital provider for financing or refinancing, record owners are encouraged to visit www.IFApace.com for a listing of approved capital providers and their respective contact information.

Authority Application

Capital providers that have executed a term sheet with a record owner must complete and apply to the Authority for the proposed financing or refinancing, or interim financing, of the PACE Project. Application forms are posted on the following website: www.IFApace.com.

The Authority generally processes applications within 10 business days following the submission of a completed application. Upon approval by the Authority, such application will be deemed approved by the PACE Area Administrator.

Compliance Certificate

The PACE Project Administrator must undertake the following actions prior to the PACE Area Administrator submitting an assessment contract and assignment agreement to an Authorized Officer for execution:

i. make the determination that the property to be assessed is entirely within the PACE Area;
ii. have received evidence of all the enumerated items in Section 25(c) of the PACE Act and Section 25(d) of the PACE Act; and
iii. execute and deliver to the PACE Area Administrator a Compliance Certificate as to the matters set forth in clauses (i) and (ii) and a representation and warranty that such PACE Project Administrator is in compliance with its duties and obligations as a program administrator of the IFA PACE Program. The Compliance Certificate shall be in substantially the form attached to the PACE Handbook.

Upon receipt of the PACE Project Administrator's Compliance Certificate, the PACE Area Administrator will facilitate the execution and delivery of the applicable assessment contract and related assignment agreement by any one of the Authorized Officers. PACE Project Administrators are encouraged to provide the Governmental Unit a reasonable amount of time for such execution and delivery to occur prior to the scheduled closing of any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program.

Forms of Assessment Contract and Assignment Agreement

Each assessment contract between the Governmental Unit and any record owner located in the PACE Area will be in substantially the form attached hereto as Appendix A. Each related assignment agreement between the Governmental Unit and the Authority assigning the

assessment contract to the Authority as collateral for any financing or refinancing, and interim financing, will be in substantially the form attached hereto as Appendix B.

The exhibit and schedules included with each assessment contract will reflect the actual terms and conditions governing that particular financing or refinancing and assessment as agreed between the record owner and the PACE Project Administrator. The form of the body of the assessment contract is standardized and will not be subject to change.

Each PACE Project Administrator will record or cause to be recorded each assessment contract and related assignment agreement with the applicable county clerk or county recorder in which the applicable property is located as a lien on such property, until the assessment, including any interest, penalty, and prepayment fee, is paid in full. The lien has the same priority as real estate property taxes and other special assessment liens.

Pursuant to each standardized assessment contract, each record owner agrees to indemnify, defend, protect, and hold harmless the participants in the IFA PACE Program, including the Governmental Unit, from and against all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all out-of-pocket litigation costs and attorney's fees) and any demands of any nature related directly or indirectly to, or arising out of or in connection with (i) the record owner's participation in the IFA PACE Program, (ii) the assessment and the assessment obligations, (iii) the PACE Project, or (iv) any other fact, circumstance or event related to the subject matter of such assessment contract, regardless of whether such claims accrue before or after the date of its execution.

Plan of Finance

Execution and delivery of an assessment contract and related assignment agreement by an Authorized Officer and the satisfaction or waiver of all conditions is required to consummate any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program.

Long-Term Financing

To fund a PACE Project with long-term financing, the Authority will issue bonds or notes to be purchased by a capital provider (or its designated transferee(s)).

With limited exceptions, each bond and note financing is structured as a direct purchase by the capital provider that originated the financing or refinancing of the related PACE Project (or PACE Projects in the case of pooled financings). Any transfer of bonds or notes is conditioned upon the receipt by the Authority of an investor letter substantially in the form approved by the Authority or with such changes thereto as are agreed upon by the Authority.

Record owners or PACE Project Administrator may also arrange for an underwriter or placement agent to facilitate the public offering or limited public offering of the Authority's bonds or notes to fund a PACE Project. Such financing structures in the capital markets can add legal costs due to the additional marketing documents that must be crafted to facilitate the sale of the bonds or notes to long-term investors.

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Any proceeds of any bond or note issued by the Authority and used by a record owner to fund the acquisition, construction, installation, or modification of a PACE Project at closing must comply with the prevailing wage requirements and reporting obligations of the State (just as with any bond or note otherwise issued by a county or municipality).

Interim Financing

To fund a PACE Project with interim financing provided by a warehouse fund established by a capital provider, the Authority will assign the assessment contract to the applicable capital provider or its transferee as collateral for such interim financing for up to 36 months pursuant to a Master Warehouse Agreement. Upon re-assignment of the assessment contract, the Authority will issue bonds or notes to refinance any interim financing that has been provided by such warehouse fund.

Pursuant to the PACE Act, the Governmental Unit or the Authority may also establish a warehouse fund to assist record owners with the interim financing of one or more PACE Projects. Any proceeds of any warehouse fund established by the Governmental Unit or the Authority and used by a record owner to fund the acquisition, construction, installation, or modification of a PACE Project at closing must comply with the prevailing wage requirements and reporting obligations of the State.

Billing and Collecting

Assessments may be included in the regular property tax bills of the county in which a property is located or the Governmental Unit, the PACE Project Administrator, or third-party servicer may bill and collect the assessment amount.

Payment received by mail and postmarked on or before any required due date is not delinquent. From and after the due date of any installment of an assessment, an additional rate of interest of 1 1/2% per month may be imposed with respect to the delinquent amount of such installment, which shall be payable to the applicable capital provider, PACE Project Administrator, or third-party servicer as set forth in the applicable bill.

IFA Municipal Choice PACE Program

For assessments imposed by municipalities, it is anticipated that each capital provider or PACE Project Administrator will directly bill and collect assessments to record owners or indirectly bill and collect assessments through a third-party servicer to record owners. As a result, capital providers keep 100% of any default interest and always have the legal option to pursue a default remedy through either the regular county tax sale process or through an accelerated judicial foreclosure under the State's Municipal Code.

If an assessment becomes delinquent during any year, the applicable capital provider, PACE Project Administrator, or third-party servicer shall, on or before the date in such year required by the county in which the PACE area is located, make a report in writing to the general office of the county in which the applicable property subject to the assessment is situated and authorized by the general revenue laws of this State to apply for judgment and sell lands for taxes due the

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county and the State, of the assessments or installments thereof the applicable capital provider, PACE Project Administrator, or third-party servicer has billed for and not received as required under the applicable bill, including any interest or penalties that may be due as set forth in the applicable assessment contract.

Such report shall be certified by the applicable capital provider, PACE Project Administrator, or third-party servicer and shall include statements that (i) the report contains true and correct list of delinquent assessments that the capital provider, PACE Project Administrator, or third-party servicer has not received as required by the applicable bill and (ii) an itemization of the amount of the delinquent assessment, including interest and penalties, if applicable. The report of the applicable capital provider, PACE Project Administrator, or third-party servicer, when so made, shall be prima facie evidence that all requirements of the law in relation to making the report have been complied with and that the assessments or the matured installments thereof, and the interest thereon, and the interest accrued on installments not yet matured, mentioned in the report, are due and unpaid.

Upon proper filing of such report, at the direction of the applicable capital provider, PACE Project Administrator, or third-party servicer, the PACE Act mandates that the county collector shall enforce the collection of the assessments in the manner provided by law.

IFA County Advantage PACE Program

For assessments imposed by counties, please refer to the PACE Handbook for any billing and collecting preferences as the county collector of the county in which the applicable property is located may elect to bill and collect assessments with the regular property tax bills of the county.

User Fees

At no time will the PACE Area Administrator be a party to negotiations of any proposed financing and assessment fees between a record owner and the PACE Project Administrator. The fees and costs described below, which may be added to the assessment, are anticipated to be in excess of the closing costs and the costs of issuance of the bonds or notes issued by the Authority, including, without limitation, bond counsel fees, PACE Project Administrator fees, capital provider fees, reserves, trustee fees, title insurance fees, capitalized interest, and prepaid servicing fees.

Governmental Unit

The PACE Ordinance prescribes the fee payable to the Governmental Unit for entering into an assessment contract with any record owner, payable on or before the closing date of any related financing or refinancing that has been approved under the IFA PACE Program, unless such fee is otherwise waived by the Governmental Unit on a case-by-case basis. The applicable PACE Project Administrator shall be responsible for collecting and remitting such fee to the Governmental Unit.

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Illinois Finance Authority

The PACE Handbook prescribes the fee payable to the Authority for any financing or refinancing, or interim financing, of a PACE Project.

PACE Area Administrator

The PACE Handbook prescribes the fee payable to the PACE Area Administrator for any financing or refinancing, or interim financing, of a PACE Project.

As of the date hereof, services of the PACE Area Administrator are free of charge.

APPENDIX A

Form of Assessment Contract

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THIS INSTRUMENT WAS PREPARED BY:

RETURN TO:

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

[INSERT NAME OF VILLAGE/CITY/COUNTY/TOWN], ILLINOIS
PACE PROGRAM

ASSESSMENT CONTRACT

THIS ASSESSMENT CONTRACT (this "Contract"), dated as of the Effective Date (as defined below), is by and between the [INSERT NAME], Illinois, a [village/city/county/town] duly organized and validly existing under the Constitution and the laws of the State of Illinois (the "Governmental Unit"), and the person or persons as the titleholder or owner of the beneficial interest set forth on Exhibit A (the "Record Owner") in the property described on Exhibit A (the "Property").

RECITALS

WHEREAS, the Governmental Unit has conducted the proceedings required by Section 15 of the Property Assessed Clean Energy Act, 50 ILCS 50/1 et seq. (the "Act"), and established a property assessed clean energy program (the "PACE Program") within the jurisdictional boundaries of the Governmental Unit (the "PACE Area") to allow the financing or refinancing of certain "energy projects" (as defined in the Act), funded through the sale of bonds, subject to the Act or alternatively, through the sale of bonds pursuant to subsection (d) of Section 825-65 of the Illinois Finance Authority Act, 20 ILCS 3501/801-1 et seq. (the "Authority Act") and the Act, which bonds will be secured through the levy of certain special assessments pursuant to "assessment contracts" (as defined in the Act) on property (as defined in the Act) benefitted by such energy projects;

WHEREAS, the Act provides that a "record owner" (as defined in the Act) of property within the PACE Area may apply to the Governmental Unit or its "program administrator" (as defined in the Act) to facilitate access to capital to provide funding for an energy project and that the Governmental Unit may enter into an assessment contract with a record owner of property to finance or refinance one or more energy projects on the property, which assessment contract

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provides for the repayment of the financed amount of the cost of an energy project through assessments on the property benefitted;

WHEREAS, the Property is located in the PACE Area established by the Governmental Unit as of the last date entered with the signatures of the parties below (the "Effective Date");

WHEREAS, the Record Owner has requested the Governmental Unit enter into this Contract and the Governmental Unit has verified the information required by Section 25(c) of the Act as further described herein;

WHEREAS, [INSERT NAME AND CORPORATE DESIGNATION OF PROGRAM ADMINISTRATOR], is authorized to act as a program administrator (together with any successors thereto, the "Program Administrator") for the PACE Program as it pertains to this Contract;

WHEREAS, the Record Owner has completed an application (the "PACE Project Application") for financing under the PACE Program ("PACE Funding") for the energy project, including the acquisition, construction, installation, and modification thereof, described in Exhibit A (the "Project") and has satisfied the PACE Program requirements, including without limitation, obtaining a written consent from any and all holders of mortgages recorded against the Property, and the Program Administrator has issued an approval of the Record Owner's PACE Project Application, all in accordance with the PACE Program guidelines administered by the Program Administrator with respect to the PACE Program and in effect on the Effective Date (the "Program Guidelines");

WHEREAS, the Program Administrator and the Record Owner may request that the Illinois Finance Authority, a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the "Authority"), finance or refinance the Project through the sale of bonds pursuant to subsection (d) of Section 825-65 of the Authority Act, and if applicable, that a Warehouse Fund (as defined in the Act) provide interim financing prior to the issuance of bonds by the Authority; and

WHEREAS, pursuant to the Act, the Governmental Unit and the Record Owner desire to enter into this Contract, pursuant to which the Record Owner will agree to pay the assessment in order to finance or refinance the Project and the Governmental Unit may agree to assign this Contract in furtherance of providing financing for the Project.

NOW, THEREFORE, in consideration of the foregoing and the material covenants hereinafter contained, the Record Owner and the Governmental Unit formally covenant, agree and bind themselves and their successors and assigns as follows:

AGREEMENT

Section 1. **Purpose**. The Record Owner and the Governmental Unit are entering into this Contract for the purpose of financing or refinancing the Project.

Section 2. **The Property**. This Contract relates to the Property. The Record Owner has provided to the Governmental Unit sufficient evidence that the Record Owner is the

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titleholder or owner of the beneficial interest in the Property and possesses all legal authority necessary to execute this Contract.

Section 3. Assessment; Bonds; Installment; Prepayment; Collection.

(a) *The Assessment*. The Record Owner hereby freely and willingly agrees that a special assessment (the "Assessment") in the amount specified in Schedule I (the "Assessment Amount") shall be levied by the Governmental Unit on the Property pursuant to the Act. The Assessment Amount includes an amount to pay all or a portion of the costs of (i) the Project, (ii) the Program Fees (including costs of issuance of Bonds and, if applicable, closing under the Warehouse Fund), Capital Provider Fees and Other Fees if so specified in Schedule I, (iii) capitalized interest on Bonds or, if applicable, the Warehouse Fund, if so specified in Schedule I, and (iv) funding any required debt service reserve or other reserve, if so specified in Schedule I (collectively, the "Financing Purposes"). The Record Owner acknowledges and agrees that the Assessment Amount does not exceed the special benefit conferred on the Property by the Financing Purposes thereon.

(b) *Bonds*. The Governmental Unit hereby determines that bonds, which may be serial bonds, term bonds or both, shall be issued (i) by the Governmental Unit pursuant to the Act or (ii) upon assignment of this Contract to the Authority, by the Authority pursuant to the Authority Act, all in accordance with the Act (the "Bonds") and shall be secured by the Assessment to pay the cost of the Financing Purposes, and that, if applicable, interim financing prior to the issuance of Bonds may be provided through a Warehouse Fund by assignment of this Contract thereto.

(c) *Interest; Assessment Installments*. Interest on the Assessment Amount shall begin to run from the date the Bonds are issued or, if applicable, interim financing from the Warehouse Fund is issued, and shall be computed at the rate specified in Schedule I. The payment of the Assessment shall be in annual installments of the Assessment Amount and the interest thereon (the "Assessment Installments") as set forth in Schedule I.

(d) *Collection*. The annual Assessment Installment, plus the Assessment Administrative Fee (the "Annual Assessment Amount") coming due in any year shall be payable in the same manner and at the same time and in the same installments as the general taxes on the Property are payable or as otherwise provided in Schedule I attached hereto, and have the same priority, become delinquent at the same time and in the same proportionate amounts as the general taxes on the Property, and bear the penalties and interest after delinquency as set forth in the Act. The Annual Assessment Amount may be included in the regular property tax bills of the county in which the Property is located or the Governmental Unit, the Program Administrator or another third party may bill and collect the Annual Assessment Amount. Property Owner represents that all mortgagees to the Property have, in advance of the Effective Date, been provided notice of the imposition of the Assessment and have consented to the Assessment and Annual Assessment Amount in the amounts described on Schedule I.

(e) *Assessment Administrative Fees*. In addition to the Assessment Installments, the Governmental Unit or any Assignee (as defined below) may (or may direct the Program Administrator or another third party on behalf of the Governmental Unit or any such Assignee,

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as the case may be, to), in accordance with the Act, add thereto amounts in order to pay for the costs of collecting the Assessment (including any and all costs of enforcement, including foreclosure or other remedies for default on the Assessment), the administration of the Assessment, the administration of the Bonds or the Warehouse Fund, other administrative costs and any amounts the Record Owner may owe for indemnification as set forth in Section 12 hereto (the "Assessment Administrative Fee"). Schedule I shows the estimated scheduled Assessment Administrative Fees, however such estimated Assessment Administrative Fees might increase if the costs of collecting the Assessment or administering the Program increase. The Record Owner agrees to pay actual scheduled Assessment Administrative Fees, which may be higher than such estimates, as well as any other Assessment Administrative Fees.

(f) *Prepayment of the Assessment*. The Assessment Amount may be prepaid, in whole or in any amount at least equal to the minimum set forth in Schedule I, at any time upon the payment of (i) the amount of any delinquent Annual Assessment Amounts, together with any interest and penalties accrued to the date of prepayment, plus (ii) the whole or, subject to the minimum amount set forth in Schedule I, a portion of the unpaid non-delinquent Assessment Amount (the "Assessment Prepayment Amount"), plus (iii) interest on the Assessment Prepayment Amount to the redemption date occurring at least [30] days following the date the prepayment is made, plus (iv) an amount equal to the redemption premium, if any, set forth on Schedule I, plus (v) a reasonable fee, if charged by the Governmental Unit or any Assignee or the Program Administrator or another third party on its behalf, for the cost of administering the prepayment, if applicable, and the redemption of Bonds, plus (vi) any other due and outstanding or accrued Assessment Administrative Fees.

(g) *No Reduction or Offset*. The Record Owner hereby acknowledges and agrees that the Assessment will not be subject to reduction, offset or credit of any kind in the event that the Project fails to perform in any way or for any reason.

(h) *No Acceleration; Survival*. Amounts due under the Assessment will not accelerate upon a default or late payment or enforcement of remedies under this Contract and the Assessment, the lien thereof and the obligation to pay Assessment Obligations when they become due shall survive any such event and continue until paid in full.

Section 4. Record Owner's Representations and Warranties

The Record Owner represents and warrants to the Governmental Unit and each Assignee, which representations and warranties shall be true and correct as of the Effective Date and at all times thereafter as follows:

(a) *Organization and Authority.* The Record Owner, if a legal entity, is duly organized, validly existing and in good standing in the state of its organization and with authority to do business under the laws of the State of Illinois. The Record Owner has all necessary power and authority to own the Property and to conduct its business and enter into the transactions contemplated hereby. The Record Owner has the right to enter into and perform this Contract, and the execution, delivery and performance of this Contract and each and every document specified in the List of Documents contained in Exhibit A executed in connection herewith (collectively, the "Transaction Documents") have been duly authorized, executed and delivered

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and constitute valid and binding obligations of the Record Owner, each enforceable in accordance with its terms, and will not violate any applicable law or result in the creation of a lien against the Property except as contemplated by this Contract.

(b) *Financial Statements*. All financial statements delivered to the Governmental Unit or the Program Administrator are true and correct, have been prepared in accordance with United States generally accepted accounting principles consistently applied, fairly represent the financial condition of the Record Owner as of the date thereof, and no material adverse change has occurred in the financial condition presented therein since such date.

(c) *No Litigation*. There are no actions, suits or proceedings pending or, to the knowledge of the Record Owner, threatened, against or affecting it or the Property which could materially adversely affect the Record Owner, its financial condition, the Property or the construction of the Project or the Record Owner's ability to satisfy its obligations under this Contract and any of the Transaction Documents, if applicable except as noted in Schedule II attached herein.

(d) *Title*. The Record Owner has good and insurable title to the Property. Except as set forth on Schedule II ("Permitted Liens"), there are no involuntary liens on the Property, including, but not limited to, construction or mechanics liens, *lis pendens* or judgments against the Record Owner, environmental proceedings, or eminent domain proceedings.

(e) *Property-Based Debt; Taxes*. The Record Owner is not in default, and has received no notices of default, under any property-based debt that has not been otherwise cured. The Record Owner is current on all mortgage debt on the Property, has not had an Insolvency Event in the last two (2) years from the Effective Date, and the Property is not the subject of any Insolvency Event. There are no delinquent taxes, special assessments, or water or sewer charges on the Property. There are no delinquent assessments on the Property in a property assessed clean energy program (including the Program).

(f) *Compliance With Laws*. The Record Owner has complied with, and will continue to comply with, all applicable statutes, regulations and ordinances in connection with the Property and construction of the Project. All permits, consents, approvals and authorizations required to be issued by any governmental body (collectively, the "Permits") necessary for (a) the construction of the Project in accordance with the plans and specifications (together, the "Plans") submitted by the Record Owner; (b) the construction, connection and operation of all utilities necessary to service the Project; and (c) the construction and use of all roadways, driveways, curb cuts and other vehicular or other access to and egress from the Project, as shown on the Plans either (i) have been obtained, are valid, are in full force and effect and have been complied with by the Record Owner in all respects; or (ii) will be obtained, will be valid, will be in full force and effect prior to the initiation of construction of the Project, and Record Owner will be in compliance therewith in all respects prior to any "permitted assignee" (as defined in the Act), including any bond trustee or "capital provider" (as defined in the Act) to which this Contract has been assigned (the "Assignee") disbursing any Bond proceeds or interim financing provided by a Warehouse Fund, if applicable. Construction of the Project in accordance with the Plans will comply with applicable zoning, use, building or other applicable codes, laws, regulations, ordinances and Permits and any restrictive covenants affecting the Property.

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(g) *Approval of Plans and Budgets*. Any Plans submitted will be a true and accurate reflection of the Project (when completed) and have been approved as required by all governmental bodies or agencies having jurisdiction over the Project or will be approved prior to the first disbursement request. The budget for construction of the Project (the "Budget") is an accurate current budget of all costs necessary to construct the Project in accordance with the Plans and is attached to the construction contract(s) to which the Record Owner is a party and described on Exhibit A pertaining to the construction and installation of the Project (the "Construction Contract"). The cost of construction of the Project is not expected to exceed the cost therefor set forth in the Budget. The Record Owner is responsible for any costs in excess of the Budget.

(h) *Contractors*. All work requiring a license under any applicable law to acquire, construct, install, or modify the Project has been and will be performed by licensed contractors that have agreed to adhere to the Governmental Unit's or the Program Administrator's terms and conditions. All such contractors have signed a written acknowledgment that the Governmental Unit or its Program Administrator will not authorize final payment to such contractor until the Governmental Unit or the Program Administrator has received written confirmation from the Record Owner that the Project was properly acquired, constructed, installed or modified and is operating as intended.

(i) *Mortgage Holder Consent.* The Record Owner represents and warrants that the Record Owner has (i) disclosed to the Governmental Unit or the Program Administrator, the identities of all persons, if any, that hold mortgage liens against the Property (whether recorded or unrecorded) that may be affected by the Assessment; (ii) has obtained and delivered to the Governmental Unit or the Program Administrator the written consent of all such persons to the Assessment, which consent complies with the requirements of the Act; and (iii) to the Record Owner's knowledge, no such consent has been withdrawn or revoked.

(j) *Insurance*. The Record Owner has provided to the Governmental Unit or the Program Administrator satisfactory evidence of current insurance policies on the Property. Such policies shall meet the specifications set forth in accordance with the Program Guidelines but, notwithstanding such specifications, to the extent Bonds are issued under the Authority Act, the Authority and any Bond Trustee, and, to the extent any interim financing is provided, any Warehouse Fund shall be named as an additional insured (mortgagee/loss payee) on all insurance policies required hereunder.

(k) *PACE Project Application*. All representations, warranties, statements, exhibits, instruments and other documents contained in or included as a part of the PACE Project Application are true, correct and complete as of the Effective Date. The Project constitutes an "energy project" and the Property constitutes "property" as each term is defined in the Act.

(l) *No Impairment*. No fraud, error, omission, misrepresentation, negligence or similar occurrence with respect to the Property, Plans, Budget, Construction Contract or Project has taken place on the part of the Record Owner or any other person, including, without limitation, any appraiser, title company, closing or settlement agent, realtor, builder or developer or any other party involved in the Property, Plans, Budget, Construction Contract or Project, that would impair in any way the rights of the Governmental Unit, any Assignee or any Warehouse

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Fund in the Property, Plans, Budget, Construction Contract or Project or that violated applicable law.

(m) *Environmental Matters*. Except as shown on Schedule III attached hereto (the "Environmental Schedule"), there are no underground storage tanks located on the Property; there is no past or present non-compliance with environmental laws, or with permits issued pursuant thereto, in connection with the Property (which has not been fully remediated in accordance with environmental laws); there is no environmental remediation required (or anticipated to be required) with respect to the Property; and Record Owner does not know of, and has not received, any written or oral notice or other communication from any person (including but not limited to a governmental entity) relating to hazardous substances or remediation thereof, of possible liability of any person pursuant to any environmental law, other environmental conditions in connection with the Property, or any actual or potential administrative or judicial proceedings in connection with the foregoing.

(n) *Property Value*. The aggregate amount to be financed or refinanced hereunder and any other assessment contract related to the Property does not exceed 25% in relation to the greater of (i) the value of the Property as determined by the office of the applicable county assessor; or (ii) the value of the Property as determined by an appraisal conducted by a licensed appraiser.

Section 5. Record Owner Covenants

The Record Owner hereby covenants and agrees as follows:

(a) *Maintenance of Property*. The Record Owner shall, at all times, maintain the Property and, after construction, the Project. The Record Owner shall pay when due all taxes, assessments (including the Assessment), water charges, sewer charges and all other charges levied on or against the Property, and upon written request, submit to the Governmental Unit or any Assignee or any third party acting on their behalf official receipts evidencing such payments.

(b) *Construction Start and Completion*. The Record Owner shall commence construction of the Project and shall diligently proceed with construction of the Project in accordance with the approved Plans and Budget and in a good, substantial and workmanlike manner in accordance with the Construction Contract and all applicable laws, ordinances, codes, rules and regulations. [Construction of the Project shall be completed on or prior to the Outside Completion Date as defined in Exhibit A][*].

(c) *Protection Against Liens*. Except for any Permitted Liens, the Record Owner shall promptly pay and discharge all claims for labor performed and material and services furnished in connection with construction of the Project, and take all other steps necessary to prevent the assertion of claims or liens either against the Property or the Project, other than (i) the claims and lien provided herein, (ii) liens, if any, for taxes imposed by any governmental authority not yet due or delinquent, and (iii) such other title and survey exceptions as the

[*] ***Drafting Note:*** The bracketed language can be removed for refinancings of completed Projects, or to the extent an Outside Completion Date is not required by a capital provider.

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Governmental Unit (or its Assignee, as applicable) or any Assignee or any third party acting on their behalf has approved or may approve in writing in its sole discretion.

(d) *Periodic Reports/Certifications*. Upon request by the Governmental Unit or any Assignee or any third party acting on their behalf during the period construction of the Project begins on the Property until the Project has been accepted as completed pursuant to the terms of the Construction Contract, the Record Owner shall provide to the Governmental Unit or any Assignee or any third party acting on their behalf a written statement, certified as true, correct and complete, setting forth the status of the Project, including an updated schedule for completion of construction of the Project. Such certification shall be in such form and with such detail as the Governmental Unit or any Assignee or any third party acting on their behalf shall specify and may be included in completion certificate(s) as set forth in the Program Guidelines.

(e) *Notice of Claims; Adverse Matters*. The Record Owner shall promptly notify the Governmental Unit or any Assignee or any third party acting on their behalf in writing of any potential Insolvency Event and all pending or threatened litigation or other matters that may materially and adversely affect the Property or Record Owner's ability to meet its obligations under the Transaction Documents or otherwise with respect to the Financing Purposes. "Insolvency Event" shall mean the Record Owner has (i) consented to the appointment of a conservator or receiver or liquidator in any insolvency, bankruptcy, readjustment of debt, marshalling of assets and liabilities or similar proceeding relating to the Record Owner or relating to all or substantially all of such Record Owner's property, (ii) failed to pay its debts as they become due and such failure has not been cured within thirty (30) days of the event; (iii) admitted in writing its inability to pay its debts as they become due, (iv) filed a petition to take advantage of any applicable insolvency or reorganization statute, (v) made an assignment for the benefit of its creditors, (vi) filed against it a petition for involuntary bankruptcy or some other involuntary insolvency proceeding which is not dismissed within thirty (30) days, or (vii) voluntarily suspended payment of its obligations.

(f) *Waiver and Release of Claims Against Governmental Unit, the Program Administrator, the Authority and Related Parties*. For and in consideration of the Governmental Unit's execution and delivery of this Contract and the Authority and, if applicable, the Warehouse Fund providing capital to finance the Project, Record Owner (for itself and for any successor-in-interest to the Property and for anyone claiming by, through or under Record Owner, including without limitation, heirs, personal representatives, mortgagees and transferees), hereby waive the right to recover from the Governmental Unit, the Authority, the Warehouse Fund, any other Assignee, the Program Administrator and another third party acting on behalf of the Governmental Unit, the Authority, the Warehouse Fund and any other Assignee, any owner of the Bonds, any bond trustee, any placement agent and any and all members, officers, officials, agents, employees, attorneys and representatives of any of them, as well as their successors and assigns (collectively, the "Financing Parties"), and fully and irrevocably release the Financing Parties from, any and all claims, obligations, liabilities, causes of action, set-offs or damages (including attorneys' fees and court costs), that Record Owner may now have or hereafter acquire against any of the Financing Parties and accruing from or related to (i) this Contract, (ii) the disbursement of Bond proceeds or interim financing provided by a Warehouse Fund, if applicable, (iii) the levy and collection of the Assessment, (iv) the imposition of the lien of the Assessment, (v) the performance of the Project, (vi) the Project, (vii) any damage to or

diminution in value of the Property that may result from construction or installation of the Project, (viii) any injury or death that may result from the construction or installation of the Project, (ix) the selection of manufacturer(s), dealer(s), supplier(s), contractor(s) and/or installer(s), and their action or inaction with respect to the Project, (x) the merchantability and fitness for any particular purpose, use or application of the Project, (xi) the amount of energy savings, energy production, water conservation or other performance outcomes resulting from the Project or any assured performance guaranty, (xii) the workmanship of any third parties under any agreements including, without limitation, any Construction Contract, and (xiii) any other matter with respect to the PACE Program (collectively, the "Liabilities").

This release includes claims, obligations, liabilities, causes of action and damages of which the Record Owner is not presently aware or which the Record Owner does not suspect to exist which, if known by the Record Owner, would materially affect Record Owner's release of the Financing Parties. Notwithstanding the foregoing, Record Owner's releases under this Section shall not extend to Liabilities arising from any Financing Parties willful misconduct. The Record Owner acknowledges that the Financing Parties established the PACE Program solely for the purpose of facilitating financing of energy projects arranged by owners of commercial property located in the PACE Area. The Financing Parties are not responsible for the selection, management and/or supervision of the Project, the Project's performance, the Construction Contracts or any assumed performance guaranty. Any issues related to performance of the Project should be discussed with chosen contractors, installers, manufacturers and/or distributors involved with the Project. The waivers and releases by Record Owner contained in this Section shall survive the disbursement of any Bond proceeds, interim financing provided by a Warehouse Fund, if applicable, or any portion thereof, the transfer or sale of the Property by Record Owner and the termination of this Contract.

Notwithstanding the foregoing or anything to the contrary contained in this Contract, the waiver and release provided for in this Section shall not bar the Record Owner, its successors-in-interest to the Property, from bringing an equitable action against the Governmental Unit for specific performance of its duties and obligations under this Contract, or to enjoin or prevent the violation of this Contract thereby, it being understood and agreed, however, that the Financing Parties shall not be liable for money damages or costs of such equitable proceeding except insofar and to the extent such Liabilities arise from their willful misconduct.

(g) *Energy Assessment.*

(i) To the extent the Project consists of an energy efficiency improvement, renewable energy improvement or water use improvement (each as defined in the Act, and except for a water use improvement that is undertaken for water quality), the Record Owner must obtain an assessment and analysis of the energy and/or water conservation impacts for the Project, as applicable (an "Energy Assessment"). The Energy Assessment must assess the existing water and/or energy use of relevant systems, or code baseline usage in the case of new construction and include a modeling of expected monetary savings to be achieved by the Project. To implement this provision, the Record Owner shall obtain an Energy Assessment from a qualified provider approved by the Program Administrator. The cost of the Energy Assessment, as well as the cost of any other third-

party review of the Energy Assessment, may be included in the Assessment Amount (defined in Schedule I).

(ii) Upon completion of the Project, the Record Owner shall submit a post-construction report to the Governmental Unit or the Program Administrator in a form provided by the Program Administrator. This report shall contain:

(1) A statement that Project has been completed in accordance with the Plans and the Transaction Documents, and that the systems are performing as expected; and

(2) Identification and discussion of any substitutions, compromises, or variances between the final Plans and Transaction Documents with the as-built conditions of the Project.

(h) *Property Transfers.* The Record Owner covenants that it will provide the Governmental Unit, any Assignee, the Program Administrator and the capital provider notice of any sale or transfer of interest to fee title in the Property after the Effective Date concurrently with such transfer or sale, and no later than three (3) business days thereafter.

Section 6. Lien; Foreclosure.

(a) *Lien*. The Assessment, in the amount of the Assessment Amount, the interest thereon, the Assessment Administrative Fees, any other amounts due and payable by the Record Owner under this Contract and the Act, and any interest and penalties allowable on any past-due amounts thereof and any indemnification and reimbursement obligations (collectively, the "Assessment Obligations"), shall constitute a lien against the Property until it is paid, which lien shall be coequal to and independent of the lien for general taxes.

(b) *Foreclosure*. The Record Owner acknowledges and agrees that if any portion of the Assessment Obligations is not paid when due, the Governmental Unit shall have all rights and remedies for such non-payment as it does with respect to delinquent property taxes and other delinquent special assessments as set forth in Article 9 of the Illinois Municipal Code, including the lien, sale, and foreclosure remedies described in that Article ("Enforcement Remedy"). Any Assignee shall have and possess the delegable powers and rights at law or in equity as the Governmental Unit would have with respect to an Enforcement Remedy with regard to (i) the precedence and priority of liens evidenced by this Contract, (ii) the accrual of interest, and (iii) the fees and expenses of collection, and shall have the right to enforce such liens through an Enforcement Remedy. The Record Owner acknowledges that the Assignee may obligate itself, through a covenant with the owners of the Bonds, to exercise an Enforcement Remedy with respect to enforcement of delinquent Assessment Obligations under circumstances specified in such covenant.

Section 7. Financing or Refinancing of the Project. The parties hereby agree that the net proceeds of the Bonds or interim financing provided by a Warehouse Fund, if applicable, allocable to the Assessment shall be used to finance or refinance the Project.

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Section 8. **Term; Contract Runs with the Land; Division**.

(a) Except as otherwise set forth in this Contract, this Contract shall expire upon the final payment or prepayment of the Assessment.

(b) This Contract establishes rights and obligations that are for the benefit of the Property and, therefore, such rights and obligations run with the land.

(c) The obligation to pay the Assessment Obligations is an obligation of the Property and no agreement or action of the Record Owner shall be competent to impair in any way the rights of the Governmental Unit or the Program Administrator or the rights of any Assignee, including, but not limited to, the right to pursue judicial foreclosure of the Assessment lien or the right to enforce the collection of the Assessment Obligations or any installment thereof against the Property.

(d) In the event the Property is divided while the Assessment remains unpaid, the unpaid installments of the Assessment Obligations shall be segregated and apportioned by the Governmental Unit or the Assignee or the Program Administrator or a third party acting on its behalf in accordance with a method selected by it in its good faith judgment.

Section 9. **Recordation of Documents**. The Governmental Unit or the Assignee or the Program Administrator or other third party acting on its behalf shall record or cause to be recorded in the office of the County Recorder this Contract and any other documents required by applicable law or any Assignee to be recorded.

Section 10. **Notice**. The Record Owner shall provide written notice to any subsequent purchaser of the Property, or a portion thereof, of the obligation to pay the Assessment.

Section 11. **Waivers, Acknowledgment and Contract**.

(a) Since the Assessment is voluntary and imposed, in accordance with the Act, pursuant to this Contract, the Record Owner hereby waives any requirements otherwise applicable to special assessments under any other provision of Illinois law, for notice or public hearing.

(b) The Record Owner hereby waives its right to appeal or contest the Assessment or to file any lawsuit or other proceeding to challenge the Assessment or any aspect of the proceedings of the Governmental Unit undertaken in connection with the PACE Program. The Record Owner hereby agrees that the Record Owner and its successors in interest to fee title in the Property shall be solely responsible for the installation, operation and maintenance of the Project. The Record Owner hereby acknowledges that the Record Owner and its successors in interest to fee title in the Property will be responsible for payment of the Assessment regardless of whether the Project is properly installed, operated, maintained or performs as expected.

(c) The Record Owner hereby agrees that the Governmental Unit is entering into this Contract solely for the purpose of assisting the Record Owner with the financing or refinancing of the Project, and that neither the Governmental Unit, any Assignee, the Program Administrator nor any third party acting on its behalf has any responsibility of any kind for, and shall have no

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liability arising out of, the installation, operation, financing, refinancing, maintenance or performance of the Project. The Record Owner hereby certifies to the Governmental Unit that the Governmental Unit has complied with the provisions of Section 25 of the Act. The Record Owner hereby waives the right to recover from and fully and irrevocably releases the Financing Parties from any and all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorney's fees), relating to the subject matter of this Contract that the Record Owner may now have or hereafter acquire against the Financing Parties.

Section 12. Indemnification.

(a) The Record Owner agrees to indemnify, defend, protect, and hold harmless the Financing Parties from and against all losses, Liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all out-of-pocket litigation costs and attorney's fees) and any demands of any nature (collectively "Claims") related directly or indirectly to, or arising out of or in connection with (i) the Record Owner's participation in the PACE Program, (ii) the Assessment and the Assessment Obligations, (iii) the Project, or (iv) any other fact, circumstance or event related to the subject matter of this Contract, regardless of whether such Claims accrue before or after the Effective Date.

(b) The provisions of this Section shall survive the termination of this Contract and payment in full of the Assessment Obligations.

Section 13. Right to Inspect Property. The Record Owner hereby grants the Governmental Unit or any Assignee, the Program Administrator or any third party acting on its behalf, or any owner of the Bonds or any third party acting on its behalf, and their respective agents and representatives the right to enter at any reasonable time, upon reasonable notice, to inspect the Project. The Record Owner further hereby grants such persons the right to examine and copy any documentation relating to the Project.

Section 14. PACE Project Application. The Record Owner hereby represents and warrants to the Governmental Unit, each Assignee and the Program Administrator, that the information set forth in the PACE Project Application submitted to the Governmental Unit or the Program Administrator in connection with its request for PACE Funding is true and correct as of the Effective Date, and that the representations set forth in the PACE Project Application with respect to the Property and the Record Owner are true and correct as of the Effective Date as if made on the Effective Date.

Section 15. Amendment. This Contract may be modified or amended only by the written agreement of the Governmental Unit (or its Assignee, as applicable) and the Record Owner and the consent of the Assignee, if any.

Section 16. Binding Effect; Assignment. This Contract inures to the benefit of and is binding upon the Governmental Unit and the Record Owner and its respective successors and assigns. The Governmental Unit has the right to assign any or all of its rights and obligations under this Contract without the consent of the Record Owner. Each of the Authority (either

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directly or via an intermediate assignment), any bond trustee (either directly or via an intermediate assignment), the Warehouse Fund or any other Assignee shall be a "permitted assignee" (as defined in the Act) for any purpose hereunder.

Section 17. Exhibits. Exhibit A, Schedule I, Schedule II and Schedule III attached to this Contract are incorporated into this Contract by this reference as if set forth in their entirety in this Contract.

Section 18. Severability. If any provision of this Contract is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision of this Contract.

Section 19. Corrective Instruments. The Governmental Unit (or its Assignee, as applicable) and the Record Owner, with the consent of the Assignee, if any, shall, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required in order to carry out the expressed intention of this Contract; provided, however, the prior written consent of the Authority shall be obtained in connection with any such amendment or supplement if Bonds are issued through the Authority, pursuant to subsection (d) of Section 825-65 of the Authority Act; provided, further, however, if applicable, the prior written consent of the Warehouse Fund shall be obtained in connection with any such amendment or supplement if funding by the Warehouse Fund is outstanding.

Section 20. Governing Law: Venue. This Contract shall be construed in accordance with and governed by the laws of the State of Illinois applicable to contracts made and performed in the State of Illinois. This Contract shall be enforceable in the State of Illinois, and any action arising hereunder shall (unless waived by the Governmental Unit in writing) be filed and maintained in the Circuit Court of [INSERT GOVERNMENTAL UNIT'S PREFERRED COUNTY] County; provided, however, that if Bonds are issued through the Authority, such action shall be filed and maintained in the Circuit Court of Cook County; provided, however, that actions to foreclose delinquent installments of the Assessment shall be filed and maintained in the Circuit Court of the County identified in Exhibit A.

Section 21. Counterparts. This Contract may be executed in several counterparts, each of which is an original and all of which constitutes one and the same instrument.

Section 22. Electronic Signatures.

(a) The parties hereto acknowledge and agree that this Contract may be executed by one or more electronic means ("Electronic Signatures"). Each party hereto agrees that Electronic Signatures provided by such party shall constitute effective execution and delivery of this Contract by such party to all other parties to or relying on this Contract. Each party hereto agrees that Electronic Signatures shall constitute complete and satisfactory evidence of the intent of such party to be bound by those signatures and by the terms and conditions of this Contract as signed. Each party hereto agrees that Electronic Signatures shall be deemed to be original signatures for all purposes.

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(b) Each party hereto agrees to accept Electronic Signatures provided by any and all other parties to this Contract as (i) full and sufficient intent by such parties to be bound hereunder, (ii) effective execution and delivery of this Contract, and (iii) constituting this Contract an original for all purposes, without the necessity for any manually signed copies to be provided, maintained or to exist for back up or for any other purpose.

(c) If Electronic Signatures are used to execute this Contract, each party hereto hereby accepts the terms of, and intends and does sign, this Contract by its Electronic Signature hereto.

Section 23. **Transaction Documents**.

(a) The Record Owner acknowledges and agrees that the entire agreement between Record Owner and the Governmental Unit includes the Transaction Documents.

(b) By executing this Contract, the Record Owner acknowledges and agrees that:

(i) The Record Owner has had sufficient time to review and has reviewed each of the Transaction Documents and has had the opportunity to ask any questions of the Governmental Unit, the Program Administrator, or the Assignee that Record Owner may have regarding such Transaction Documents;

(ii) The Record Owner acknowledges receipt of and has reviewed, understands and agrees to each and every additional requirement and term contained in the Program Guidelines; and

(iii) The Record Owner has reviewed, understands, agrees to and affirms each and every representation and warranty contained in the Record Owner's PACE Application and the Program Guidelines.

Section 24. Execution and Return of Contract. The Record Owner must execute and return this Contract to the Governmental Unit or the Program Administrator at the address set forth in the "Notice Information" section of Exhibit A so that it is received by the Governmental Unit or the Program Administrator not later than the expiration date set forth on Exhibit A. If the Record Owner fails to return this Contract so executed to the Governmental Unit or the Program Administrator by the expiration date, the Governmental Unit reserves the right to require the Record Owner to enter into a new Contract. The signature of each person signing as or on behalf of the Record Owner must be notarized by a duly licensed notary unless executed by Electronic Signatures.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Governmental Unit and the Record Owner have caused this Contract to be executed in their respective names by their duly authorized representatives, all as of the Effective Date.

Record Owner:

[INSERT FORMAL NAME OF RECORD OWNER]

By:

_____

Name:_____

Title:_____

STATE OF _____)
)
COUNTY OF _____)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of _____, a _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that ____ signed and delivered the said instrument, pursuant to authority given by said _____, as _____ own free and voluntary act, and as the free and voluntary act of the municipal corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of _____, _____.

_____
Notary Public

My Commission Expires: (SEAL)

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IN WITNESS WHEREOF, the Governmental Unit and the Record Owner have caused this Contract to be executed in their respective names by their duly authorized representatives, all as of the Effective Date.

Governmental Unit: Authorized Signatory

_____

Name (*Please Print*)

_____ _____

Signature Date of Execution

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of the Governmental Unit, a [village/city/county/town] duly organized and validly existing under the Constitution and the laws of the State of Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that ____ signed and delivered the said instrument, pursuant to authority given by said municipal corporation, as _____ own free and voluntary act, and as the free and voluntary act of the municipal corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of _____, _____.

_____

Notary Public

My Commission Expires: (SEAL)

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EXHIBIT A

RECORD OWNER, DESCRIPTION OF PROPERTY, DESCRIPTION OF PROJECT, TRANSACTION DOCUMENTS, OUTSIDE COMPLETION DATE, IDENTIFICATION OF CIRCUIT COURT, NOTICE INFORMATION AND EXPIRATION DATE

Record Owner: [INSERT FORMAL NAME OF RECORD OWNER]

Description of Property:

[INSERT COMMON PROPERTY STREET ADDRESS]

PINS: [TO BE COMPLETED]

County: [INSERT COUNTY IN WHICH PROPERTY IS LOCATED]

Description of Project:

The Project consists of the following (check all that apply):

___ Energy Efficiency Improvement

_____Alternative Energy Improvement

____Water Use Improvement

_____Renewable Energy Improvement

____ Resiliency Improvement

Transaction Documents:

[To be Completed]

Outside Completion Date: [To be inserted]

Identification of Circuit Court for Foreclosure Actions:

Expiration Date: [___]

Notice Information:

If to PACE Program:

_____
_____
_____

With a copy to

_____
_____
_____

If to Record Owner:

_____
_____
_____

With a copy to

_____
_____
_____

Legal Description:

[INSERT FORMAL PROPERTY LEGAL DESCRIPTION]

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SCHEDULE I

TERMS OF ASSESSMENT AND SCHEDULE OF ANNUAL ASSESSMENT AMOUNTS, INCLUDING PRINCIPAL, INTEREST AND ESTIMATED ASSESSMENT ADMINISTRATIVE FEES

Terms of the Assessment

Closing Date: [_____]

Redemption Dates: [June 1 and December 1]

Interest Rate: [___]

Term: [___]

Prepayment: The Assessment may be prepaid, in whole or in part, as described in Section 3(f) of this Contract and as set forth below:

(i) In the event the Project is completed and the full amount of the Assessment was not utilized to complete the Project such that there are excess proceeds on deposit with respect to the Project remaining after such completion of the Project, then, such excess funds shall be applied as a prepayment of the Assessment and, if applicable, the Bonds shall be redeemed in accordance with the applicable Bond documents. Such prepayment shall not reduce the amount of the Annual Assessment Installments as set forth in Schedule I attached hereto except for the last Annual Assessment Installments to the extent necessary to reflect the application of such prepayment to such last installments. Notwithstanding anything to the contrary contained in this Contract or any of the exhibits or schedules to this Contract, the payment of such excess funds as provided in the first sentence of this clause (i) shall not be subject to any of the requirements of Section 3(f) of this Contract, and it shall not be required that any such payment be made on any particular date, any such payment be subject to a minimum amount or the Minimum Prepayment Amount, or that there be any Redemption Premium paid in connection therewith, as a result thereof or as a condition thereto.

(ii) In the event the Record Owner makes a Prepayment of the Assessment and the Property constitutes more than one parcel (i.e., more than one PINs), the Program Administrator in consultation with the Governmental Unit shall have the right to apply the Assessment Prepayment Amount to one or more of such parcels as determined by the Program Administrator and the Governmental Unit in their sole and absolute discretion such that the Assessment Amount with respect to the parcel or parcels to which the Program Administrator in consultation with the Governmental Unit applies the Assessment Prepayment Amount shall be reduced by the portion of the Assessment Prepayment Amount applied to such parcel or parcels.

Minimum Prepayment Amount: $[_____]

RedemptionTerms:

Prepayment Date	*[Redemption] Premium*

The Assessment

Annual Assessment Amount: The "Annual Assessment Amount" is the Assessment Installment and Assessment Administrative Fees collectible under this Contract in a given calendar year, and as estimated pursuant to the Schedule of Annual Assessment Amounts below.

Assessment Administrative Fees: The "Assessment Administrative Fees" means, as set forth in Section 3(e) of this Contract, all amounts necessary in order to pay for the costs of collecting the Assessment (including any and all costs of enforcement, including foreclosure or other remedies for default on the Assessment), the administration of the Assessment, the administration of the Bonds or the Warehouse Fund, other administrative costs and any amounts the Record Owner may owe for indemnification as set forth in Section 12 hereto.

Assessment Amount: The initial amount of the Assessment (the "Assessment Amount") that is the total of all costs, fees, and expenses eligible for financing, as set forth in the chart below and described as follows: the cost of the Project ("Project Cost"), including the cost of materials and labor necessary for installation, permit fees, inspection fees, and other eligible costs, fees and expenses related to the acquisition, construction, installation, or modification of the Project; program administrative fees ("Program Fees), including the costs and fees of the Program or other fees that may be charged to the Record Owner in connection with the application for PACE Funding, the execution of this Contract, the costs of issuance of Bonds by the Governmental Unit or the Authority and the provision of interim financing by the Warehouse Fund; other third-party fees, costs, and expenses ("Other Fees") that may be incurred by or charged to the Record Owner in connection with the execution of this Contract, the issuance of Bonds and the provision of interim financing, including property specific legal reviews and recording fees; prepaid interest that is capitalized ("Capitalized Interest"); a debt service reserve, if required ("Debt Service Reserve"); and any fees charged by any capital provider purchasing the Bonds upon issuance and Warehouse Fund ("Capital Provider Fees).

Project Cost	$[_____]
Program Fees	$[_____]
Other Fees	$[_____]
Capitalized Interest	$[_____]
Debt Service Reserve (if required)	$[_____]
Capital Provider Fees	$[_____]
Assessment Amount	**$[**_____]

[The Assessment shall be allocated among the PINs in the [years and] amounts as set forth

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

below][in an amendment to this Schedule I which shall be executed when the Bonds are issued or interim financing is provided].][2] Record Owner consents and agrees to the allocation of the Assessment as set forth below and further agrees that Record Owner shall not have the right to subdivide any parcels of the Property, whether identified by PIN herein or otherwise, without first either (a) prepaying the Assessment in full in accordance with the terms of this Contract, or (b) obtaining the prior written consent of the owners of the Bonds or the Warehouse Fund, as the case may be, which consent may be withheld in their sole and absolute discretion.

Assessment Installment: Each "Assessment Installment" is the annual amount of the Assessment Amount and the interest thereon due under this Contract as further set forth in the Schedule of Annual Assessment Amounts below.

Assessment Obligations: The "Assessment Obligations" include the Assessment Amount, any Assessment Administrative Fees, all Assessment Installments, any interest and penalties allowable on due but unpaid Annual Assessment Amounts, and any other amounts due and payable by the Record Owner under this Contract.

Schedule of Annual Assessment Amounts: The anticipated schedule of Annual Assessment Amounts due under this Contract is set forth below.

[2] ***Drafting Note:*** This bracketed language, or a variation thereof, should be used for Properties comprised of more than one tax parcel or PIN, and should be deleted for Properties comprised of only one tax parcel.

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[Pin: [_____]
Percentage of Project Installed: [___]%
Assessment Amount: $[_____]][3]

Tax Year (commencing January 1)	Interest	Principal	Assessment Installment (Sum of Principal and Interest)	Estimated Assessment Administrative Fees*	Total Estimated Annual Assessment Amount

*Subject to change as set forth in Section 3(e) of this Contract.

[3] ***Drafting Note:*** This table should be repeated for multi-PIN or tax parcel properties. It may be removed for single-Pin or tax parcel properties.

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

SCHEDULE II

DISCLOSURES AND EXCEPTIONS; PERMITTED LIENS

[TO BE COMPLETED BY RECORD OWNER, IF ANY]

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

SCHEDULE III

ENVIRONMENTAL SCHEDULE

[TO BE COMPLETED BY RECORD OWNER, IF ANY]

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

APPENDIX B

Form of Assignment Agreement

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

ASSIGNMENT AGREEMENT

This ASSIGNMENT AGREEMENT (this "***IFA Assignment***") is made and entered into effective as of [INSERT DATE], 20[___] (the "***Effective Date***"), by and between [INSERT NAME OF GOVERNMENTAL UNIT], a [village/city/county/town] duly organized and validly existing under the Constitution and the laws of the State of Illinois (the "***Governmental Unit***") and the ILLINOIS FINANCE AUTHORITY, a body politic and corporate created and existing under and by virtue of the laws of the State of Illinois (along with its successors and assigns, the "***Authority***," and, together with the Governmental Unit, each a "***Party***" and collectively the "***Parties***").

RECITALS

WHEREAS, [Insert Name of Property Owner], a [Insert Corporate Designation] (the "***Property Owner***") is the owner of certain real property located at [Insert Street Address of Property] ("***Property***").

WHEREAS, the Property Owner has applied to the Governmental Unit for assistance in financing or refinancing a certain "energy project" (as defined in the Property Assessed Clean Energy Act, 50 ILCS 50/1 et seq., as amended (the "***PACE Act***")) at the Property (the "***Project***").

WHEREAS, [INSERT NAME OF PROGRAM ADMINISTRATOR], a [INSERT CORPORATE DESIIGNATION], is authorized to act as a program administrator (together with any successors thereto, the "***Program Administrator***") to administer its property assessed clean energy program (the "***PACE Program***") within its jurisdictional boundaries (the "***PACE Area***").

WHEREAS, to finance or refinance the Project, the Governmental Unit and the Property Owner have entered into that certain Assessment Contract dated as of [INSERT DATE], 20[_]

("***PACE Contract***") pursuant to which, *inter alia*, (i) the Governmental Unit, through the Program Administrator, has agreed to arrange financing for the Project through the issuance of bonds, (ii) the Property Owner has agreed to repay such financing by consenting to the imposition of an annual assessment on the Property payable in installments ("***Assessment Installments***"), and has agreed to pay certain administrative expenses ("***Assessment Administrative Fees***"), (iii) the Property Owner has consented to the assignment of the PACE Contract to secure any bonds issued to finance the Project, and (iv) the Governmental Unit has agreed to impose such assessment and to direct that the Assessment Installments be paid directly to the Governmental Unit or its designee.

WHEREAS, the Governmental Unit and the Property Owner have requested that the Authority provide financing for the Project, and the Authority has agreed to provide such financing by issuing revenue bonds secured by the PACE Contract (the "***Bonds***") pursuant to a Master Indenture (the "***Indenture***") dated as of [_____] among the Authority, [INSERT NAME OF BANK], as trustee (the "***Trustee***") and [INSERT NAME OF CAPITAL PROVIDER] (the "***Capital Provider***") and lend the proceeds of such Bonds to the Property Owner in one or more advances to pay, or to reimburse the Property Owner for payment of, the costs of the Project, subject to the terms and conditions contained in the PACE Contract and the Indenture, and as authorized pursuant to [Resolution _____] (the "***PACE Bond Resolution***") of the Authority authorizing the sale of Bonds to the Capital Provider or its Designated Transferee as defined in the Indenture.

WHEREAS, interim financing through a warehouse fund to be provided by the Capital Provider or the Authority (the "***Interim Financing***") may be utilized prior to the issuance of the Bonds, and the Authority has approved the use of interim financing pursuant to Resolution No. 2019-0910-CF08.

WHEREAS, as one condition, among others, to issuing the Bonds and, if applicable, utilizing Interim Financing, and lending the proceeds thereof, the Authority requires the Governmental Unit to assign, and the Governmental Unit wishes to assign, all of its rights, title and interest (reserving to itself only the "Reserved Rights" specified herein) in the PACE Contract, including the right to receive Assessment Installments and Assessment Administrative Fees from the Property Owner, to the Authority, subject to and upon the terms and conditions set forth herein, and the Property Owner has consented to such pledge and assignment.

WHEREAS, one condition among others to any Interim Financing provided by the Capital Provider, if applicable, is for the Authority to assign to the Capital Provider its rights, title and interest, other than Reserved Rights, in the PACE Contract until such time as the Bonds are issued.

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

WHEREAS, pursuant to the Indenture, as security for the Bonds, the Authority will pledge and assign to the Trustee all of its right, title and interest in and to the PACE Contract (other than certain "Authority Reserved Rights" as defined therein), including the right to receive and apply the Assessment Installments, and certain other funds, property and collateral, collectively defined as the "Security" in the Indenture, and the Property Owner has consented to such pledge and assignment.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the mutual promises hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the Governmental Unit and the Authority agree as follows:

Section 1. **Assignment and Assumption of PACE Contract.** The Governmental Unit hereby assigns to the Authority all of the Governmental Unit's right, title and interest in and to the PACE Contract, other than its rights to indemnification and payment of Governmental Unit's costs and expenses, and any rights and obligations of the Governmental Unit to pursue an "Enforcement Remedy" (as defined in Section 6(b) of the PACE Contract) which may be non-delegable as a matter of law, as set forth in the PACE Contract (the "***Reserved Rights***"). The Authority hereby assumes, as of the date hereof, and agrees to perform or cause to be performed all of the Governmental Unit's obligations under the PACE Contract from and after the date hereof, subject to its right to assign such obligations pursuant to an assignment of the PACE Contract.

Section 2. **Governmental Unit's Representations and Warranties; Disclaimer.**

(a) Representations and Warranties. The Governmental Unit hereby represents and warrants that, as of the date of this IFA Assignment:

(i) It is a Governmental Unit duly organized and validly existing under the Constitution and the laws of the State of Illinois and has all necessary power and authority to enter into this IFA Assignment and to assign its rights under the PACE Contract, other than Reserved Rights, to the Authority pursuant hereto;

(ii) The execution and delivery of this IFA Assignment and the Governmental Unit's undertakings herein, including assignment of the Governmental Unit's rights under the PACE Contract, other than Reserved Rights, to the Authority pursuant hereto, have been duly authorized by all necessary action on the part of the Governmental

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

Unit and will not contravene or violate the Governmental Unit's municipal or county authority;

(iii) The Governmental Unit has not previously assigned or transferred any of its rights under the PACE Contract.

(iv) This IFA Assignment and the PACE Contract constitute the legal, valid and binding obligations of the Governmental Unit enforceable in accordance with their respective terms and, upon information and belief, the PACE Contract constitutes the legal, valid and binding obligation of the Property Owner, enforceable in accordance with its terms; except in either case as the enforcement thereof may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, and to the application of equitable principles;

(v) The execution, delivery and performance by the Governmental Unit of this IFA Assignment and the transactions contemplated hereby: (A) do not contravene any provisions of law applicable to the Governmental Unit; and (B) do not conflict and are not inconsistent with, and will not result (with or without the giving of notice or passage of time or both) in the breach of or constitute a default or require any consent under any applicable court or administrative order or any credit agreement, indenture, mortgage, purchase agreement, deed of trust, security agreement, lease, guarantee or other instrument to which the Governmental Unit or its property may be subject, or the PACE Act; and

(vi) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental agency, public board or body, pending or, to its knowledge threatened, against the Governmental Unit seeking to restrain or enjoin or in any way contesting the validity or enforceability of this IFA Assignment or the PACE Contract.

(b) Disclaimer. Except as set forth in this Section 2, the Governmental Unit (i) has not heretofore made, nor does it make by this IFA Assignment, any representations or warranties with respect to the Property, including any warranty of title or any environmental matters, and (ii) makes no representation or warranty in connection with, and

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

assumes no responsibility with respect to, the solvency, financial condition or statements of the Property Owner, or with respect to the performance or observance by the Property Owner of its obligations under the PACE Contract.

Section 3. **Authority's Representations.** The Authority represents that, as of the date of this IFA Assignment, it is a body politic and corporate created and existing under and by virtue of the laws of the State of Illinois and has full power and authority to enter into and to perform its obligations under this IFA Assignment; and when executed and delivered by the respective parties thereto, this IFA Assignment will constitute the legal, valid and binding obligations of the Authority enforceable in accordance with their respective terms, except as the enforcement thereof may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitation on legal remedies against the Authority.

Section 4. **Consideration.** The Governmental Unit acknowledges and agrees that the assumption by the Authority of the Governmental Unit's obligations under the PACE Contract and the issuance of the Bonds and the loan to the Property Owner are of substantial benefit to the Governmental Unit as a source of liquidity and financing or refinancing of the Project, and constitute good, valuable, fair and adequate consideration for the Governmental Unit's assignment as contemplated herein.

Section 5. **Delivery of Documents.**

(a) As a condition to the Governmental Unit's performance of its obligations under this IFA Assignment, the Authority shall have delivered to the Governmental Unit an original of this IFA Assignment, in recordable form, duly executed by the Authority.

(b) As a condition to the Authority's performance of its obligations with respect to this IFA Assignment, the Governmental Unit shall have delivered to the Authority all of the following, in form and substance reasonably satisfactory to the Authority: (i) a certified true and correct copy of the PACE Contract, in recordable form, bearing the original signature(s) of the Property Owner and the Governmental Unit and (ii) an original of this IFA Assignment, in recordable form, duly executed by the Governmental Unit.

(c) As a condition to each Party's performance of its obligations under this IFA Assignment, all of the Authority's, the Governmental Unit's and the Property Owner's respective representations and warranties contained in the PACE Contract and this IFA Assignment, as applicable, shall be true and correct on the date of the execution of this IFA Assignment.

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

Section 6. **Recording of Documents.** Upon the execution of this IFA Assignment by both Parties hereto, the Governmental Unit shall direct the Program Administrator to record this IFA Assignment in the office of the Recorder for the County in which the Property is situated.

Section 7. **Acknowledgement and Consent to Further Assignment.** By execution of this IFA Assignment, the Governmental Unit hereby acknowledges and consents to any assignment of the PACE Contract by the Authority, subject to the Reserved Rights and any reassignment of the PACE Contract.

Section 8. **Successors and Assigns.** This IFA Assignment shall be binding on, and inure to the benefit of, the parties hereto, their respective successors in interest, and their respective assigns.

Section 9. **Governing Law; Submission to Jurisdiction.** This IFA Assignment shall be governed exclusively by and construed in accordance with the internal laws of the State of Illinois applicable to contracts to be wholly performed therein. This IFA Assignment shall be enforceable in the State of Illinois, and any action arising hereunder shall (unless waived by the Authority in writing) be filed and maintained in the Circuit Court of Illinois, County of Cook.

Section 10. **No Effect on PACE Contract.** Nothing in this IFA Assignment, express or implied, is intended to or shall be construed to modify, expand, or limit in any way the terms of the PACE Contract. To the extent that any provision of this IFA Assignment conflicts or is inconsistent with the terms of the PACE Contract, the PACE Contract will govern. All terms not defined herein shall be given the meaning ascribed to such terms in the Indenture.

Section 11. **Amendment.** This IFA Assignment may not be modified or amended, except in writing executed by both Parties.

Section 12. **Severability.** If any provision of this IFA Assignment is declared void or unenforceable by any court or government authority, the remaining provisions of this IFA Assignment shall be effective and shall control.

Section 13. **Entire Agreement.** This IFA Assignment constitutes the entire agreement between the parties with respect to the subject matter hereof. This IFA Assignment supersedes and replaces any prior or contemporaneous oral or written understandings, agreements, or representations between the parties.

Section 14. **Recitals**. The provisions set forth in the Recitals are made a part of this Assignment and are incorporated by reference into the terms hereof.

Section 15. **Counterparts**. This IFA Assignment may be executed in any number of counterparts, each of which will be deemed an original, but all of which taken together will constitute one single agreement between the parties. Signatures sent digitally will be deemed to be original signatures for all purposes.

[Signature Page Follows.]

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

IN WITNESS WHEREOF, the parties hereto have caused this IFA Assignment to be executed as of the day and year first above written.

Governmental Unit:

_____, [**Title**]
_____, Signature

Date: _____
Month/Day/Year

STATE OF _____)
)
COUNTY OF _____)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of _____, a _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that ____ signed and delivered the said instrument, pursuant to authority given by said _____, as _____ own free and voluntary act, and as the free and voluntary act of the municipal corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of _____, _____.

_____
Notary Public

My Commission Expires: (SEAL)

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

IN WITNESS WHEREOF, the parties hereto have caused this IFA Assignment to be executed as of the day and year first above written.

Authority:

_____, Executive Director
_____, Signature

Date: _____
Month/Day/Year

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of _____, a _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that ____ signed and delivered the said instrument, pursuant to authority given by said _____, as _____ own free and voluntary act, and as the free and voluntary act of the municipal corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of _____, _____.

_____
Notary Public

My Commission Expires: (SEAL)

Attachment: _PACE Program Ordinance-Exhibit A_IFA PACE Program Report (6772 : An Ordinance Creating a PACE Area and Establishing the

MEMORANDUM
VILLAGE OF NORTHBROOK
BOARD OF TRUSTEES

TO: BOARD OF TRUSTEES

FROM: CARA PAVLICEK, VILLAGE MANAGER

DATE: JULY 11, 2023

SUBJECT: ORDINANCE PROPOSING APPROAL OF THE BUSINESS DISTRICT PLAN AND DESIGNATING THE BUSINESS DISTRICT

Brookfield Properties, the owner of Northbrook Court since 1995, presented a Conceptual Master Plan for the Redevelopment of Northbrook Court on April 25, 2023 at the Village Board meeting. In the presentation, the vision and planning principals for redevelopment of the 100 +/- acre site described a retail & dining destination for the North Shore Region, preservation of Northbrook Court's role as a commercial anchor for the Village, and integration of thoughtfully planned residential to create a mixed-use neighborhood, incorporation of open space, parks, walkability, and neighborhood amenities connecting with the community.

On May 16, 2023, the Village of Northbrook and Brookfield Properties entered into a non-binding Pre-Development Agreement which outlines in greater detail what is proposed as part of the redevelopment and details the potential public-private partnership between the Village and Brookfield Properties. Public incentives proposed as part of the Pre-Development Agreement include a Business District.

A Business District is established under State law by a municipality to support redevelopment within specific geographic areas of the community. Considered an important economic development tool, a Business District allows the Village to collect up to 1% additional retail sales tax to fund projects that the municipality determines will benefit the District. For example, within a Business District, the Village would follow a Business District Plan, and may make and enter into all contracts necessary or incidental to the furtherance of this Business District Plan. This could include payments to private developers for eligible Business District project costs. In the case of Northbrook Court, a Business District - if created - would allow for an additional 1% sales tax on qualifying retails sales at Northbrook Court and this revenue would assist with funding redevelopment efforts in the 100 +/- acres for a 23-year period.

Through 2022, there are over 200 established Business Districts throughout Illinois.

Brookfield has proposed to the Village that a Business District be created for the property so that an additional 1% sales tax could be imposed on retail uses within the property. In effect, Brookfield is asking that this additional tax be imposed on itself (and its retail tenants) to help pay for the infrastructure improvements that will significantly benefit all retail uses.

As such, an Ordinance has been prepared for the Village Board setting Tuesday, August 22, 2023, at 7:30 p.m. as the date and time for a public hearing to be conducted by the Village Board at Village Hall on the possible designation of the Proposed Business District at 1515 Lake Cook Road, the Northbrook Court shopping center. The Proposed Business District is located entirely within the Village and the Village's C-4 Regional Shopping District. While the effective date of the additional sales tax would be determined as part of the approval process, which is anticipated to occur after the August 22, 2023 public hearing, it is

proposed the Village would file the necessary ordinance with the Illinois Department of Revenue by April 1, 2024. If this deadline is met, the tax will become effective July 1, 2024.

If approved, this new Business District Sales Tax would only apply to eligible retail sales at the 100 +/- acres that is Northbrook Court Mall property for up to 23 years. The sales taxes collected are paid by the businesses to the State and disbursed back to the Village in a separate Business District Tax Allocation Fund. These monies may then be disbursed by the Village to the property owner, Brookfield, pursuant to a Redevelopment and Economic Incentive Agreement, which would be considered and approved by the Village Board as early as September 2023, if the Business District is established. These funds may only be used for eligible costs as identified in the Business District Plan and allowable by state law.

In considering the request for a Business District, the Village commissioned a study by Michio Murakishi, a consultant, to determine whether the Proposed Business District meets the qualifications for establishing a business district under the Business District Law. Mr. Murakishi has delivered this report to the Village and it is attached to this agenda item.

The Eligibility Report and the Business District Plan have been on file and available at the Northbrook Village Hall since June 27, 2023.

Ordinance (ID # 6776)

An Ordinance Proposing the Designation of a Business District in the Village of Northbrook, Cook County, Illinois and the Scheduling of a Public Hearing in Connection with the Proposed Northbrook Court Business District

Passed by the Board of Trustees, 7/11/2023
Printed and Published 7/12/2023

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

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

_____
Village Clerk

Ordinance (ID # 6776)

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 Proposing the Designation of a Business District in the Village of Northbrook, Cook County, Illinois and the Scheduling of a Public Hearing in Connection with the Proposed Northbrook Court Business District

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

The Village of Northbrook is an Illinois home rule municipal corporation operating in accordance with Article VII, Section 6 of the Illinois Constitution, and with the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*.

The Village is considering establishing a business district over the real property at 1515 Lake Cook Road, the Northbrook Court shopping center, generally located on the south side of Lake Cook Road at Red Oak Lane, as more fully described in ***Exhibit A*** and depicted on ***Exhibit B***, attached to this Ordinance ("***Proposed Business District***") to induce the revitalization of the Proposed Business District with a mixed use commercial and residential project.

The Proposed Business District is located entirely within the Village and the Village's C-4 Regional Shopping District.

The Village does not anticipate that the Proposed Business District will be redeveloped without the implementation by the Village of a new plan and project for the economic renewal of the Proposed Business District.

The Village explored various methods by which sufficient private investment can be attracted to the Proposed Business District, so that the Proposed Business District can be redeveloped for the long-term growth and benefit of the Village and its residents.

One means by which the Village could attract the private investment necessary for the redevelopment of the Proposed Business District is the use of business development district financing and the establishment of the Proposed Business District as a new business district as authorized under the Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1, the "***Business District Law***").

The Village has commissioned a study by Michio Murakishi ("***Murakishi***"), to determine whether the Proposed Business District meets the qualifications for establishing a business district under the Business District Law.

After extensive review of the Proposed Business District, Murakishi delivered a report to the Village in which Murakishi concludes that the Proposed Business District qualifies as a blighted area business district under the Business District Law ("***Eligibility Report***").

In light of his review of the Proposed Business District and pursuant to extensive discussions with Village officials and others interested in the Proposed Business District, Murakishi has also prepared a plan for the redevelopment of the Proposed Business District as a business district in accordance with the Business District Law ("***Business District Plan***").

The Eligibility Report and the Business District Plan have been on file and available at the Northbrook Village Hall since June 27, 2023.

In order to continue its consideration of the possible establishment of the Proposed Business District as a blighted area business district pursuant to the Business District Law, the Village President and Board of Trustees have determined that it is in the best interest of the Village and its residents to initiate the process for establishing the Proposed Business District, including the setting of a time and place for a public hearing on the possible establishment of the Proposed Business District as a business district under the Business District Law and consideration of the Eligibility Report and the Business District Plan.

Section 2. SETTING TIME AND PLACE FOR PUBLIC HEARING.

The Village President and Board of Trustees hereby establishes Tuesday, August 22, 2023, at 7:30 p.m. as the date and time for a public hearing to be conducted by the Village Board on the possible designation of the Proposed Business District as a blighted area business district under the Business District Law and approval of the Business District Plan. The public hearing will be held at Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois. The Village Board reserves the right to continue the hearing to a later date and time without further published notice should a continuance become necessary.

Section 3. AUTHORIZATION FOR PUBLIC NOTICES AND OTHER ACTIONS.

The Village President and Board of Trustees hereby authorizes and directs the Village Manager and the Village Clerk, in consultation with Murakishi and the Village Attorney, to do or cause to be done all things necessary or desirable for purposes of giving the public notice of the August 22, 2023 public hearing, including the publication of notice in substantially the form attached to this Ordinance as ***Exhibit C***, and any and all other statutorily required steps precedent to the establishment of the Proposed Business District as a blighted area business district pursuant to the Business District Law.

Section 4. EFFECTIVE DATE.

This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Scheduled: 7/11/2023

ATTEST:

_____
Village President

_____

Village Clerk

Northbrook Court

Business District Designation Report

June 16, 2023

DRAFT

For:
Village of Northbrook

By:
Michio Murakishi
Chicago, Illinois

Attachment: FINAL DRAFT - NC BD Report 20230616 (6776 : Ordinance Proposing Approal of the Business District Plan and Designating the

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DRAFT

Contact:
Michio Murakishi
(773) 849-5167
michio@meechgroup.com

Attachment: FINAL DRAFT - NC BD Report 20230616 (6776 : Ordinance Proposing Approal of the Business District Plan and Designating the

1. Introduction

Michio Murakishi (the "consultant") was engaged by the Village of Northbrook (the "Village") to conduct an eligibility study and prepare a business district plan for the proposed Northbrook Court Business District (the "business district") under the provisions of the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq., as amended) (the "Law").

The Village, in coordination with the property owner (the "developer") has determined that to preserve and enhance the tax base, the Northbrook Court shopping center ("Northbrook Court," the "center," or "property") would benefit from the utilization of a business district designation. Once approved, proceeds available from the business district will be used to support a redevelopment plan under consideration by the Village and developer.

1.1 Report outline

This business district designation report is comprised of three primary sections:

1. **Introduction.** The first section summarizes the scope of the report, provides an overview of the process of creating a business district, and describes the property as it exists today.

2. **Eligibility analysis.** The second section presents the findings of the consultant's assessment of the property's qualification for designation as a business district as provided for in the Law.

3. **Redevelopment plan.** The third section contains the redevelopment plan for the business district, including a financial plan and other required elements.

In addition, this report contains appendices that include a boundary legal description of the proposed business district and a list of 14-digit Property Index Numbers that comprise the proposed business district.

1.2 Statutory background

The Law authorizes a municipality to impose a tax designed to fund the development or redevelopment of certain designated areas within a municipality. The business district sales tax is imposed by the municipality in the form of the Business District Retailers' Occupation Tax, and Business District Service Occupation Tax (the "business district taxes"). The retailers' occupation tax applies to sales of tangible personal property made by retailers, and the service occupation tax applies to merchandise that is transferred as part of a sale of service.

The corporate authorities of the municipality must first approve a business district plan and designate a business district. Next, the municipality must impose the tax by ordinance. The municipality must then file a certified copy of the ordinance with the Illinois Department of Revenue ("IDOR"). Any municipality that has met the requirements to establish a business district and adopted an ordinance imposing a business district sales tax must provide IDOR with:

- A certified copy of the ordinance imposing both the retailers' and service occupation taxes for the business district,

- A detailed map of the business district boundaries,

DRAFT

Attachment: FINAL DRAFT - NC BD Report 20230616 (6776 : Ordinance Proposing Approal of the Business District Plan and Designating the

- A copy of the development or redevelopment plan for the business district, and
- A detailed list of each address located within the district's boundaries.

1.3 Powers of the municipality

Among the powers granted by the Law as they pertain to business districts, a municipality may:

- Approve all development and redevelopment plans within the business district,
- Acquire, manage, convey, or otherwise dispose of real and personal property for the purposes of a development or redevelopment plan,
- Fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality,
- Make and enter all contracts necessary or incidental to the implementation and furtherance of a business district plan,
- Apply for and accept grants, guarantees, donations of property or labor, or any other thing of value for use in connection with a business district project,
- Clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land,
- Install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements,
- Renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures,
- Construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures,
- Impose up to one percent (1.00%) additional business district retailers' and service occupation taxes, in quarter percent increments (0.25%), for the planning, execution, and implementation of business district plans—the business district retailers' and service occupation taxes do not apply to sales of qualifying food, drugs, and medical appliances, and items that must be titled or registered by a state agency are exempt from the business district sales tax,
- Impose up to one percent (1.00%) additional hotel operators' occupation tax, in quarter percent increments (0.25%), in the business district for the planning, execution, and implementation of business district plans,
- Issue debt obligations in one or more series bearing interest at rates determined by the corporate authorities of the municipality to provide for the payment of eligible business district project costs, and

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Attachment: FINAL DRAFT - NC BD Report 20230616 (6776 : Ordinance Proposing Approal of the Business District Plan and Designating the

- Otherwise pay or cause to be paid eligible business district project costs, including costs relating to the establishment and annual administration of the business district.

1.4 Proposed business district

The proposed business district includes the properties that comprise the Northbrook Court shopping center located at 1515 Lake Cook Rd. in the far northwest portion of the Village. These properties encompass an area of approximately 106 acres per the Cook County Assessor. **Maps 1** and **2** on the following pages shows the property boundaries and its location relative to the larger community.

History

Northbrook Court was opened in 1976, and until recently, has been a premier regional shopping destination. The center has been a key property taxpayer and sales-tax generator for the Village, Cook County, and the State of Illinois. In the past decade, foot traffic has declined—consistent with mall properties across the nation—and the presence of online shopping choices, fueled by the pandemic, has also been a contributing factor to the decline at Northbrook Court. This decline is also underscored by trends in Village sales tax collections, which have fallen over 20 percent from $3.84 million in 2012, to $2.98 million in 2021. The fall-off in sales at the center, however, was even more stark, considering the Village's home-rule sales tax rate was lower in 2012 than it is today.

In 2019, the Village Board entered into a redevelopment and economic incentive agreement with the property owner, Brookfield, approving the redevelopment of just under 18 acres on the over 100-acre property. The redevelopment was poised to begin in the spring of 2020 when the pandemic shutdowns occurred. Since, the Village and developer have collaboratively reviewed and discussed how the existing public-private partnership is relevant in today's economy and what opportunities exist to modify it to address the full property and establish a unique mixed-use community. A first amendment dated July 27, 2021, a second amendment, dated July 26, 2022, a third amendment, dated December 13, 2022, and a fourth amendment dated April 11, 2023, to that agreement were adopted by the Village Board to grant extensions of time as requested by the developer.

Existing land use

Only commercial land uses are present within the property, including ancillary uses such as parking, circulation roads, and detention areas. The consultant arrived at this conclusion through fieldwork observations and a review of the Village's records. The overall pattern of land use in the property is shown in **Map 3** on page 8.

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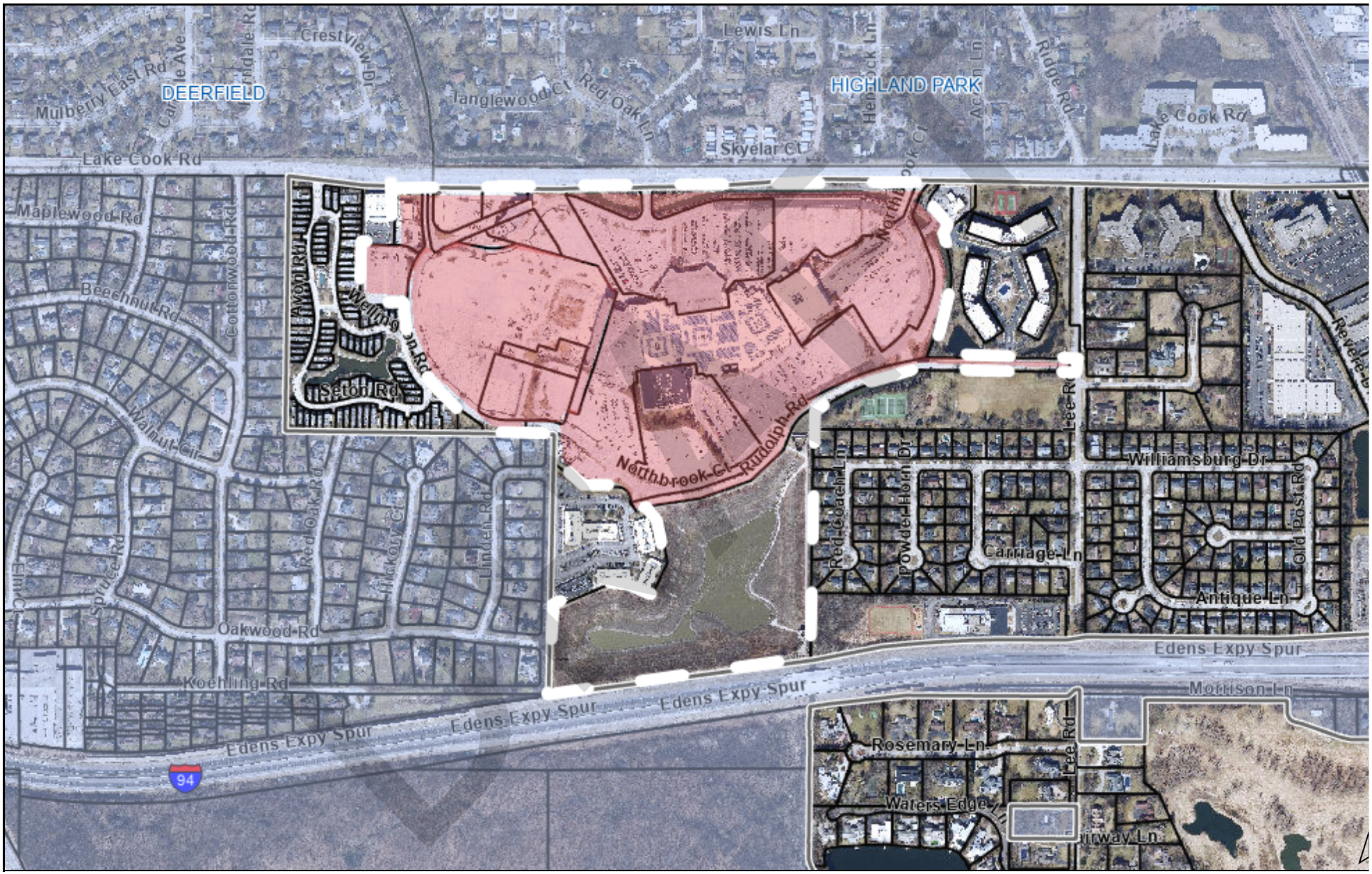
GISConsortium | Northbrook Court Business District Boundary - Map 1



0 1000 2000 ft

Print Date: 6/16/2023

Notes

Business District - White Dash line

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

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GISConsortium

Northbrook Court Business District Regional Context - Map 2

0 2000 4000 ft

Print Date: 6/16/2023

Notes

Business District - White Dash line

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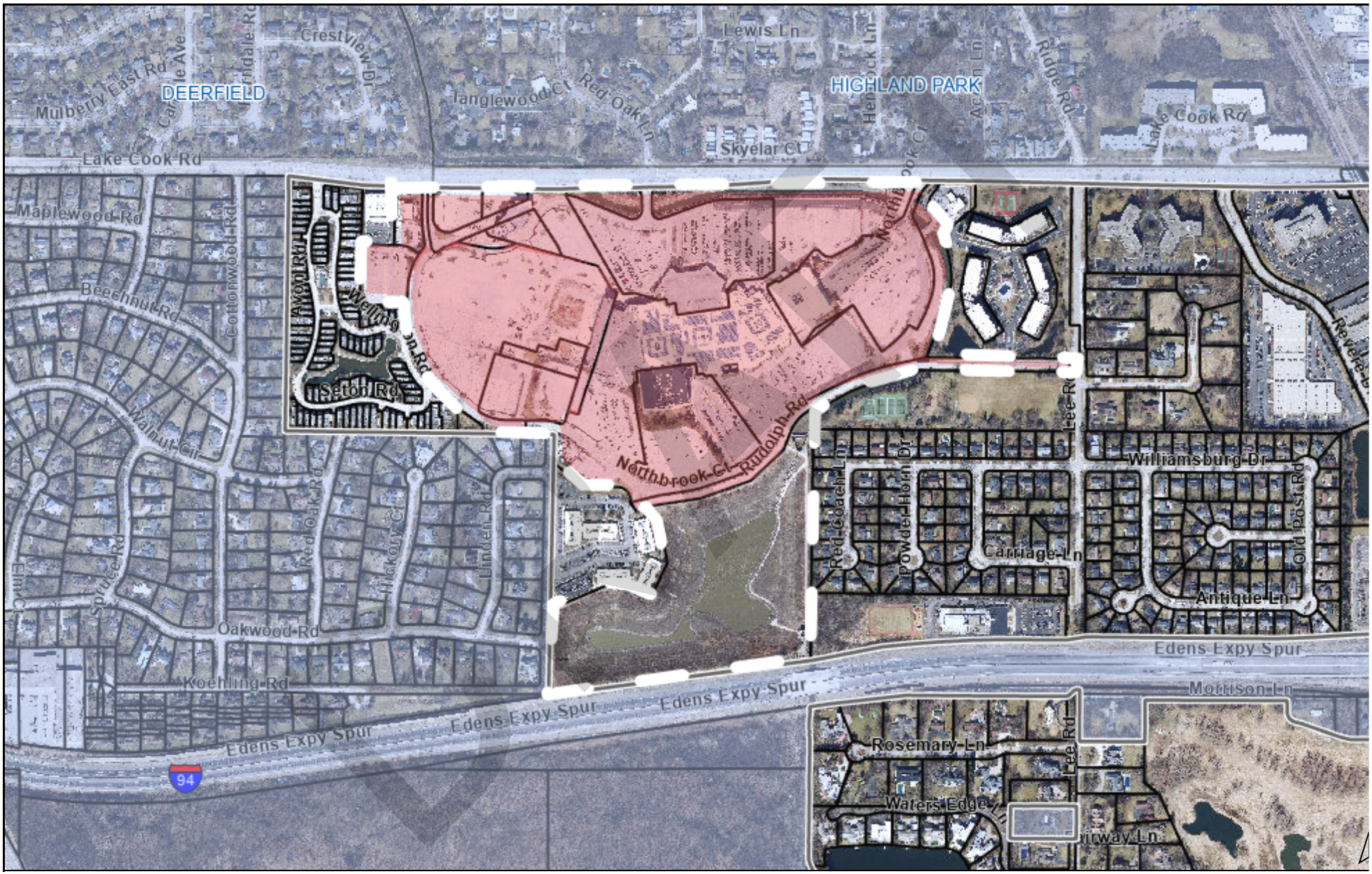
Attachment: FINAL DRAFT - NC BD Report 20230616 (6776 : Ordinance Proposing Approal of the

GISConsortium | Northbrook Court Business Dist. Ex. Land Use (Commercial) - Map 3



0 1000 2000 ft

Print Date: 6/16/2023

Notes

Business District - White Dash line

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2. Eligibility Study

Per the Law, the area of a proposed business district must be contiguous (i.e., the properties within the area border each other), include only parcels of real property that will directly and substantially benefit from the proposed plan, which may be blighted, as defined in the Law. In the following section, provisions in the Law that define blight in the context of establishing a business district are described, an overview of the consultant's methodology is provided, and the results of the eligibility study are summarized.

2.1 Provisions of the Law

A "blighted area" is demonstrated by the predominance of at least one (1) of the following five (5) factors in the area:

1. Defective, non-existent, or inadequate street layout,
2. Unsanitary or unsafe conditions,
3. Deterioration of site improvements,
4. Improper subdivision or obsolete platting, or
5. The existence of conditions which endanger life or property by fire or other causes.

In addition, the presence of the factor(s) must have at least one (1) of the following four (4) effects on the business district:

1. Retard(s) the provision of housing accommodations,
2. Constitute(s) an economic or social liability,
3. Constitute(s) an economic underutilization of the area, or
4. Constitute(s) a menace to the public health, safety, morals, or welfare.

2.2 Methodology

In determining whether the area meets the eligibility requirements of the Law, various methods of research and field surveys were utilized, including:

- On-site field examination of conditions in the area by the consultant,
- Contacts with Village staff, the developer, and other individuals knowledgeable about area conditions and history, the age and condition of site improvements, and related items,
- Examination of maps, aerial photographs, and historic data related to the area,
- Research of Cook County property tax records and information on equalized assessed values ("EAV") of the property,
- Review of the Village's comprehensive plan,
- Review of the developer's estimates on development budgets, and
- Review of the findings and determinations established by the Law in creating business districts.

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Various surveys and site visits were conducted within the property to examine existing conditions and land uses. This field reconnaissance was conducted in-person by the consultant over several occasions in May 2023.

2.3 Eligibility findings

The consultant identified the presence of two blighting factors during field reconnaissance and assessment of the area. These factors include deterioration of site improvements and improper subdivision or obsolete platting and are described in more detail below.

Deterioration of site improvements

Many secondary building components, including doors, windows, gutters and downspouts, and fascia exhibited signs of deterioration. The consultant also observed deterioration of interior building components, including floor tiling, interior wall treatments, and permanent fixtures. Widespread deterioration of the 4,500-space surface parking lot was also observed and documented, including cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

In addition, since 2019, the former Macy's store site at the west end of the mall property, including the footprint of the former store building and park area, remains vacant and unimproved with a construction fence around the property leaving the vertical west wall exposed. While this area is used annually for a drive through-style holiday light show, this seasonal pop-up use has not resulted in any measurable improvement to the demolition site, and the site still exhibits signs of deterioration, cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Improper subdivision or obsolete platting

Northbrook Court, constructed in the mid-1970s, was originally platted to accommodate the mall structure itself, large department store anchors, and the expansive surface parking lots surrounding the mall. This configuration necessitates large parcel sizes that are irregular in shape. In addition, limited access points and existing internal circulation drives may require reconstruction or reconfiguration as new uses and redevelopment occurs within the property. This may require a plat of subdivision that accommodates linkages between the various parcels as part of a unified plan for redevelopment, since the property's current platting is not conducive to modern development standards.

2.4 Eligibility conclusions

The presence of the blighting factors above retards the provision of housing accommodations and constitute an economic liability and economic underutilization of the area. The documented presence of deterioration of site improvements and obsolete platting and allows for the finding that the property is a "blighted area" per the Law. The property is a blighted area per the Law.

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3. Business District Plan

Per the Law, a business district plan is required to include several important elements related to estimated business district costs and the implementation of the business district plan. This section includes the Village's goals and objectives, a description of the proposed project, a financial plan for the proposed business district, and other required elements.

3.1 Village goals and objectives

A goal is an achievable outcome that is generally broad and longer-term while an objective is shorter-term and defines measurable actions to achieve an overall goal. While different, the two terms are often used in unison when preparing a plan. This is because both are essential to planning and executing a plan and project.

The overall goal of the business district plan is to reduce or eliminate conditions that qualify the property as a blighted and to provide the direction and mechanisms necessary to redevelop the business district as a vibrant mixed-use area.

Village goals

The Village has identified the following goals to guide the redevelopment of the Northbrook Court business district:

- To create an environment that will contribute more positively to the health, safety, and general welfare of the Village and its residents,
- Provide for the implementation of economic development and redevelopment strategies that benefit the Village and its residents,
- Preserve and strengthen the property tax base for overlapping taxing jurisdictions and sales tax base of the Village,
- Create new jobs and retain existing jobs for the Village and area residents,
- Replat parcels of property thereby permitting modern development and land use,
- Improve infrastructure that will serve the improvements on all the properties and provide safe and efficient access to the parcels, and
- Facilitate and promote environmentally focused investments and initiatives that advance the Village's Climate Action Plan mission to reduce greenhouse gas emissions community-wide and foster sustainability.

Village objectives

The Village has identified the following objectives to achieve the goals outlined above:

- Establish Northbrook Court as a premier shopping destination on Chicago's North Shore,
- Create an improved shopping experience for Northbrook Court shoppers, a more diverse tenant mix, and improved dining options to ensure its long-term success in the Village,

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- Increase customer visits to Northbrook Court focusing on non-Village resident patronage,
- Prevent future vacancies and encourage the redevelopment of vacant spaces,
- Promote and enhance retail business occupancy within existing buildings and structures through the utilization of applicable funds for eligible capital improvements,
- Address physical deficiencies of facilities, infrastructure, and obsolescence of the center,
- Facilitate right-of-way and private roadway improvements, public transportation, parking, and access related agreements and enhancements within the area, and
- Promote environmentally sustainable investments in commercial development projects.

3.2 Project description

The Village intends to provide or enter into agreements with developers or other private-sector interests to provide certain public and private improvements in the business district to enhance the immediate area and to serve the needs of development. Village projects may include:

- Redesign site to enhance current uses, which may require the demolition and replacement of buildings,
- Facilitation of site preparation, including the potential acquisition, subdivision, or consolidation of property to support coordinated redevelopment within the district,
- Installation, repair, and relocation of public and private utilities, including construction or replacement of the public utility mains, service lines, and related system improvements,
- Installation, repair, and relocation of certain street improvements including construction or replacement of roadways, traffic signalization, and other surface improvements,
- Improve streetscape design, pedestrian access, distinctive lighting, signage and landscaping, and other appropriate site amenities, and
- Construction of other public and private site improvements.

3.3 Financial plan

Per the Law, a business district plan must include, among other elements, an estimate of the business district project costs (the "estimated project costs") to be incurred by the municipality, any government agency, or any developer or non-governmental person, in furtherance of the plan. The plan must also set forth the rate of any business district business district taxes. In the following section, a summary of eligible project costs, an estimate of project costs for this plan, and the rate of business district taxes for the Northbrook Court business district are presented.

Eligible business district costs

Per the Law, eligible business district costs may include the sum total of all costs incurred by a municipality, other governmental entity, or nongovernmental person in connection with a business district. Some of the categories of these costs are summarized below. All categories of "business

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district project costs" as defined in the Law, and as the Law may be amended, are incorporated into this plan.

Professional services
Costs of studies, surveys, development of plans and specifications, implementation and administration of a business district plan, and personnel and professional service costs, including architectural, engineering, legal, marketing, financial, planning, and other professional services, provided that no charges for professional services may be based on a percentage of tax revenues received by the municipality. See 65 ILCS 5/11-74.3-5(1).

Property assembly
Property assembly costs include the acquisition of land and other real or personal, and specifically including payments to developers or other non-governmental persons as reimbursement for property assembly costs incurred by that developer or other non-governmental person. See 65 ILCS 5/11-74.3-5(2).

Site preparation
These include costs for clearance, demolition, or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land. See 65 ILCS 5/11-74.3-5(3).

Site improvements
Site improvement cost include the costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other non-governmental persons as reimbursement for site preparation costs incurred by the developer or non-governmental person. See 65 ILCS 5/11-74.3-5(4).

Rehabilitation costs
These costs include the renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other non-governmental persons as reimbursement for costs incurred by those developers or non-governmental persons. See 65 ILCS 5/11-74.3-5(5).

Construction costs
Construction costs include the installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other non-governmental persons as reimbursements for such costs incurred by such developer or non-governmental person. See 65 ILCS 5/11-74.3-5(6).

Financing costs
These costs include all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under the Law that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations. See 65 ILCS 5/11-74.3-5(7).

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Relocation costs

Relocation costs are eligible to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law. See 65 ILCS 5/11-74.3-5(8).

Estimated business district costs

Estimated business district project costs are shown below in **Table 3.1**. Adjustments to these cost items may be made without amendment to the plan. The costs represent estimated amounts and do not represent actual Village commitments or expenditures. These costs, rather, represent a ceiling on possible expenditures of business district funds in the area.

Table 3.1: Estimated business district costs

Professional services. Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning, and other services.	$	5,000,000
Property assembly. Costs including, but not limited to acquisition of land and other real or personal property.		10,000,000
Site preparation. Costs including, but not limited to clearance, demolition, or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land.		10,000,000
Site improvements. Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements.		15,000,000
Construction costs. Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures.		25,000,000
Total		**65,000,000**

Adjustments may be made between line items and other categories of business district project costs, including those categories not listed above. All costs are in 2023 dollars and the total estimated business district costs may be increased by up to five percent (5%)—after adjusting for annual inflation—without amendment to the plan. The individual costs will be reevaluated considering the status of the private development and resulting tax revenues. In addition to the above stated costs, each issue of obligations issued to finance the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Source of funds

As required by the Law, the Village will establish and maintain a Business District Tax Allocation Fund (the "fund") to which business district revenues generated through the business district taxes will be deposited or credited. The business district taxes will be administered as provided in the Law. Eligible business district project costs are to be paid or reimbursed from these sources of revenue, as described below.

Business district retailers' occupation tax

A business district retailers' occupation tax will be imposed on persons engaged in the business of selling tangible personal property at retail (excluding property titled or registered with a state agency) in the district at a rate of one percent (1.00%) of the gross receipts from the sales made during such business. The tax may not be imposed on food for human consumption that is to be

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consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

Business district service occupation tax

A business district service occupation tax will be imposed upon all persons in the district engaged in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. This tax will be imposed at a rate of one percent (1.00%) and may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

Other sources of funds

Other sources of funds that may be used to pay for business district development and redevelopment costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and all other lawful sources of funds and revenues as the municipality and developer or other non-governmental entity from time to time may deem appropriate.

Type and terms of obligations

To finance business district costs, the Village may issue bonds or obligations secured by the anticipated business district taxes generated within the district or such other bonds or obligations as the Village may deem as appropriate.

All obligations issued by the Village pursuant to this business district plan and the Law shall be retired in the manner provided in the ordinance authorizing issuance of such obligations, by the receipts of taxes from the district and by any other revenue designated or pledged by the Village. The final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue or the dissolution of the district, whichever is earlier.

In addition to paying or reimbursing business district project costs, business district revenues may be used for the scheduled or early retirement of obligations, as provided in the ordinance issuing such obligations. As provided in the Law, following payment or reimbursement for all business district project costs, any surplus funds in the fund will be deposited into the Village's general corporate fund.

Establishment and term of business district

According to the Law, the term of the business shall not exceed 23 years from the date the ordinance approving this plan and designation is approved. The business district taxes will be imposed for no longer than the term of the business district.

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3.4 Other required findings and tests

To approve a business district plan and designate a business district, a municipality must make several important findings as summarized below:

1. **The business district overall has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district plan.**

   The consultant's analysis of EAV trends in the properties throughout the business district indicates that there was a decline in the total EAV for three (3) of the past five (5) year-to-year periods and a total EAV growth rate less than the CPI-U for three (3) of the last five (5) year-to-year periods. Lack of growth in EAV is one of the strongest indicators that the area has been falling into a state of decline and is indicative of a lack of growth and private investment in the proposed district.

   In addition, the consultant reviewed building permits issued by the Village over the past five years for properties in the RPA. The type and value of improvements can serve as an indicator of investment in an area. Permit data for properties in the business district, however, indicate little investment in the center. Since the beginning of 2017, only 28 building permits have been issued for the property. All but four of these permits were for work related to the now-demolished former Macy's store. The four permits not related to Macy's were for routine improvements at Neiman Marcus and P.F. Chang's.

   Without the use of public resources, the redevelopment of the business district would most likely not occur. Redeveloping Northbrook Court into a vibrant mixed-use community is a complex and costly undertaking and would only be possible with public assistance.

2. **Any ordinance adopted which designates a business district shall contain the boundaries of such business district by legal description and, where possible, by street location, a finding that the business district plan conforms to the comprehensive plan for the development of the municipality.**

   The boundaries for the proposed Northbrook Court business district are defined in the legal description included in **Appendix 2** to this report. In 2019, the Village's comprehensive plan was amended by re-designating the mall property as appropriate for "Major Corridor Multi-Use." The Major Corridor Multi-Use (MU-MC) classification is intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site. These uses are consistent with this business district plan.

3. **For any business district in which the municipality intends to impose taxes, a specific finding that the business district qualifies as a blighted area as defined in the Law.**

   The presence of the blighting factors described in the previous section, and in combination, retard the provision of housing accommodations and constitute an economic liability and economic underutilization of the area. The documented presence of deterioration of site improvements and obsolete platting, and allows for the finding that the property is a "blighted area" per the Law. The property is a blighted area per the Law.

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3.5 Provisions for amending business district plan

This business district plan may be amended pursuant to the provisions of the Law.

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Appendix 1

Boundary Legal Description

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NORTHBROOK COURT 2023 SUBDIVISION

THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, 82.00 FEET TO THE SOUTH LINE OF LAKE COOK AS WIDENED PER DOCUMENT 23113812; THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 704.77 TO THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES 15 MINUTES 36 SECONDS WEST, 46.99 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF SOUTH 43 DEGREES 57 MINUTES 30 SECONDS WEST, A RADIUS OF 103.00 FEET, AN ARC DISTANCE OF 75.13 FEET; THENCE SOUTH 23 DEGREES 03 MINUTES 47 SECONDS WEST, 25.93 FEET; THENCE SOUTH 51 DEGREES 18 MINUTES 39 SECONDS EAST, 18.82 FEET; THENCE ALONG THE ARC, CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF SOUTH 42 DEGREES 32 MINUTES 09 SECONDS EAST, A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 143.04 FEET; THENCE SOUTH 53 DEGREES 10 MINUTES 55 SECONDS WEST, 47.09 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, HAVING A CHORD BEARING OF SOUTH 05 DEGREES 40 MINUTES 11 SECONDS EAST, A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 406.84 FEET; THENCE SOUTH 22 DEGREES 01 MINUTES 39 SECONDS WEST, 239.89 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS EAST ALONG A LINE 366.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, 715.19 FEET, TO WEST LINE OF LEE ROAD, PER DOCUMENT 23113812; THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE OF LEE ROAD, 66.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, 747.57 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF SOUTH 61 DEGREES 23 MINUTES 42 SECONDS WEST, A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 72.61 FEET; THENCE SOUTH 82 DEGREES 11 MINUTES 44 SECONDS WEST, 12.47 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 13 MINUTES 49 SECONDS WEST, A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 407.31 FEET; THENCE SOUTH 56 DEGREES 15 MINUTES 55 SECONDS WEST, 7.72 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CHORD BEARING OF SOUTH 29 DEGREES 49 MINUTES 34 SECONDS WEST, A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 138.44 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINE, 0.24 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 10 MINUTES 53 SECONDS WEST, ALONG SAID WEST LINE, 1131.20 FEET TO THE NORTH LINE OF THE ILLINOIS TRI-STATE TOLL ROAD; THENCE SOUTH 81 DEGREES 47 MINUTES 14 SECONDS WEST, ALONG SAID NORTH LINE, 1308.03 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3; THENCE NORTH 89 DEGREES 51 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH LINE, 35.33 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, BEING THE SAME AS THE EAST LINE OF GLEN BROOK COUNTYSIDE SUBDIVISION RECORDED AS DOCUMENT 13802722; THENCE NORTH 00 DEGREES 26 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 419.16 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 35 SECONDS EAST, 28.00 FEET; THENCE NORTH 66 DEGREES 13 MINUTES 59 SECONDS EAST, 302.14 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, 76.95 FEET; THENCE SOUTH 63 DEGREES 57 MINUTES 15 SECONDS EAST, 140.80 FEET; THENCE NORTH 26 DEGREES 25 MINUTES 44 SECONDS EAST, 175.96 FEET; THENCE NORTH 09 DEGREES 21 MINUTES 31 SECONDS WEST, 203.71 FEET; THENCE NORTH 39 DEGREES 13 MINUTES 03 SECONDS WEST, 116.47 FEET; THENCE SOUTH 59 DEGREES 48

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MINUTES 24 SECONDS WEST, 56.22 FEET; THENCE NORTH 30 DEGREES 11 MINUTES 35 SECONDS WEST, 61.41 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 5.00 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF NORTH 44 DEGREES 56 MINUTES 13 SECONDS WEST, A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 102.10 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 170.95 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 57 SECONDS WEST, 207.12 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3; THENCE NORTH 00 DEGREES 26 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 164.25 FEET TO THE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, BEING THE SAME AS BEING AS THE NORTH LINE OF GLEN BROOK COUNTRYSIDE SUBDIVISION RECORDED AS DOCUMENT 13802722; THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE, 356.47 FEET TO THE EASTERLY LINE OF OPTIMA NORTHBROOK SUBDIVISION RECORDED AS DOCUMENT 89085002; THENCE THE FOLLOWING SIX COURSES AND DISTANCES ALONG SAID EASTERLY LINE; 1) THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 42.36 FEET; 2) THENCE NORTH 53 DEGREES 18 MINUTES 37 SECONDS WEST, 169.90 FEET; 3) THENCE ALONG THE ARC OF CURVE, CONCAVE TO THE NORTHEAST, HAVING A CHORD BEARING OF NORTH 30 DEGREES 14 MINUTES 16 SECONDS WEST, A RADIUS OF 542.00 FEET, AN ARC DISTANCE OF 436.52 FEET; 4) THENCE NORTH 00 DEGREES 35 MINUTES 10 SECONDS EAST, 107.24 FEET; 5) THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, 238.84 FEET TO THE EAST LINE OF THE WEST 370.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; 6) THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE, 309.45 FEET A LINE 395.00 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 166.01 FEET TO THE EAST LINE OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 1, RECORDED AS DOCUMENT 23738085; THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE, 296.77 FEET TO THE SOUTH LINE OF LAKE COOK ROAD AS WIDENED PER DOCUMENT 23033339; THENCE THE FOLLOWING NINE COURSES AND DISTANCE ALONG THE SOUTH LINE OF SAID LAKE COOK ROAD AS WIDENED PER DOCUMENT 23033339 AND 23113812; 1) THENCE SOUTH 87 DEGREES 38 MINUTES 14 SECONDS EAST, 166.04 FEET; 2) THENCE SOUTH 89 DEGREES 48 MINUTES 34 SECONDS EAST, 47.89 FEET; 3) THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS EAST, 225.86 FEET; 4) THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, 227.30 FEET; 5) THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS EAST, 114.49 FEET; 6) THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, 50.07 FEET; 7) THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, 259.40 FEET; 8) THENCE NORTH 88 DEGREES 24 MINUTES 56 SECONDS EAST, 799.97 FEET; 9) THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST, 821.81 FEET TO THE POINT OF BEGINNING

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Attachment: FINAL DRAFT - NC BD Report 20230616 (6776 : Ordinance Proposing Approal of the Business District Plan and Designating the

Appendix 2

PIN List

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Attachment: FINAL DRAFT - NC BD Report 20230616 (6776 : Ordinance Proposing Approal of the Business District Plan and Designating the

Summary of EAV by PIN, 2021

04-03-101-010-0000	$	505,366
04-03-101-011-0000		294,376
04-03-101-012-0000		692,525
04-03-101-016-0000		1,141,035
04-03-101-127-0000		125,068
04-03-101-128-0000		1,221,291
04-03-101-129-0000		5,481,306
04-03-101-130-0000		148,195
04-03-101-131-0000		1,091,659
04-03-200-007-0000		5,011,029
04-03-200-008-0000		7,210,954
04-03-200-027-0000		3,828,449
04-03-200-032-0000		43,722,327
04-03-200-033-0000		1,592,884
04-03-200-034-0000		151,624
Total		**72,218,088**

Source: Cook County Assessor and Murakishi

DRAFT

Attachment: FINAL DRAFT - NC BD Report 20230616 (6776 : Ordinance Proposing Approal of the Business District Plan and Designating the

Attachment: Exhibit A-C - NB Court Business District Ordinance Proposing Public Hearing (6776 : Ordinance Proposing Approal of the

EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED BUSINESS DISTRICT

NORTHBROOK COURT 2023 SUBDIVISION

THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, 82.00 FEET TO THE SOUTH LINE OF LAKE COOK AS WIDENED PER DOCUMENT 23113812; THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 704.77 TO THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES 15 MINUTES 36 SECONDS WEST, 46.99 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF SOUTH 43 DEGREES 57 MINUTES 30 SECONDS WEST, A RADIUS OF 103.00 FEET, AN ARC DISTANCE OF 75.13 FEET; THENCE SOUTH 23 DEGREES 03 MINUTES 47 SECONDS WEST, 25.93 FEET; THENCE SOUTH 51 DEGREES 18 MINUTES 39 SECONDS EAST, 18.82 FEET; THENCE ALONG THE ARC, CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF SOUTH 42 DEGREES 32 MINUTES 09 SECONDS EAST, A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 143.04 FEET; THENCE SOUTH 53 DEGREES 10 MINUTES 55 SECONDS WEST, 47.09 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, HAVING A CHORD BEARING OF SOUTH 05 DEGREES 40 MINUTES 11 SECONDS EAST, A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 406.84 FEET; THENCE SOUTH 22 DEGREES 01 MINUTES 39 SECONDS WEST, 239.89 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS EAST ALONG A LINE 366.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, 715.19 FEET, TO WEST LINE OF LEE ROAD, PER DOCUMENT 23113812; THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE OF LEE ROAD, 66.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, 747.57 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF SOUTH 61 DEGREES 23 MINUTES 42 SECONDS WEST, A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 72.61 FEET; THENCE SOUTH 82 DEGREES 11 MINUTES 44 SECONDS WEST, 12.47 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 13 MINUTES 49 SECONDS WEST, A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 407.31 FEET; THENCE SOUTH 56 DEGREES 15 MINUTES 55 SECONDS WEST, 7.72 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CHORD BEARING OF SOUTH 29 DEGREES 49 MINUTES 34 SECONDS WEST, A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 138.44 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINE, 0.24 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 10 MINUTES 53 SECONDS WEST, ALONG SAID WEST LINE, 1131.20 FEET TO THE NORTH LINE OF THE ILLINOIS TRI-STATE TOLL ROAD; THENCE SOUTH 81 DEGREES 47 MINUTES 14 SECONDS WEST, ALONG SAID NORTH LINE, 1308.03 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3; THENCE NORTH 89 DEGREES 51 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH LINE, 35.33 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, BEING THE SAME AS THE EAST LINE OF GLEN BROOK COUNTYSIDE

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Attachment: Exhibit A-C - NB Court Business District Ordinance Proposing Public Hearing (6776 : Ordinance Proposing Approal of the

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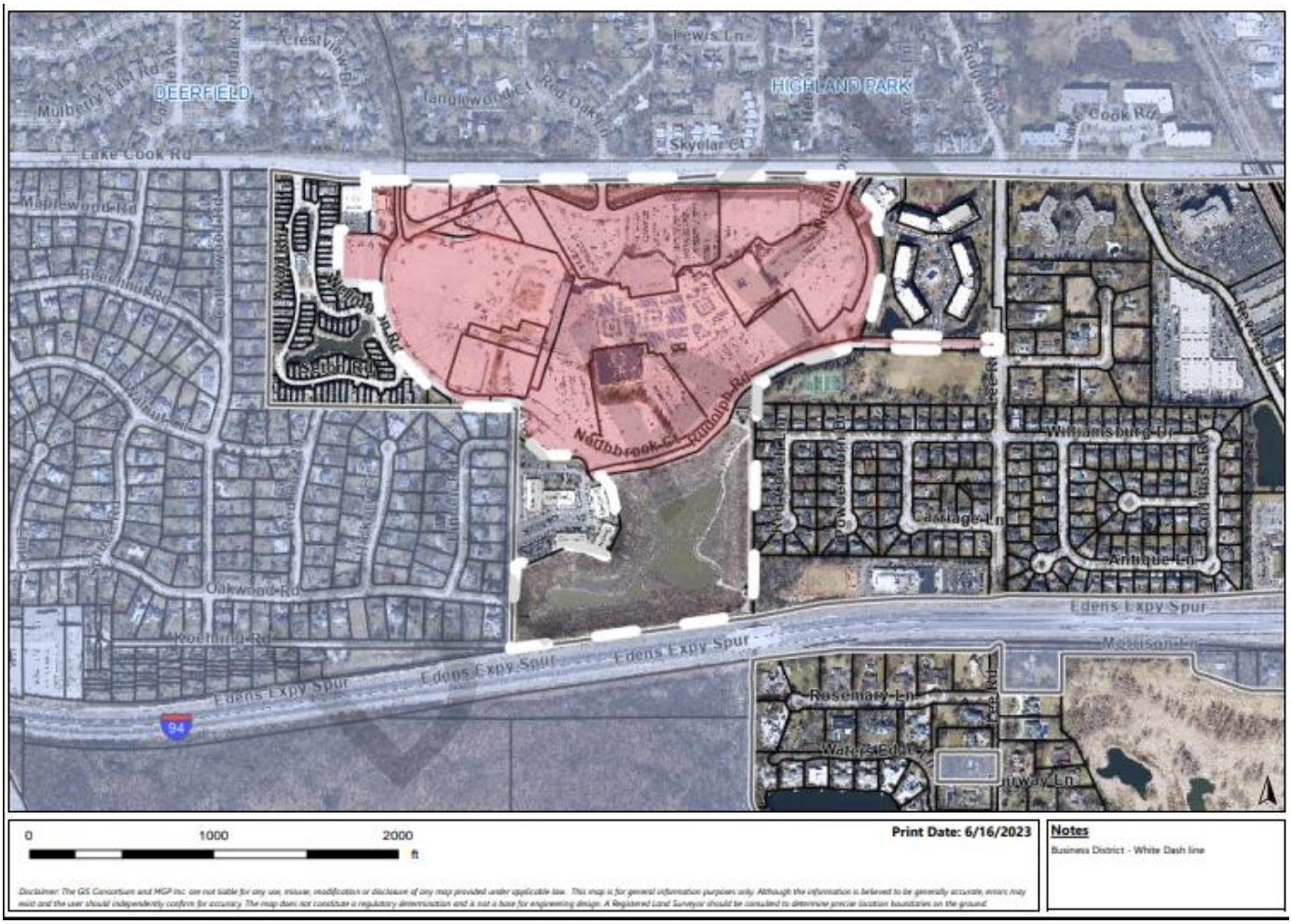
EXHIBIT B

DEPICTION OF PROPOSED BUSINESS DISTRICT



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

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EXHIBIT C

NOTICE OF PUBLIC HEARING

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS
PROPOSED NORTHBROOK COURT BUSINESS DISTRICT

NOTICE IS HEREBY GIVEN that the Corporate Authorities of the Village of Northbrook ("***Village***") will hold a public hearing on Tuesday, August 22, 2023, at 7:30 p.m., at Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois ("***Hearing***"), to consider whether to designate the territory described in ***Exhibit 1*** attached which is generally described as the Northbrook Court Shopping Center ("***Proposed Business District***") as a business district with a finding and determination that the Proposed Business District is a blighted area as set forth in the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et seq*. ("***Law***"), and whether to approve a business district plan for the Proposed Business District as set forth in the Law.

All interested persons will be given an opportunity to be heard at the Hearing. The business district plan for the Proposed Business District under consideration at the Hearing provides, generally, that the Village may provide or enter into an agreement with developers or business owners and tenants to provide certain public and private improvements in the Proposed Business District to enhance the immediate area and to serve the needs of development and the interests of the Village and its residents, and to eliminate the blighting conditions therein. The Village intends to develop the Proposed Business District in accordance with the Village's Comprehensive Plan, further contributing to the long-term economic health and vitality of the Village. Proposed Village projects in the Proposed Business District may include but are not necessarily limited to:

1. Improvement of public utilities including water mains, sewer related system improvements and storm water retention.

2. Property acquisition by contract or eminent domain.

3. Environmental remediation and site preparation.

4. Construction, installation, and rehabilitation of buildings, structures, works, streets, improvements, equipment, utilities, and fixtures; improvement of roadways, alleyways and sidewalks.

5. Beautification and installation of identification markers, landscaping, and streetscaping.

6. Relocation and extension of utilities; and the elimination of blighting conditions.

The Village may impose a One Percent (1%) retailers' occupation tax and a One Percent (1%) service occupation tax, as permitted by the Law, in the Proposed Business District for the planning, execution, and implementation of business district plan, and to pay for business district project costs as set forth in the business district plan.

A copy of the business district plan under consideration for the Proposed Business District is available at the Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois, for review. Any party interested in submitting an alternative proposal or bid for any proposed conveyance, lease, mortgage, or other disposition by the Village of Northbrook of land or rights in land owned by the Village and located within the Proposed Business District, should contact the Village's Director of Development and Planning

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Services, Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois, (847) 272-5050. Any alternative proposals or bids must be addressed to and submitted to the Village Manager at the above-listed Village Hall address, no later than the Friday before the Hearing, on or before Friday August 18, 2023 at 4:00 p.m.

_____
Village Clerk
Village of Northbrook
Cook County, Illinois

Attachment: Exhibit A-C - NB Court Business District Ordinance Proposing Public Hearing (6776 : Ordinance Proposing Approal of the

EXHIBIT 1

LEGAL DESCRIPTION OF THE PROPOSED BUSINESS DISTRICT

NORTHBROOK COURT 2023 SUBDIVISION

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Attachment: Exhibit A-C - NB Court Business District Ordinance Proposing Public Hearing (6776 : Ordinance Proposing Approal of the

DEGREES 33 MINUTES 35 SECONDS EAST, 28.00 FEET; THENCE NORTH 66 DEGREES 13 MINUTES 59 SECONDS EAST, 302.14 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, 76.95 FEET; THENCE SOUTH 63 DEGREES 57 MINUTES 15 SECONDS EAST, 140.80 FEET; THENCE NORTH 26 DEGREES 25 MINUTES 44 SECONDS EAST, 175.96 FEET; THENCE NORTH 09 DEGREES 21 MINUTES 31 SECONDS WEST, 203.71 FEET; THENCE NORTH 39 DEGREES 13 MINUTES 03 SECONDS WEST, 116.47 FEET; THENCE SOUTH 59 DEGREES 48 MINUTES 24 SECONDS WEST, 56.22 FEET; THENCE NORTH 30 DEGREES 11 MINUTES 35 SECONDS WEST, 61.41 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 5.00 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF NORTH 44 DEGREES 56 MINUTES 13 SECONDS WEST, A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 102.10 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 170.95 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 57 SECONDS WEST, 207.12 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3; THENCE NORTH 00 DEGREES 26 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 164.25 FEET TO THE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, BEING THE SAME AS BEING AS THE NORTH LINE OF GLEN BROOK COUNTRYSIDE SUBDIVISION RECORDED AS DOCUMENT 13802722; THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE, 356.47 FEET TO THE EASTERLY LINE OF OPTIMA NORTHBROOK SUBDIVISION RECORDED AS DOCUMENT 89085002; THENCE THE FOLLOWING SIX COURSES AND DISTANCES ALONG SAID EASTERLY LINE; 1) THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 42.36 FEET; 2) THENCE NORTH 53 DEGREES 18 MINUTES 37 SECONDS WEST, 169.90 FEET; 3) THENCE ALONG THE ARC OF CURVE, CONCAVE TO THE NORTHEAST, HAVING A CHORD BEARING OF NORTH 30 DEGREES 14 MINUTES 16 SECONDS WEST, A RADIUS OF 542.00 FEET, AN ARC DISTANCE OF 436.52 FEET; 4) THENCE NORTH 00 DEGREES 35 MINUTES 10 SECONDS EAST, 107.24 FEET; 5) THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, 238.84 FEET TO THE EAST LINE OF THE WEST 370.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; 6) THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE, 309.45 FEET A LINE 395.00 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 166.01 FEET TO THE EAST LINE OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 1, RECORDED AS DOCUMENT 23738085; THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE, 296.77 FEET TO THE SOUTH LINE OF LAKE COOK ROAD AS WIDENED PER DOCUMENT 23033339; THENCE THE FOLLOWING NINE COURSES AND DISTANCE ALONG THE SOUTH LINE OF SAID LAKE COOK ROAD AS WIDENED PER DOCUMENT 23033339 AND 23113812; 1) THENCE SOUTH 87 DEGREES 38 MINUTES 14 SECONDS EAST, 166.04 FEET; 2) THENCE SOUTH 89 DEGREES 48 MINUTES 34 SECONDS EAST, 47.89 FEET; 3) THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS EAST, 225.86 FEET; 4) THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, 227.30 FEET; 5) THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS EAST, 114.49 FEET; 6) THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, 50.07 FEET; 7) THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, 259.40 FEET; 8) THENCE NORTH 88 DEGREES 24 MINUTES 56 SECONDS EAST, 799.97 FEET; 9) THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST, 821.81 FEET TO THE POINT OF BEGINNING

PINs: 04-03-101-010-0000, 04-03-101-011-0000, 04-03-101-012-0000, 04-03-101-016-0000, 04-03-101-127-0000, 04-03-101-128-0000, 04-03-101-129-0000, 04-03-101-130-0000, 04-03-101-131-0000, 04-03-200-007-0000, 04-03-200-008-0000, 04-03-200-027-0000, 04-03-200-032-0000, 04-03-200-033-0000, and 04-03-200-034-0000

Attachment: Exhibit A-C - NB Court Business District Ordinance Proposing Public Hearing (6776 : Ordinance Proposing Approal of the

Addresses: 1515 Lake Cook Road, [OTHER STREET ADDRESSES], Northbrook, Illinois

Street location: generally located on the south side of Lake Cook Road, west of Lee Road, east of Avon Road, and north of the I-94 Expressway

Attachment: Exhibit A-C - NB Court Business District Ordinance Proposing Public Hearing (6776 : Ordinance Proposing Approal of the

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: TESSA MURRAY, SUSTAINABILITY COORDINATOR

DATE: JULY 11, 2023

SUBJECT: AN ORDINANCE AMENDING CHAPTER 23 OF THE MUNICIPAL CODE REGARDING CARRYOUT SINGLE-USE BAG TAX

At the February 7, 2023 Village Board of Trustees Meeting, the Village implemented a single-use bag tax effective January 1, 2024, with the aim of enhancing reuse and recycling efforts and reducing waste in Northbrook. An outreach initiative is currently underway, involving Village staff, relevant businesses, and the wider community.

Covered retail stores will charge ten cents ($0.10) per requested single-use bag. Of the ten-cent ($0.10) tax collected, each establishment will retain five cents ($0.05). The ordinance mandates that businesses provide reporting forms and remit the tax collection to the Village by the fifteenth day of each month.

During outreach efforts with retail stores affected by the ordinance, a request was made to modify the monthly remittance reporting deadline from the fifteenth of each month to the twentieth. This adjustment aligns with the state sales tax monthly return deadline, streamlining administrative responsibilities for eligible retailers.

Ordinance (ID # 6777)

An Ordinance Amending Chapter 23 of the Municipal Code Regarding Carryout Single-Use Bag Tax

Passed by the Board of Trustees, 7/11/2023
Printed and Published 7/12/2023

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

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

_____
Village Clerk

Ordinance (ID # 6777)

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

An Ordinance Amending Chapter 23 of the Municipal Code Regarding Carryout Single-Use Bag Tax

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

Chapter 23, entitled "Taxation," of the Northbrook Village Code, as amended ("Village Code") establishes certain taxes within the Village. Article X within Chapter 23 establishes the Village's Carryout Single-Use Bag Tax in order to impose a tax upon customers who receive carryout single-use bags at certain businesses in the Village and sets forth regulations regarding remittance, reporting requirements, and exemptions.

Following initial outreach efforts, Village staff have recommended that the Carryout Single-Use Bag Tax be amended to align the remittance and monthly reporting deadline with the timeframe mandated by similar state tax monthly reporting requirements.

The President and Board of Trustees have determined that it will serve and be in the best interest of the Village to amend the Village Code in the manner set forth in this Ordinance.

Section 2. AMENDMENT TO ARTICLE X OF CHAPTER 23 OF THE VILLAGE CODE.

Section 23-192, entitled "Remittance" of Article X, entitled "Carryout Single-Use Bag Tax," of Chapter 23, entitled "Taxation," of the Northbrook Municipal code (1988), as amended, is hereby amended as follows: **(added text bolded and underlined).**

Sec. 23-192. - Remittance.

a) On or before the ~~fifteenth~~ **twentieth** day of each calendar month, each covered business must remit to the village the full amount of the tax collected for all carryout bags provided to a customer during the previous month, less the amount retained under section 23-191 of this article.

b) Each remittance must be accompanied by a report of all transactions subject to the tax. The report must be on a form supplied by the finance director and must contain the number of bags supplied or provided to customers, the amount of tax required by this section to be collected and any other information the finance director requires to assure that the required tax has been remitted to the village.

c) If the covered business does not file a required report and remit the required funds within the time required by this section, the finance director may estimate the amount of tax due. The finance director may base the estimate on a reasonable projection of bags supplied or provided and may consider taxes reported by other covered businesses.

d) The finance director may send a notice of the estimated taxes due, including penalties pursuant to Section 23-199 of this Article, to the covered business's last known address. The covered business must remit the estimated tax, including any interest and penalty assessed by the finance director, within ten (10) days after the notice is sent.

e) Funds received by the village pursuant to this article shall be deposited into the village's sustainability fund.

Section 3. EFFECTIVE DATE.

This ordinance shall be in full force and effect on January 1, 2024 after its passage, approval, and publication in pamphlet form as provided by law.

Scheduled: 7/11/2023

ATTEST:

Village President

Village Clerk

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: MICHAELA KOHLSTEDT, DEPUTY DIRECTOR OF DPS

DATE: July 11, 2023

SUBJECT: PRELIMINARY REVIEW OF A REQUEST BY LAZY DOG AT 992 WILLOW ROAD

On July 11, 2023 the Board of Trustees is scheduled to consider a preliminary application submitted by Lazy Dog Restaurants, LLC C/O GPD LLC (the "Applicant") as lessee of 992 Willow Road (the "Subject Property") which is owned by Regency Centers (the "Owner"). The Applicant requests preliminary Board comments on a request for a special permit to allow wall signs above 20 feet in height to be located on the existing building on the Subject Property as well as consideration for outdoor dining hours exceeding those permitted in the Municipal Code.

The Subject Property is:

- an existing vacant 9,200 square foot restaurant building;
- zoned C-5 Boulevard Commercial and located in the Techny Overlay District;
- surrounded by other commercial structures in the multi-tenant Willow Festival shopping center and residential uses in the Village of Glenview to the south;
- designated as appropriate for Techny Area Multi-Use in the Comprehensive Plan Future Land Use Map; and
- not located within the 100-year floodplain.

It should be noted that in 2006 and 2007 several businesses at Willow Festival received special permit approvals for wall signs above 20' in height on various buildings throughout the center. To date the Village has not received any complaints on the signs.

PROPOSED PLAN

The Applicant is proposing to install four new wall signs on the existing renovated building for a new restaurant. Of the four wall signs being proposed, three are in excess of 20' from grade. This height of the wall signs requires special permit approval. Over the years, the Village has approved special permits to allow the following wall signs on buildings that are more than 20 feet in height from grade to be installed on buildings in the shopping center:

- Lowe's
- Best Buy
- Whole Foods
- REI
- Homegoods

- DSW Shoes
- Buffalo Wild Wings
- Verizon

The images of the proposed signs for Lazy Dog are included in the attached material submitted by the Applicant. The signs are compliant with all other code requirements in terms of sign type, square footage of signs, illumination, and number of signs.

The Applicant also proposes maintaining the existing permanent outdoor dining area accessory to the restaurant building. The outdoor dining area is proposed to operate Monday through Friday 11AM to 1AM and Saturday and Sunday 9AM to 12AM. These hours of operation fall outside of the permitted outdoor seating hours of operation stated in Municipal Code Section 15-1046(d) which permits outdoor dining 6AM to 10PM Sunday through Thursday and 6AM to 11PM Friday and Saturday. Section 15-1045 permits the Applicant to request hours of operation beyond the permitted hours of operation through a public hearing review process.

Special permit for Business Signs above 20 feet

Staff recommends the formal signs' special permit request be sent to the Plan Commission to conduct the public hearing and provide a recommendation to the Board of Trustees.

Board of Trustees public hearing for extended outdoor dining hours of operation

If the applicant submits for extended hours approval, staff recommends the request occur prior to or simultaneously with Board of Trustees review of the Plan Commission sign special permit recommendation.

SUMMARY

Staff suggests the Board consider the following policy questions while reviewing the preliminary request:

1) Is it appropriate to grant special permit approval to allow wall signs above the permitted district height of 20 feet? If it is appropriate, are there any limitations that should be imposed on the signage, (i.e. font size & type, sign colors, hours of illumination, etc.)?
2) Will the signs pose any type of distraction or nuisance to passing traffic?
3) Is it appropriate to allow extended hours of operation (five days a week ending at 1AM and two days a week ending at 12AM) for the outdoor dining?
4) Does the Board concur with the staff recommendation that the public hearing for the signs' special permit request be conducted by the Plan Commission?

The Applicant and staff will attend the July 11, 2023 Board of Trustees meeting to answer any questions that may arise.

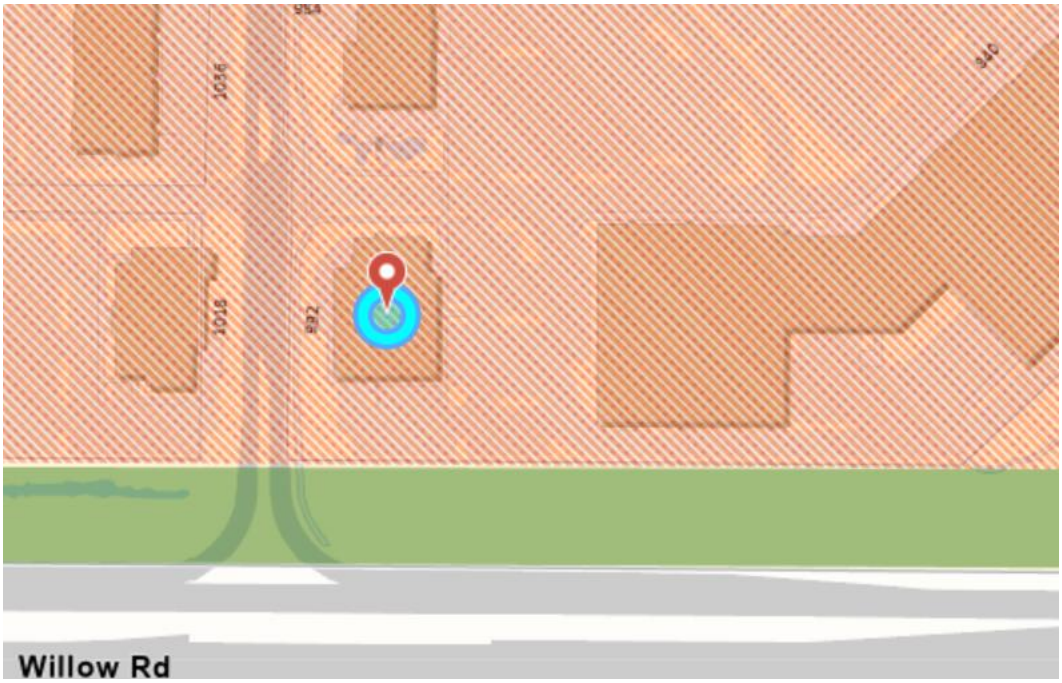
PRELIMINARY REVIEW
PRE-23-08: 992 WILLOW ROAD
APPLICATION SUMMARY

Applicant:	Lazy Dog Restaurants, LLC c/o GPD LLC
Site Location:	992 Willow Road
Requested Action:	Special Permit for Wall Signs Above 20' in Height Approval for Extended Outdoor Dining Hours
Proposal:	Operation of a new restaurant with permanent outdoor dining
Existing Zoning & Land Use:	C-5 Boulevard Commercial District; former Granite City restaurant
Surrounding Zoning & Land Use:	North: C-5 Boulevard Commercial; commercial & residential South: Village of Glenview; residential East: Village of Northfield; railroad right-of-way West: C-5 Boulevard Commercial; commercial
Comprehensive Plan Designation:	Techny Area Multi-Use

ZONING MAP

Attachment: 1 - 992 Willow - Application Summary, Aerials, Site Photos (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow

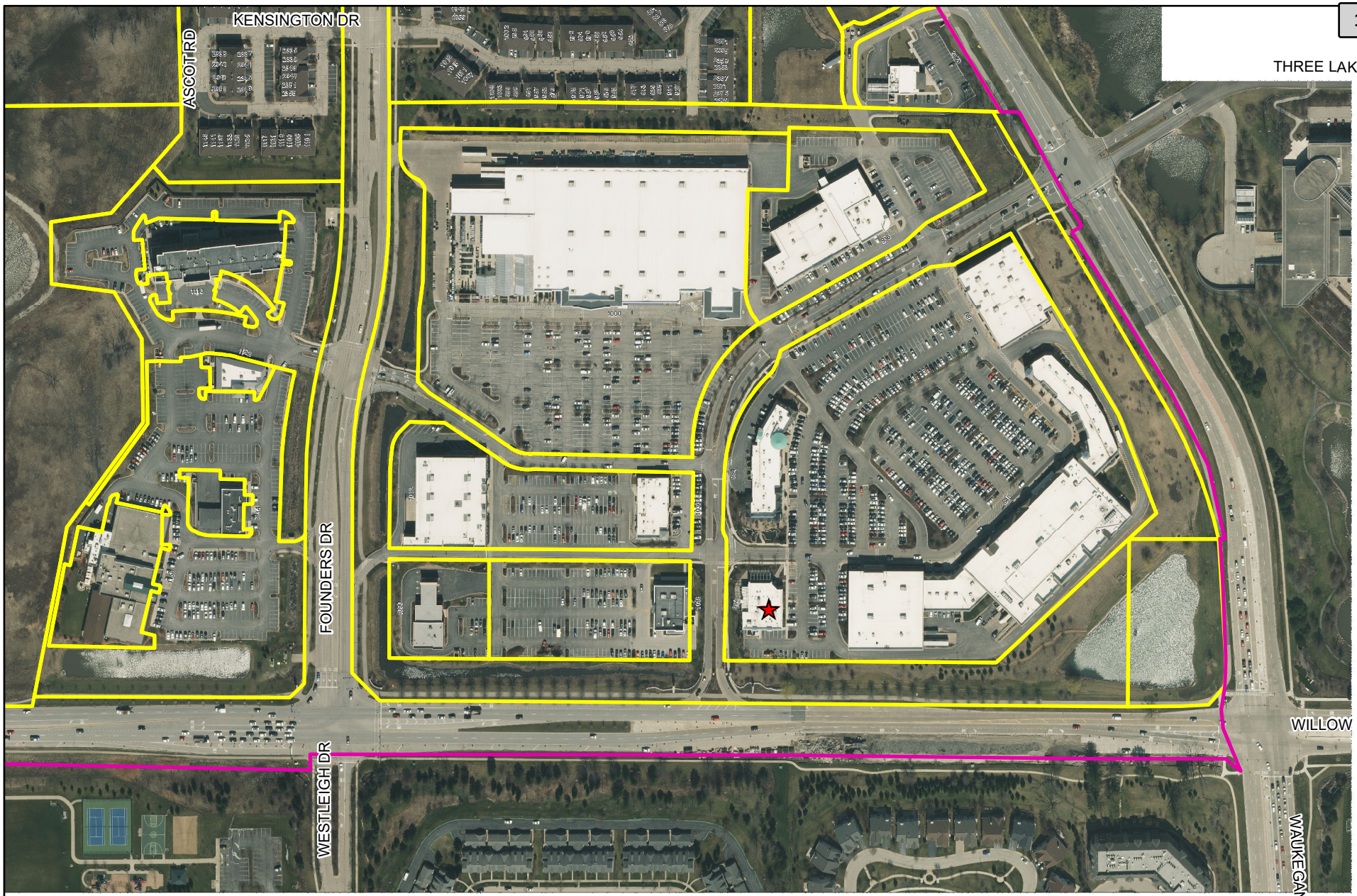
COMPREHENSIVE PLAN MAP



Legend

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

Attachment: 1 - 992 Willow - Application Summary, Aerials, Site Photos (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow



0 260 520 780 Feet

992 Willow Road

VILLAGE OF NORTHBROOK

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

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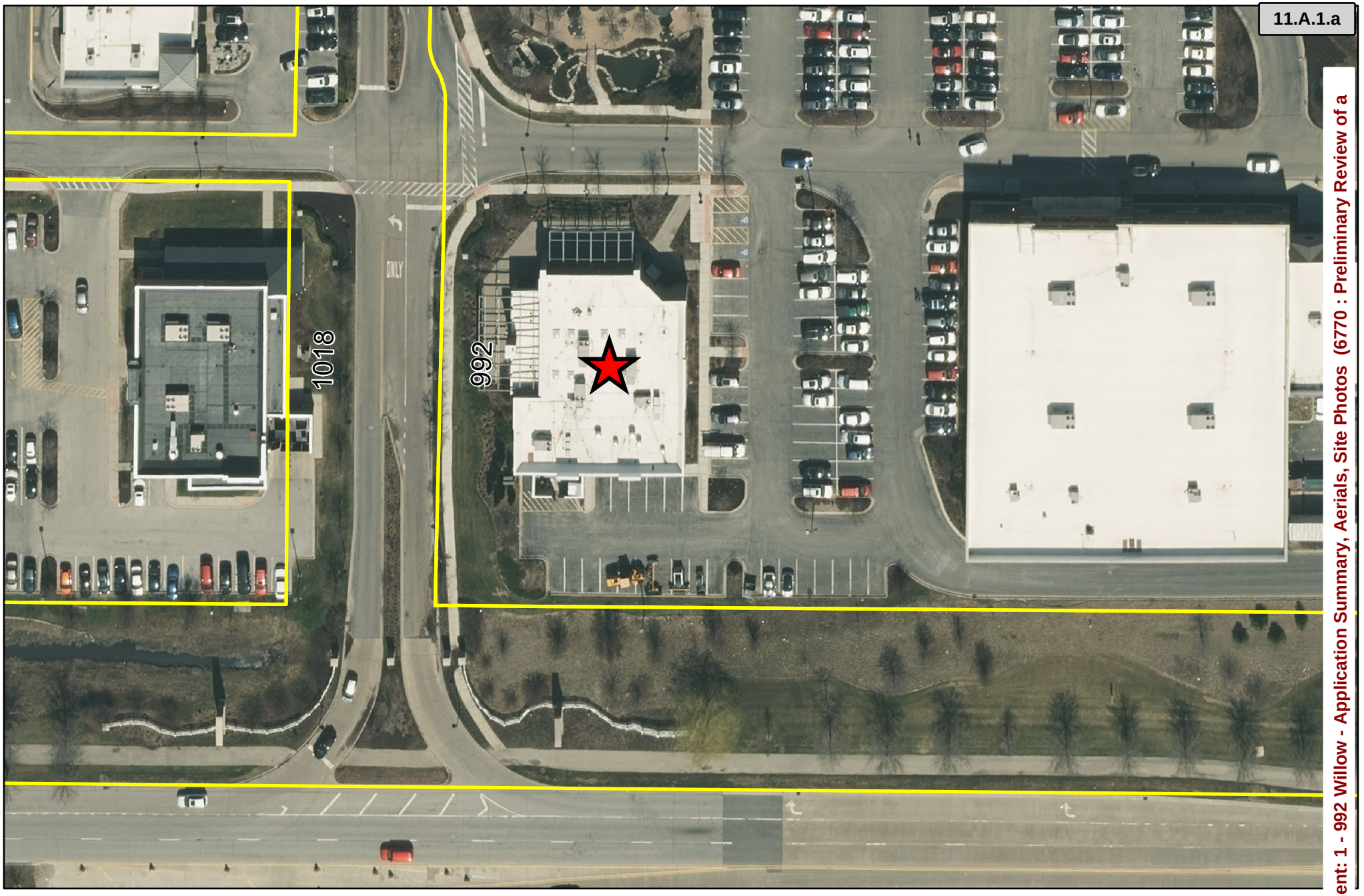
Attachment: 1 - 992 Willow - Application Summary, Aerials, Site Photos (6770 : Preliminary Review of a



0 50 100 150 Feet

992 Willow Road

VILLAGE OF NORTHBROOK

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GRANITE CITY

GRANITE CITY
food & brewery

GRANITE CITY
food & brewery

GRANITE CITY
food & brewery

HomeGoods

HomeGoods

F45
ART POST GALLERY
ORIGINAL ART & FINE FRAMING
ADVEN

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: Regency Centers

Primary Contact: Nick Koglin

Address 1211 W 22nd Street , Suite 300

City, State, Zip Oak Brook, IL 60523

Phone No. 630 645 2803

Email NickKoglin@regencycenters.com

Applicant Information

Legal Name Lazy Dog Restaurants, LLC C/O GPD LLC

Primary Contact: Jared Taylor

Company Lazy Dog Restaurants, LLC C/O GPD LLC

Address 5847 Brace Road

City, State, Zip Loomis, CA 95650

Phone No. 805 440 7537

Email jared@goldenpropertydevelopment.com

Property Information

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

Site Location/Address: 992 Willow Road, Northbrook, IL 60062

Size of Property: _____ (square feet/acres)

Size of Building Space, if applicable: Existing 9,200 sq. ft. building (square feet)

Current Zoning[1]: C-5 Boulevard Commercial District

Current Use of the Property: Vacant Restaurant building

[1] www.northbrook.il.us/zoningmap

OVER →

Attachment: A - 992 Willow - Applicant Submittal (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow Road)

June 26, 2023

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 600062

Re: Proposed Lazy Dog Restaurant
992 Willow Road
Northbrook, IL 60062

To Whom It May Concern,

Lazy Dog Restaurant proposes the redevelopment of an existing vacant restaurant building with outdoor patio at the above referenced location as detailed in the enclosed plans.

The Huntington Beach-based Lazy Dog Restaurant and Bar started over 20 years ago. Lazy Dog proposes a casual dining atmosphere that is inspired by the comfort of the Rocky Mountains with a rustic decor. Artwork and playful touches inspired by man's best friend will be woven throughout, a dog-friendly patio along with ample seating and fire pit. Both the bar and exterior patio will be outfitted with multiple flat screens for guests to enjoy their meals and crafted beers.

Lazy Dog restaurant proposes to remodel the existing restaurant building with adjacent service yard and outdoor covered patio. Lazy Dog is proposed operate the restaurant and the patio from 11AM to 1AM five days per week and 9AM to 12AM on Saturday and Sunday. Lazy Dog proposes to employ 24 to 30 employees per shift. Lazy Dog proposes the sale of sandwiches, burgers, meats, fish, salads, beverages, alcoholic beverages and a kids menu. Beer and wine are also proposed to be sold for offsite consumption as a part of takeout food sales and the Lazy Dog beer club. No dancing or live entertainment is proposed. Lazy Dog Restaurant will be the only tenant in the building. All existing onsite parking is proposed to remain.

The Lazy Dog Restaurant building is proposed with attractive architecture. The building utilizes four-sided architecture, to be aesthetically pleasing from all sides. An entry tower is proposed, to help direct patrons to the restaurant front door. The building proposes the use of multiple finishes including veneer stone, real wood siding, painted stucco and metal canopies. The Lazy Dog Restaurant building is designed to be warm and inviting to guests both inside and out. From the moment guests step out of the parking lot they become emersed in the landscaping surrounding the building which ties directly to the building architecture, emphasizing an inviting Jackson Hole, Wyoming experience. Near the front door real stone benches are strategically placed for waiting guests to sit and enjoy the inspiring architecture and landscape. Wall sconces are tastefully proposed around the building. The building will tie beautifully into the surrounding architectural landscape while at the same time providing great visual interest and inviting guests to approach the building and restaurant.

Attachment: A - 992 Willow - Applicant Submittal (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow Road)

Lazy Dog Restaurant requests approval for three of the four wall signs to be located more than 20 feet above grade. Lazy Dog Restaurant is proposing an extensive renovation to the existing failed restaurant building. In order for Lazy Dog Restaurant to successfully operate at this location visible signage is critical. Please refer to the enclosed signage drawings for dimensions of the proposed signage. The four-sided architecture will be complemented by the tasteful four-sided signage which must be located at the heights proposed in order to achieve the required visibility for the restaurant to be successful, long term. Your review and consideration of the proposed signage is greatly appreciated.

Lazy Dog Restaurant request approval for extended patio hours of operation, with operation until 1AM.

Sincerely,
Jared Taylor
Golden Property Development LLC

Attachment: A - 992 Willow - Applicant Submittal (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow Road)

Regency Centers.

1211 West 22nd Street
Suite 508
Oak Brook, IL 60523

630 645 2800
RegencyCenters.com

June 22, 2023

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 600062

Re: Proposed Lazy Dog Restaurant
992 Willow Road
Northbrook, IL 60062

To Whom It May Concern:

Regency Centers, the lawful owner of 992 Willow Road, within the Village of Northbrook, hereby authorize the following Tenant /Tenant Agent to submit and process an Application for Preliminary Review and Formal Application in conjunction with signage proposed in association with the development of a Lazy Dog full service restaurant at the above referenced address.

Jared Taylor
of
Golden Property Development LLC

For Tenant:

Lazy Dog Restaurants, LLC
3337 Susan St. Suite 100
Costa Mesa, CA 92626

Sincerely,

Peggy McDermott

Peggy McDermott
VP – Property Operations

Attachment: A - 992 Willow - Applicant Submittal (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow Road)

Attachment: A - 992 Willow - Applicant Submittal (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow Road)

Prepared for:

Lazy Dog

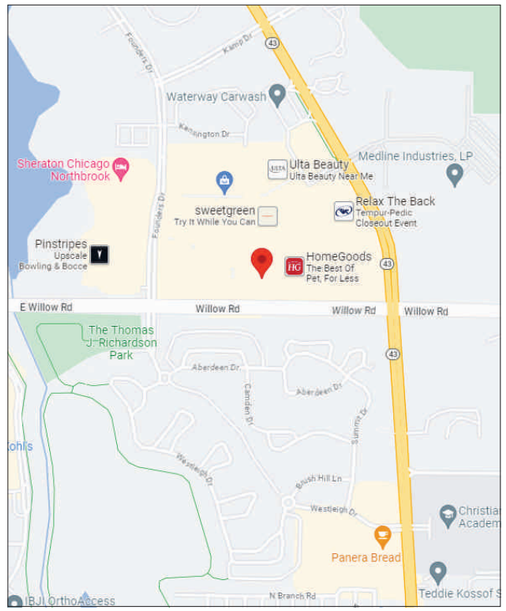
992 Willow Road
Northbrook, IL 60062

FIRST & MAIN

SIGNAGE FOR MODERN BRANDS

RENEE ROSS
r.ross@firstandmainsigns.com
234.458.0990
Ohio California Colorado Indiana Oklahoma

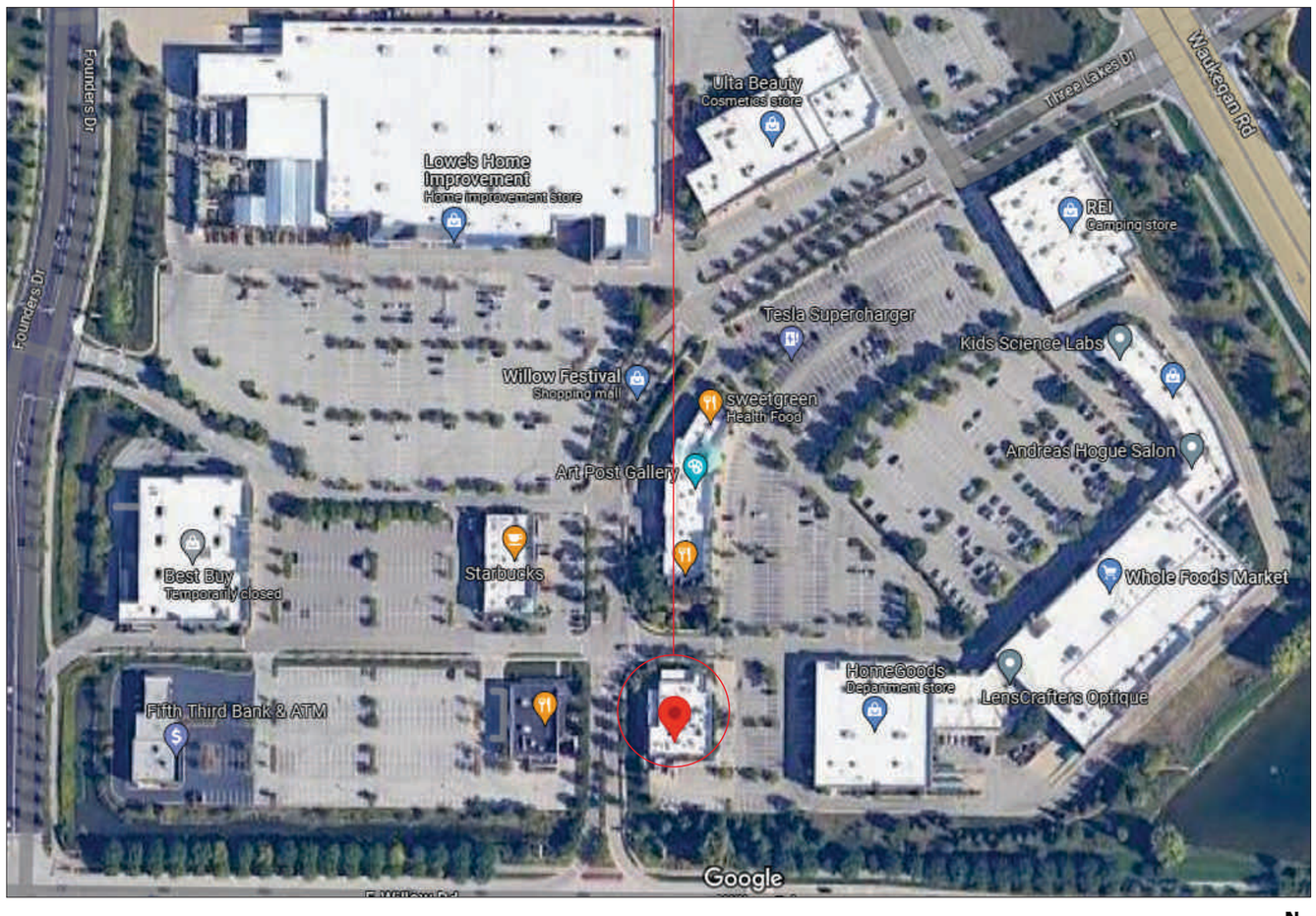
EASE | INTEGRITY | PERFORMANCE



1 VICINITY MAP
SCALE: NTS

N

SITE LOCATION



2 AERIAL VIEW
SCALE: NTS

N

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

Lazy Dog
992 Willow Road
Northbrook, IL 60062

Revision:

1) Added Sign F to package

2) Revised all elevations; Revised "Take Out"

3) Add updated site plan and floor plan from client

4)06/01/23:AM:Revised south and west elevations; Removed f... ...ee

Approved

Approved as Noted

Revise & Resubmit

Drawing No: 23-2153-R04

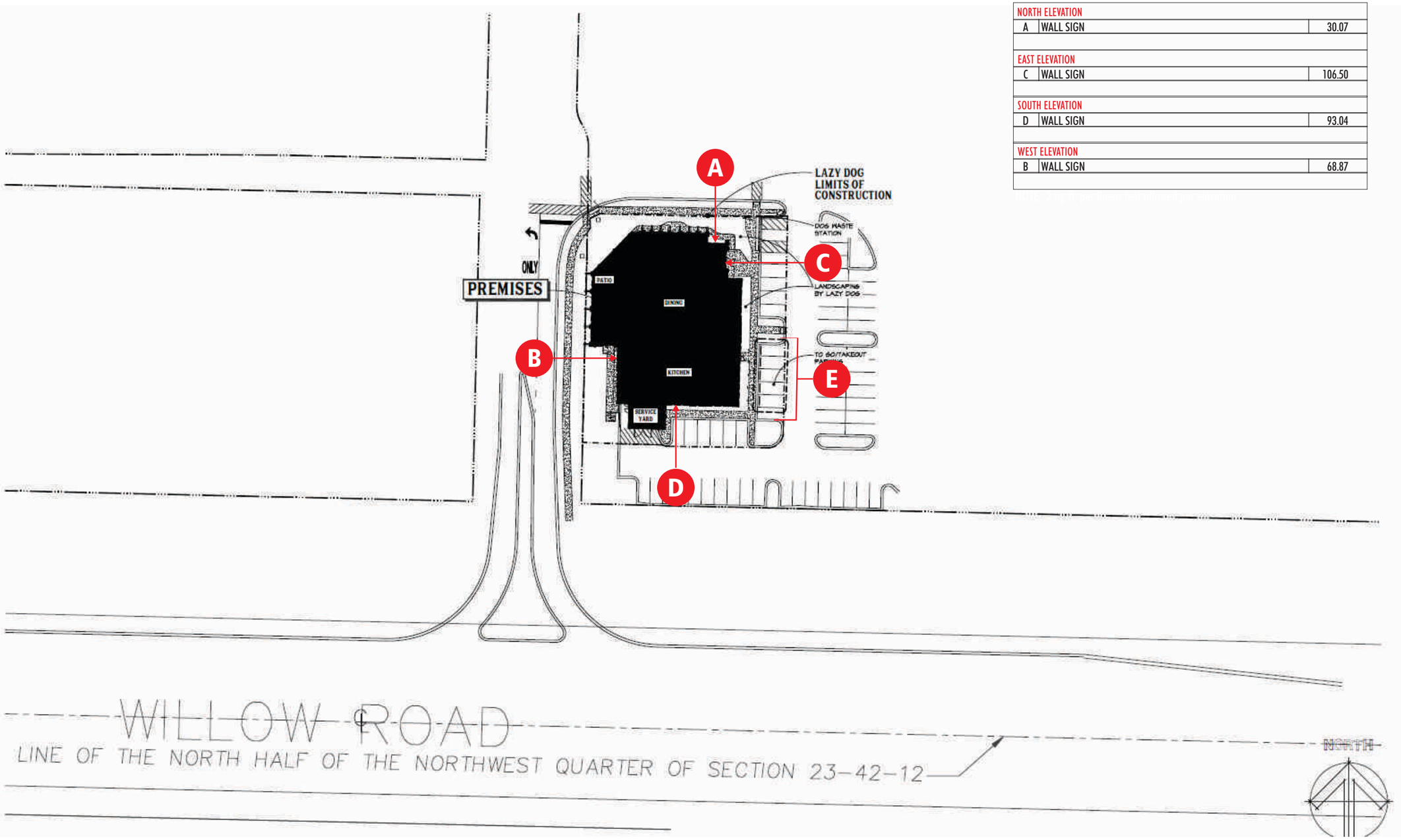
Date: 04.27.2023

Page No: 1.00

This is an original unpublished drawing created by First & Main Signs. ... submitted for your personal use in conjunction with a project being planned for you by First & Main Signs. It is not to be shown to anyone outside your organization, nor is it to be use... ...n without written permission from...

Attachment: A - 992 Willow - Applicant Submittal (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow Road)

SIGN	DESCRIPTION	SQ. FT.
NORTH ELEVATION		
A	WALL SIGN	30.07
EAST ELEVATION		
C	WALL SIGN	106.50
SOUTH ELEVATION		
D	WALL SIGN	93.04
WEST ELEVATION		
B	WALL SIGN	68.87



1 SITE PLAN
SCALE: NTS

N

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS
2340 Shepler Church Ave SW
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234.458.0990
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OKLAHOMA

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Drawing No: 23-2153-R04

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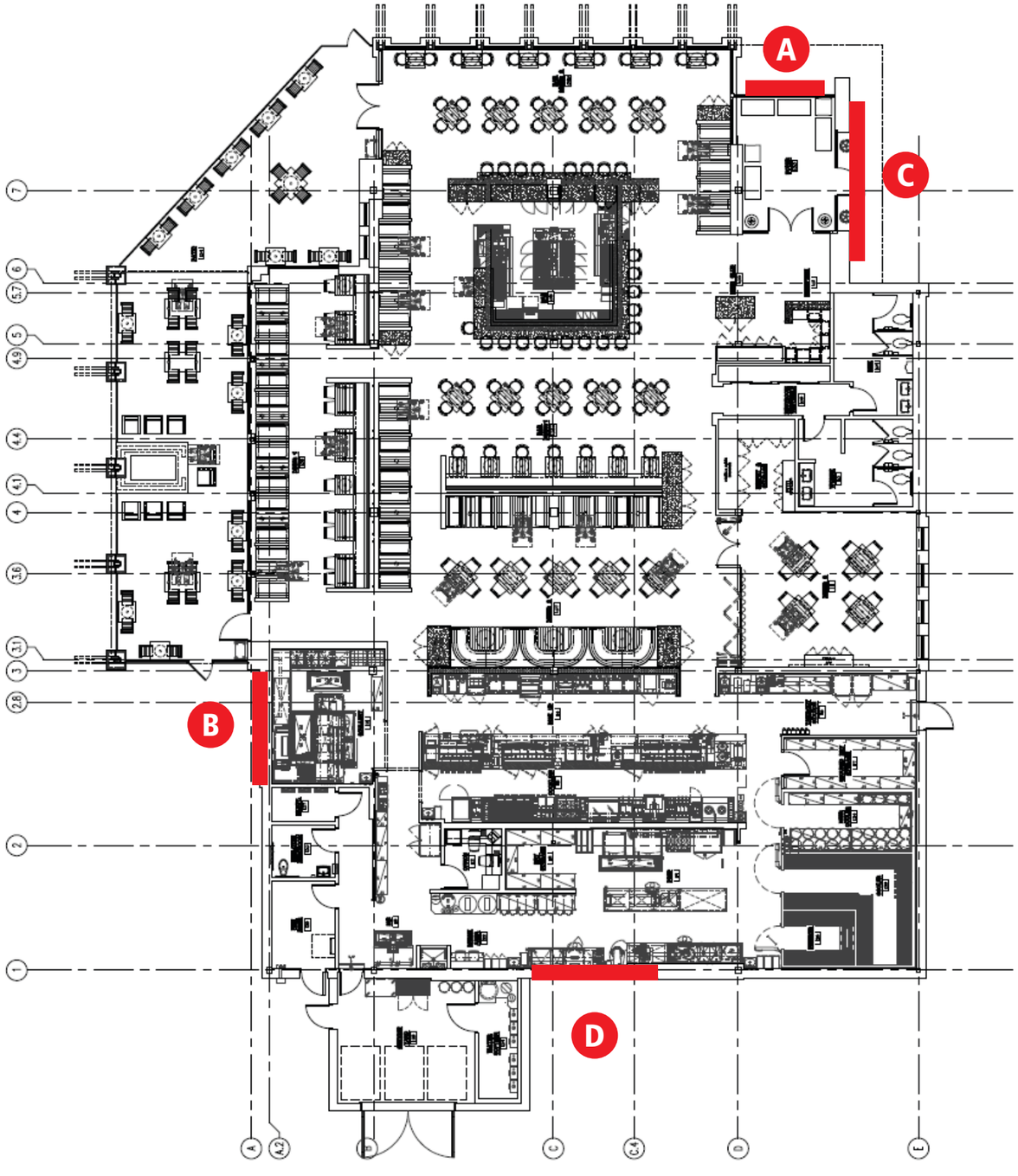

1 FLOOR PLAN
SCALE: NTS

N

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

Lazy Dog
992 Willow Road
Northbrook, IL 60062

Revision:

1) Added Sign F to package

2) Revised all elevations; Revised "Take Out"

3) Add updated site plan and floor plan from client

4)06/01/23:AM:Revised south and west elevations; Removed fi...jee

Approved

Approved as Noted

Revise & Resubmit

Drawing No: 23-2153-R04

Date: 04.27.2023

Page No: 3.00

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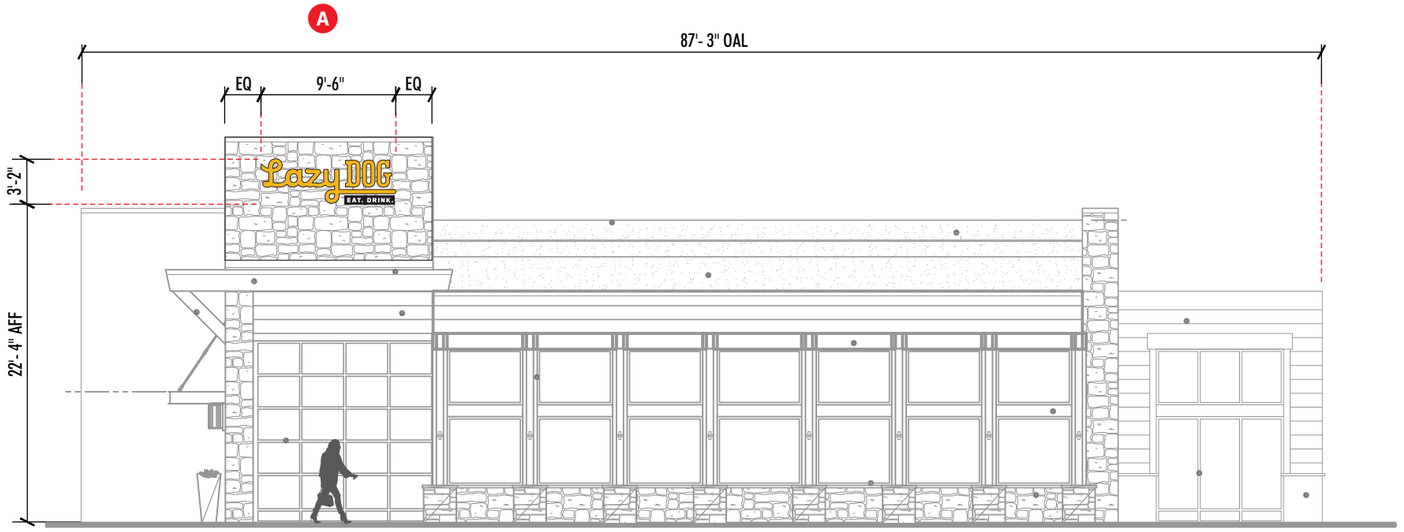
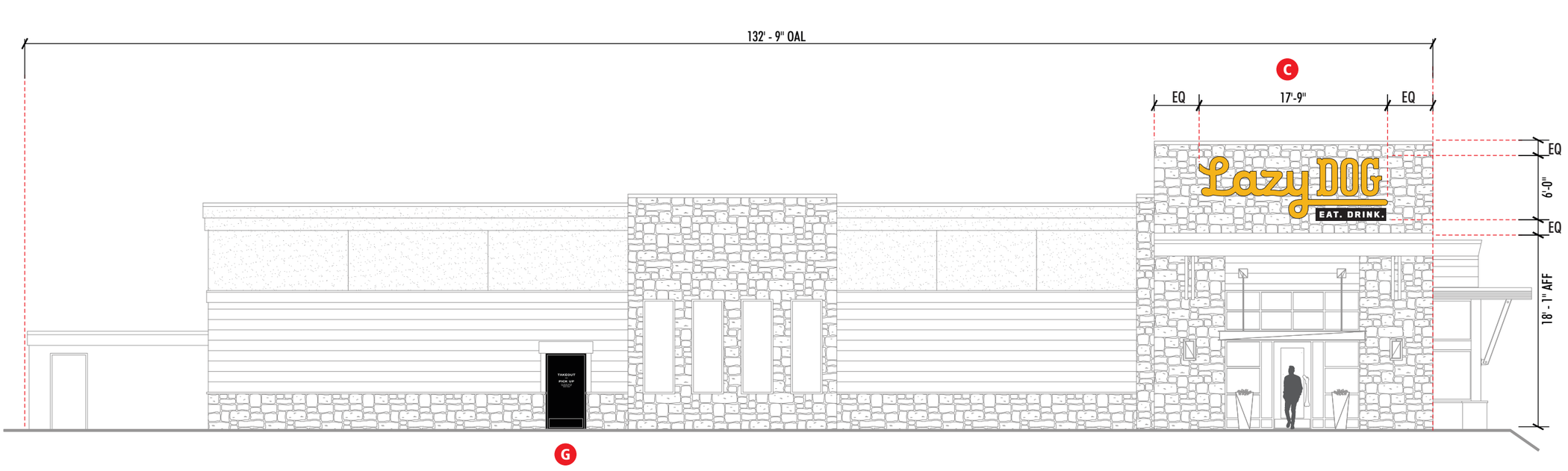


1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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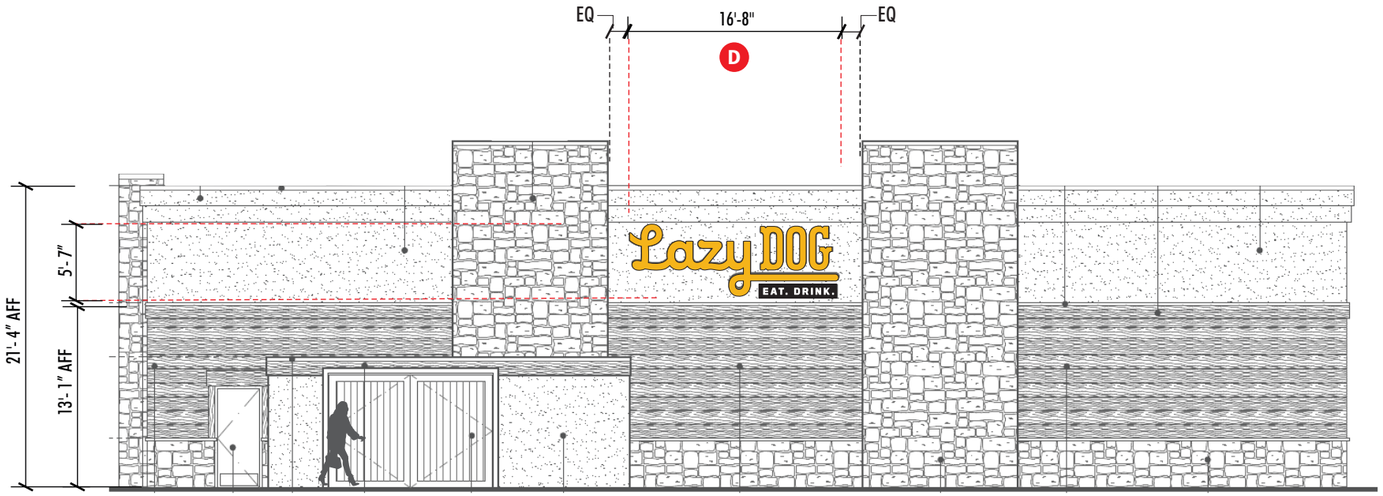
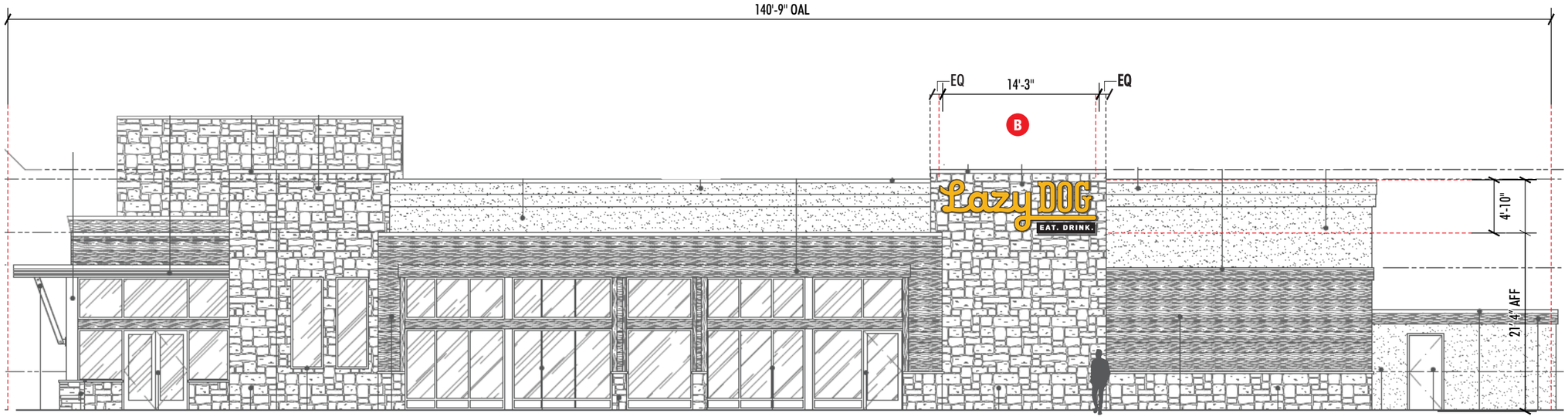


1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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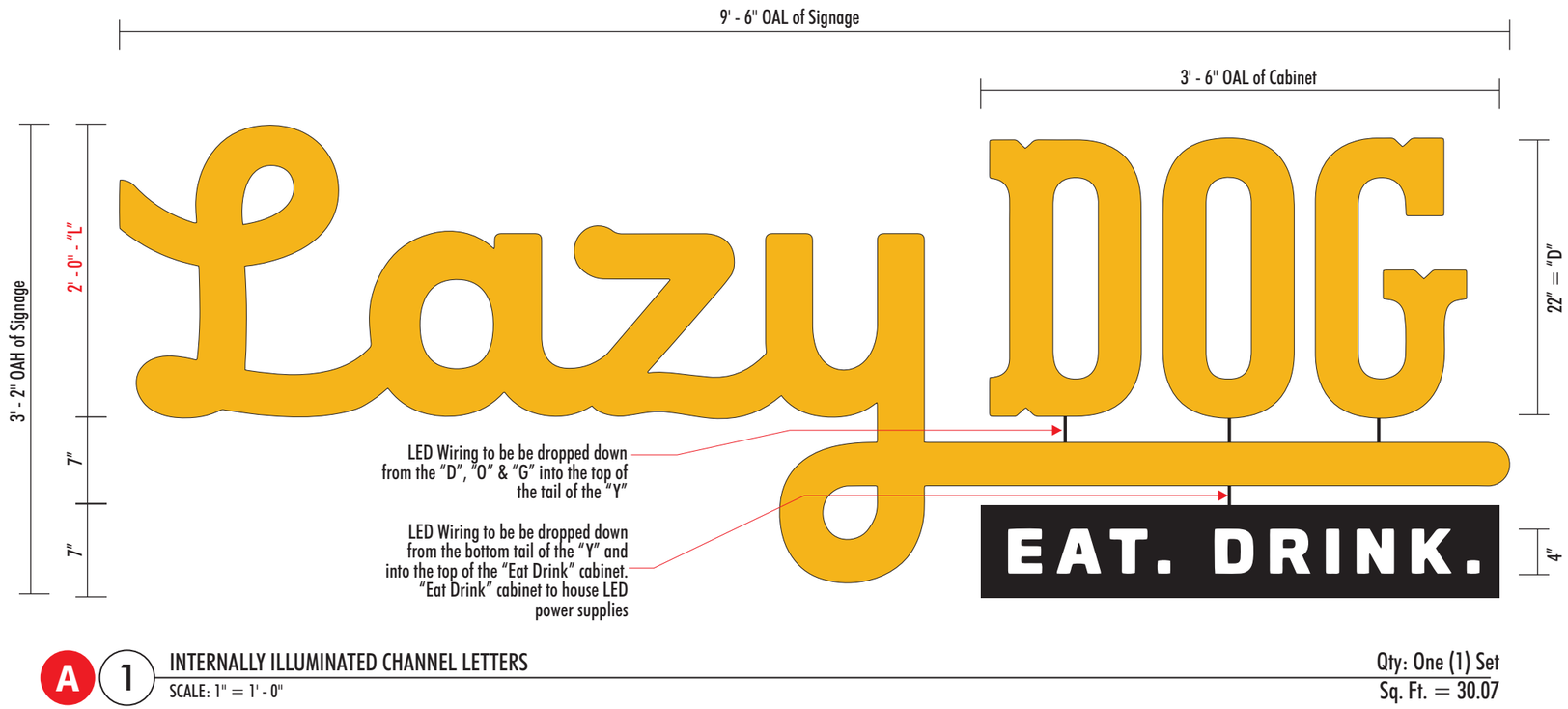
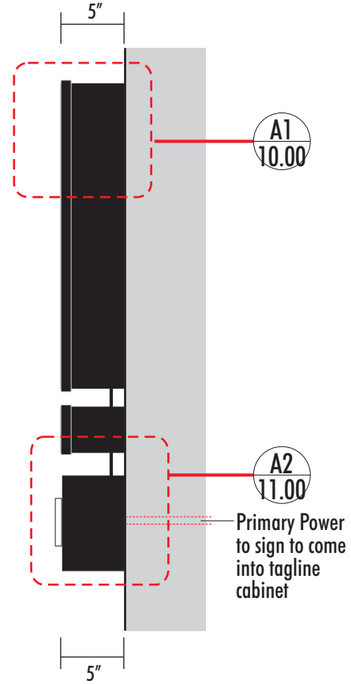


A 1 INTERNALLY ILLUMINATED CHANNEL LETTERS
SCALE: 1" = 1' - 0"

Qty: One (1) Set
Sq. Ft. = 30.07



END VIEW

NIGHTTIME

EXAMPLE OF SIGN LAYOUT ON BUILDING (TYP)

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14' - 3" OAL of Signage

5' - 4" OAL of Cabinet

4' - 10" OAH of Signage

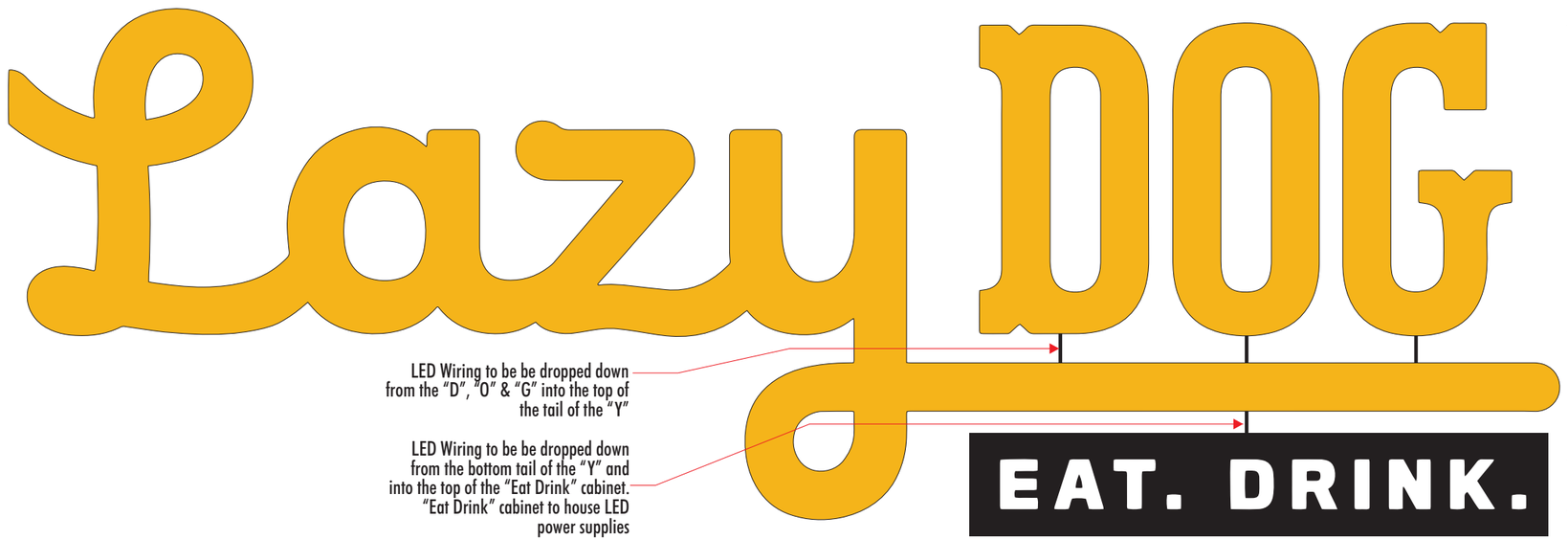
3' - 0" - "L"

11"

11"

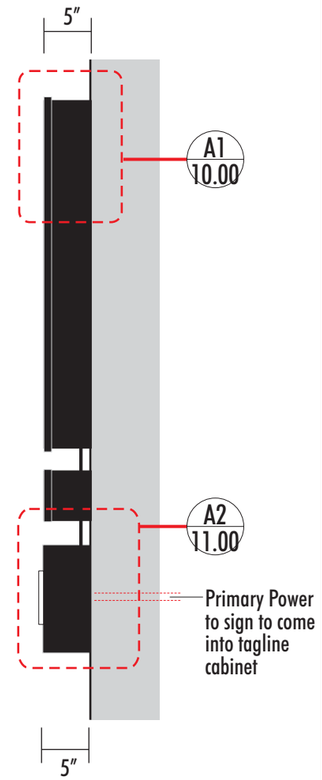
2' - 10" = "D"

6"



LED Wiring to be be dropped down from the "D", "O" & "G" into the top of the tail of the "Y"

LED Wiring to be be dropped down from the bottom tail of the "Y" and into the top of the "Eat Drink" cabinet. "Eat Drink" cabinet to house LED power supplies



END VIEW

B **1** INTERNALLY ILLUMINATED CHANNEL LETTERS

SCALE: ¾" = 1' - 0"

Qty: One (1) Set

Sq. Ft. = 68.87

Black trimcap

Face - White (2406) acrylic with 1st surface 3M Golden Yellow (3630-125) vinyl

.040 aluminum black returns

NIGHTTIME

EXAMPLE OF SIGN LAYOUT ON BUILDING (TYP)

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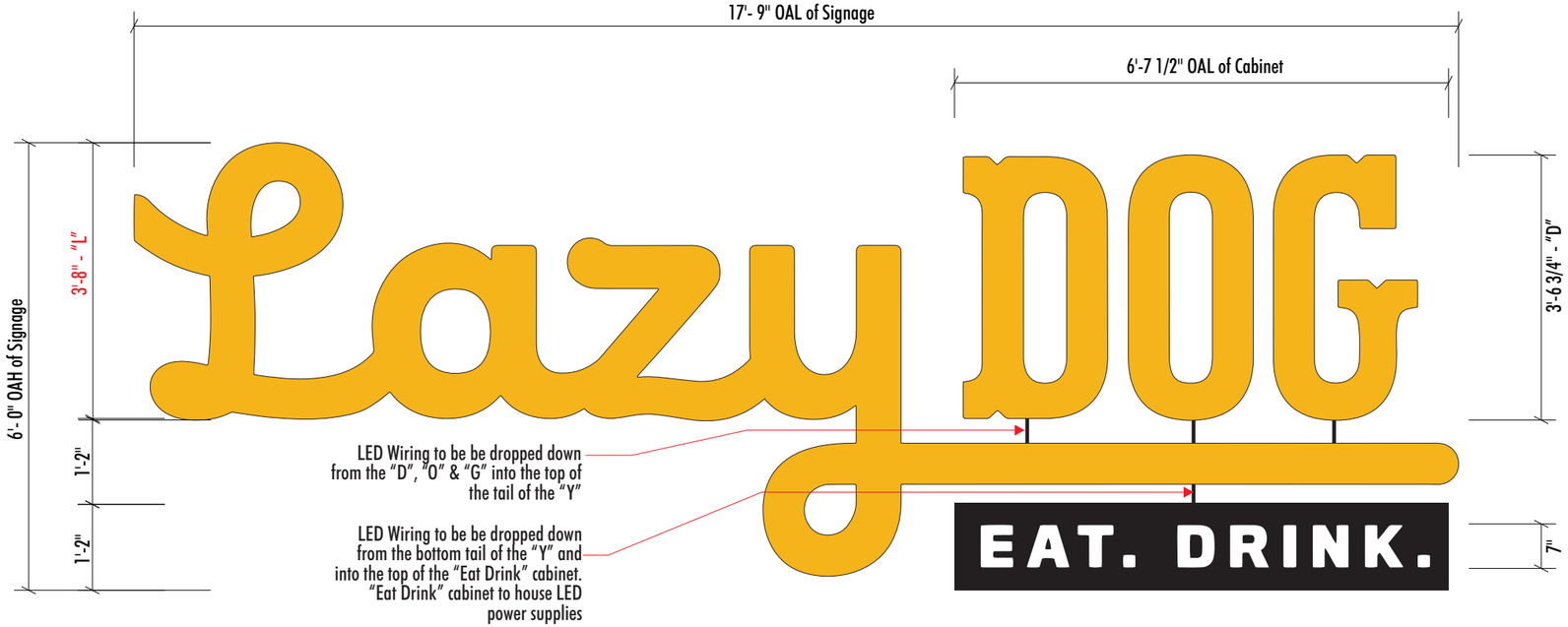
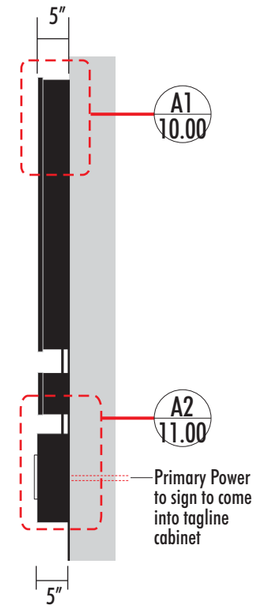




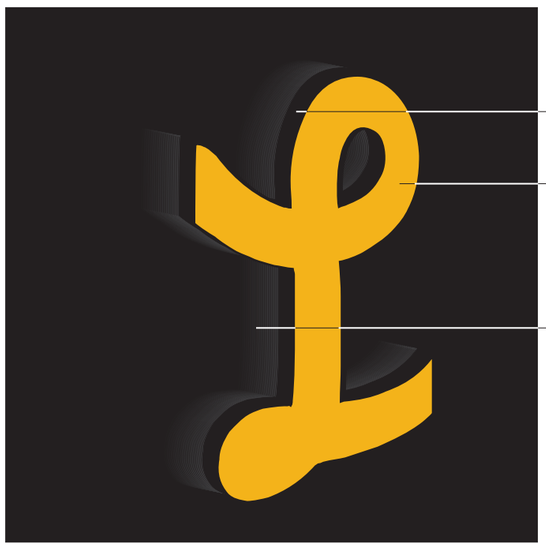
END VIEW

C 1 INTERNALLY ILLUMINATED CHANNEL LETTERS

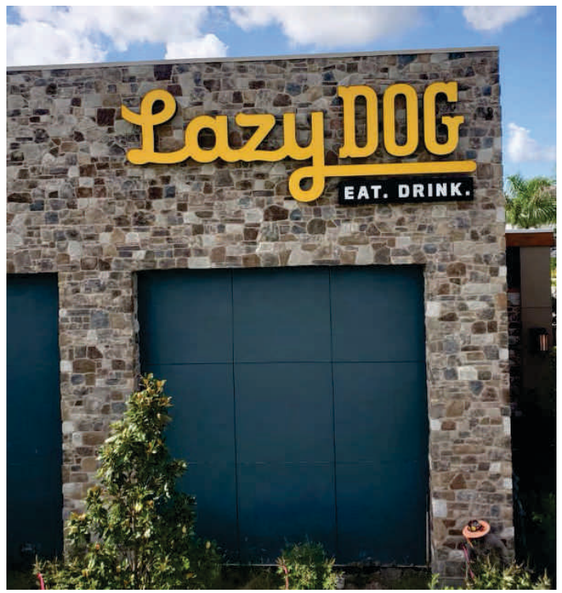
SCALE: 1/2" = 1' - 0"

Qty: One (1) Set

Sq. Ft. = 106.50



NIGHTTIME



EXAMPLE OF SIGN LAYOUT ON BUILDING (TYP)

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OHIO • CALIFORNIA
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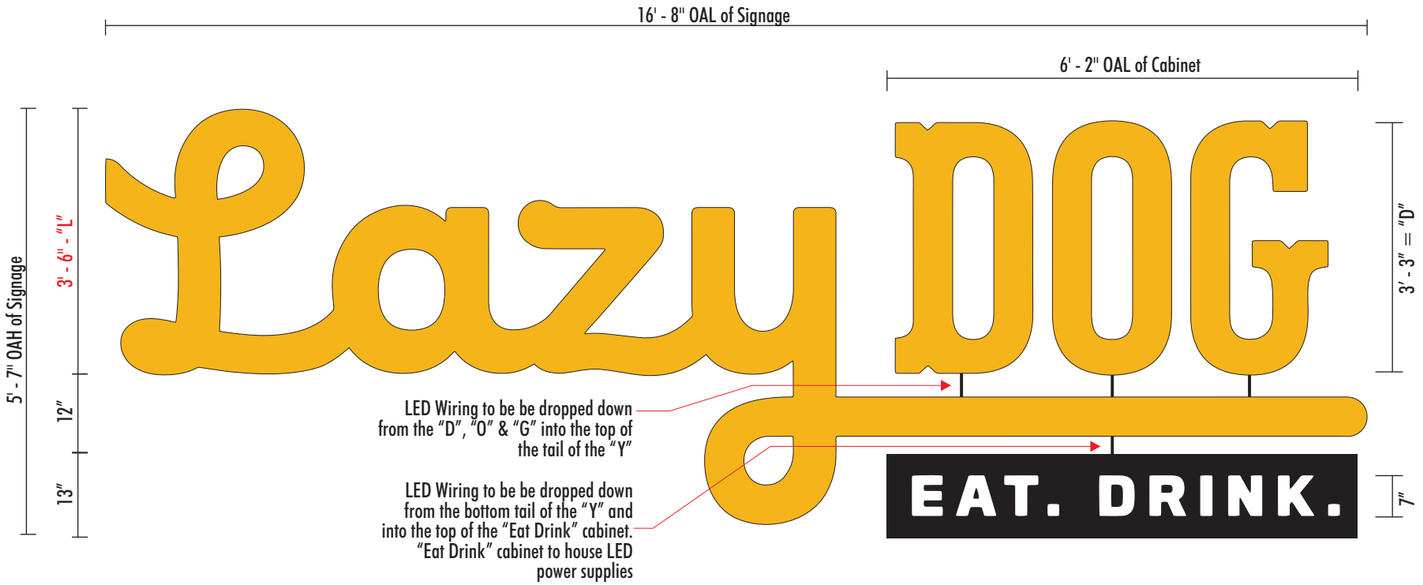
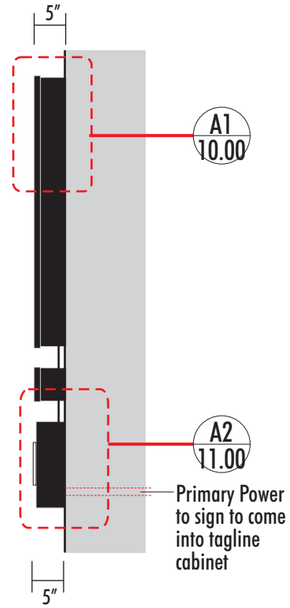


D 1 INTERNALLY ILLUMINATED CHANNEL LETTERS

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

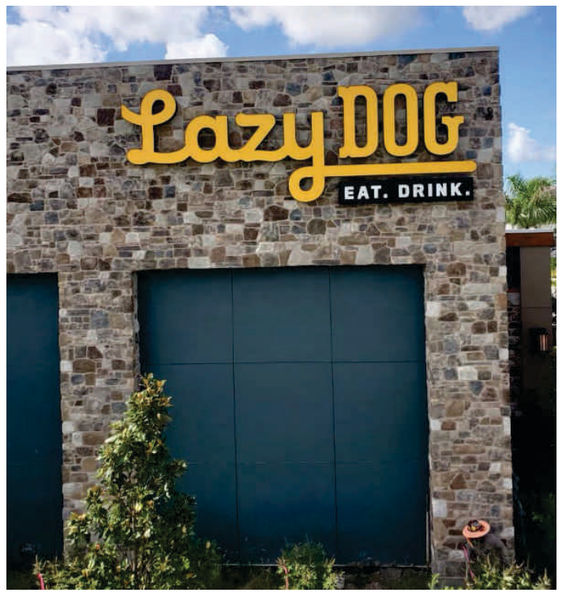
Qty: One (1) Set

Sq. Ft. = 93.04



END VIEW

NIGHTTIME



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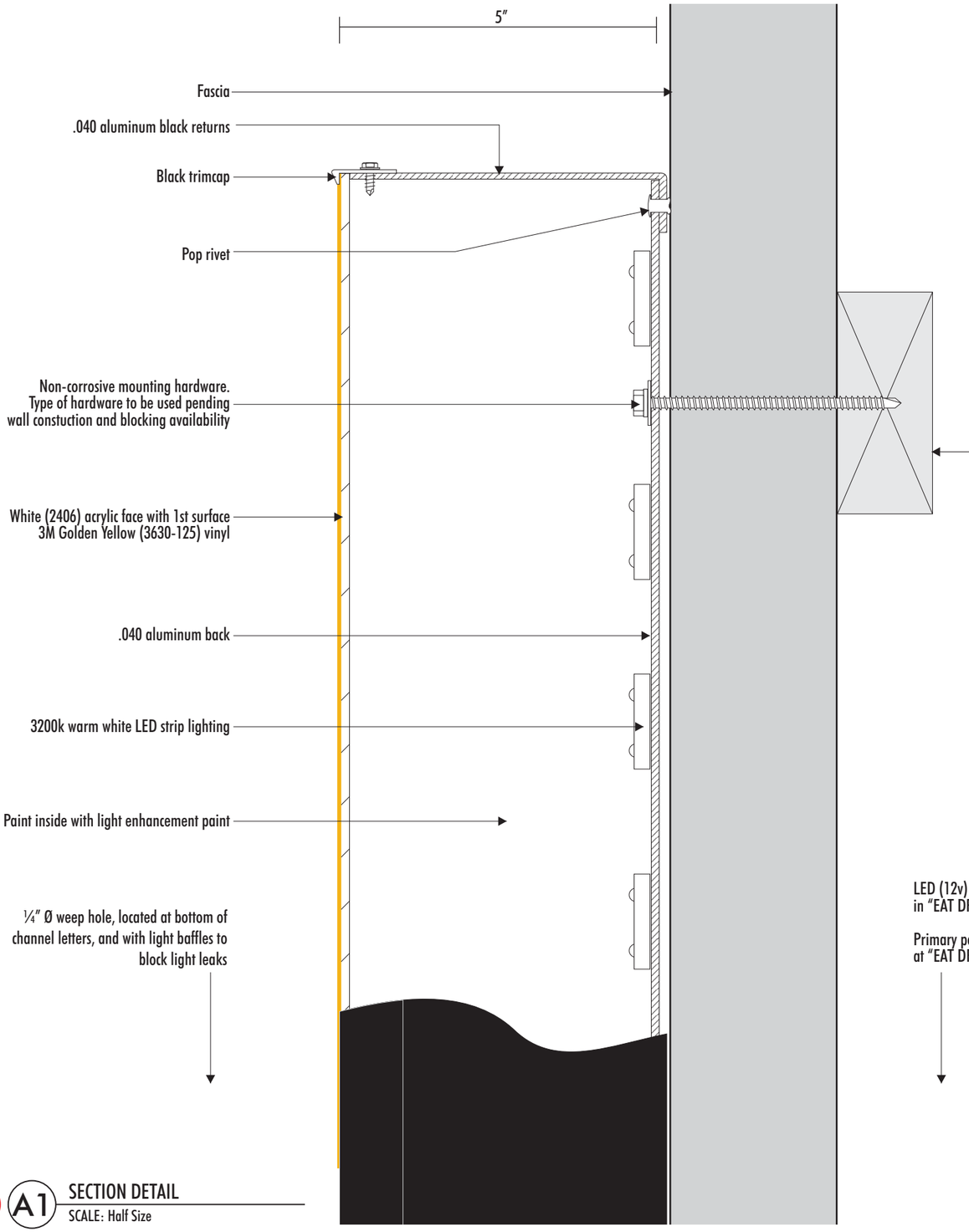

Blocking (if needed) to be behind fascia and supplied by G.C. PRIOR to installation

LED (12v) power supply located in "EAT DRINK" cabinet below

Primary power to sign to come in at "EAT DRINK" cabinet below

ELECTRICAL ILLUMINATION REQUIREMENTS

1 Dedicated 20 Amp Circuit at 120 Volts (FOR EACH SIGN)

NOTE: All primary electrical to sign location to be provided by others. A dedicated circuit with NO shared neutrals and a ground returning to the panel is required for installation.

This sign is intended to be installed in accordance with Article 600 or the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

All power supplies to be Ground-Fault Interrupted (GFI)

Signage to have a dedicated branch circuit, three (3) wires (Line, Neutral and Ground)

Wire sizes to be a minimum of 12 Ga. THHN copper wire. Gauge of wire is determined by the length of run and amperage as per NED Article 300

Voltage should read no more than 3 volts between ground and neutral

Conduit can not be used as ground path

Power to sign to be done by a electrical contractor or licensed electrician

Ground wire must be continuous and go from sign to panel board ground bus.

ALL COMPONENTS TO BE UL APPROVED

A B C D A1 SECTION DETAIL

SCALE: Half Size

FIRST & MAIN
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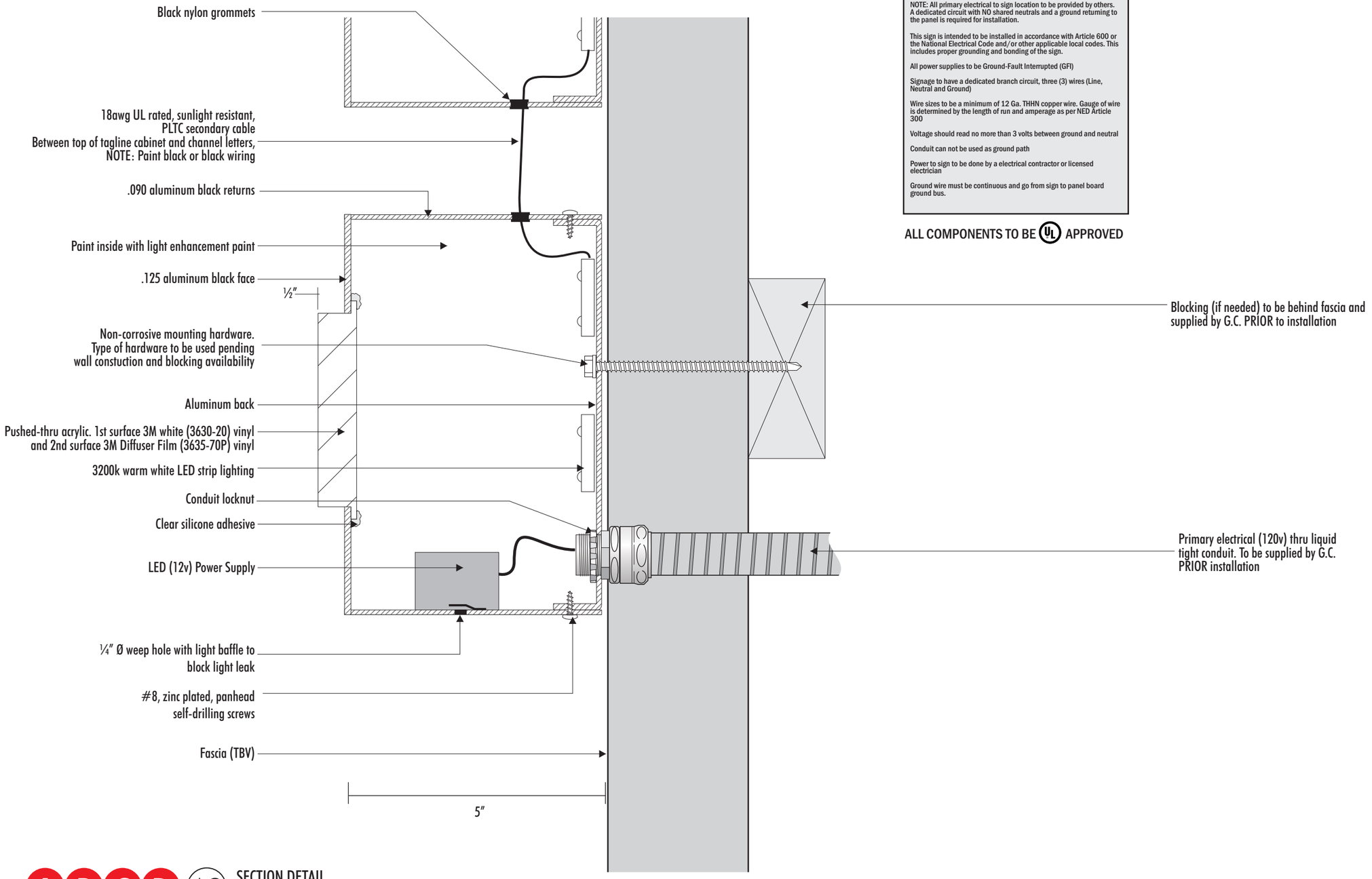

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Voltage should read no more than 3 volts between ground and neutral

Conduit can not be used as ground path

Power to sign to be done by a electrical contractor or licensed electrician

Ground wire must be continuous and go from sign to panel board ground bus.

ALL COMPONENTS TO BE UL APPROVED

A B C D A2 SECTION DETAIL
SCALE: Half Size

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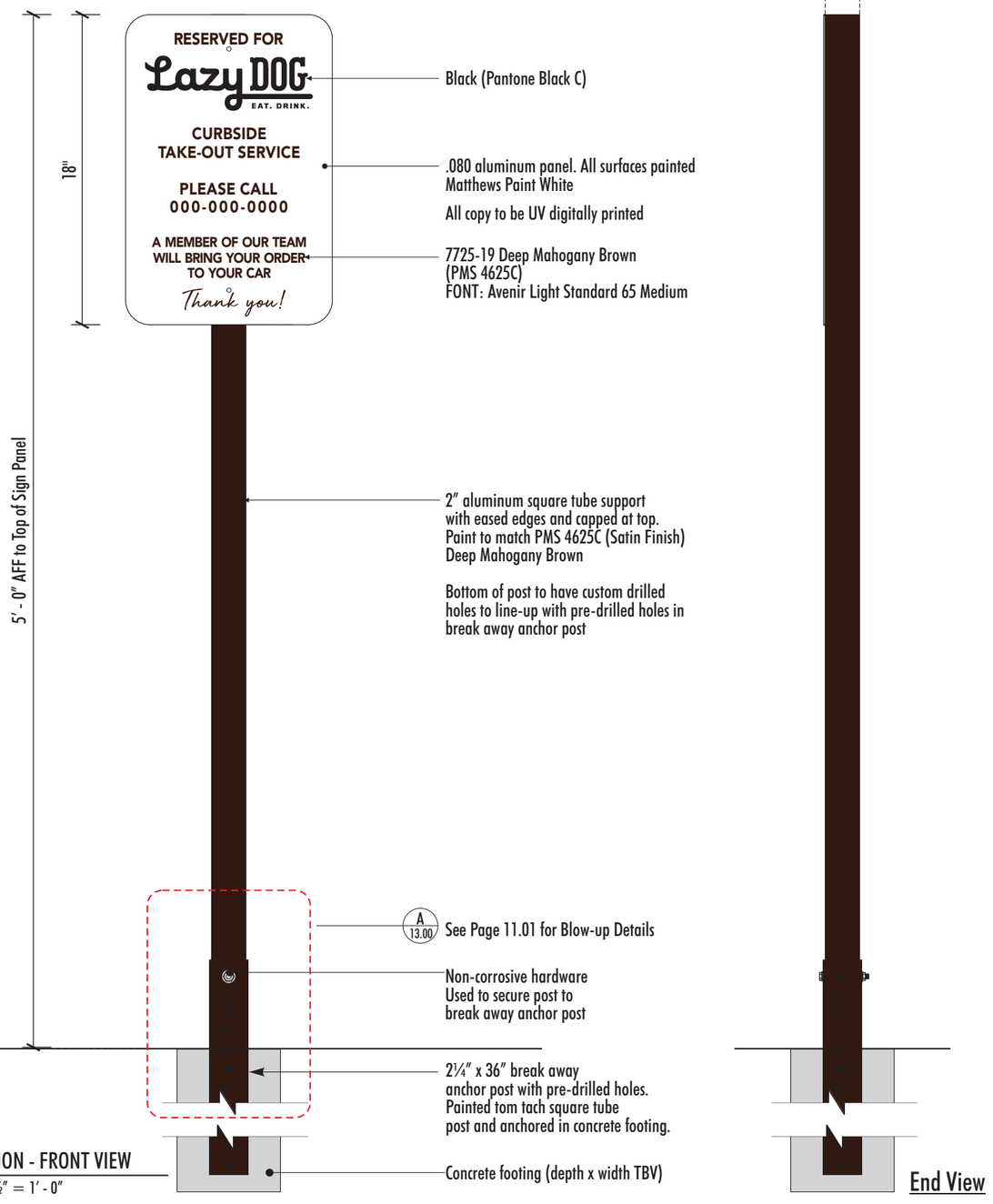
EXAMPLE OF PARKING SIGN PLAQUE (Mounting Varies Per Locations)

Phone number to be verified and provided by client PRIOR to manufacturing

E

1 ELEVATION - FRONT VIEW (Take Out Parking Sign) Qty: 5
SCALE: 3" = 1' - 0"



2 ELEVATION - FRONT VIEW
SCALE: 1½" = 1' - 0"

End View

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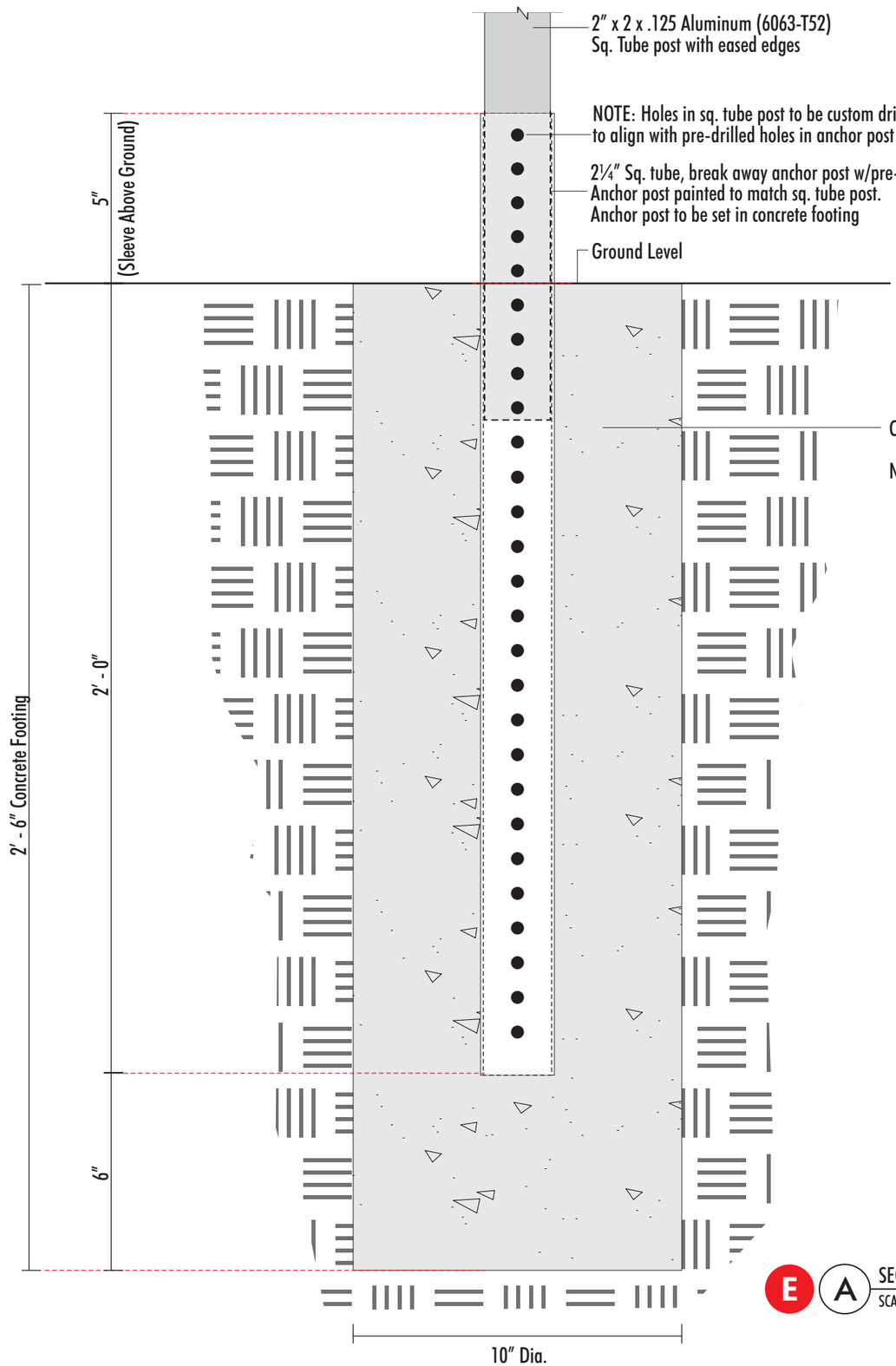
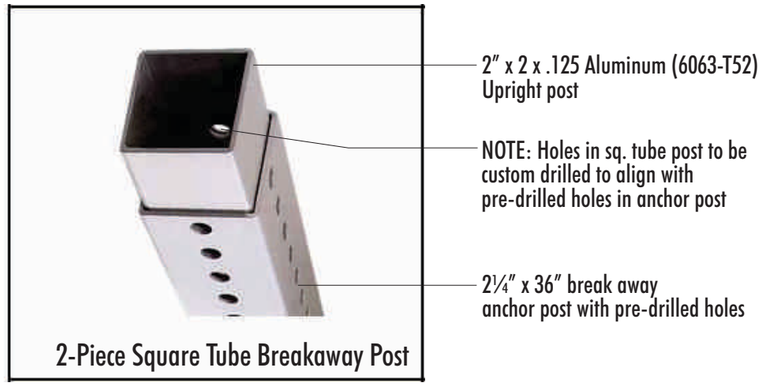


E A SECTION DETAIL
SCALE: 3" = 1' - 0"



2-Piece Square Tube Breakaway Post

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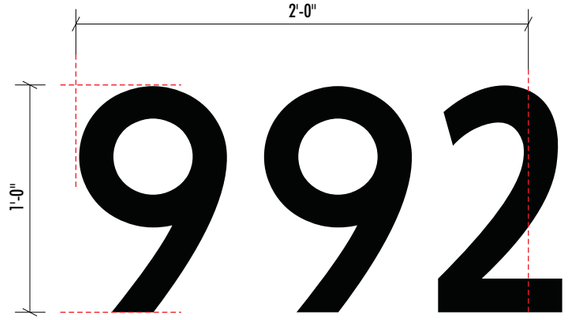

END VIEW

EXAMPLE OF ADDRESS LOCATION

F 1 FCO ADDRESS NUMBERS

Qty: One (1) Set

SCALE: 1½" = 1' - 0"

Copy is 1" thick acrylic painted satin black

Face and edges painted black (satin finish)

Acrylic copy to stud mount to building fascia with ¼" Ø threaded aluminum studs. Drilled hole to be filled with high bond epoxy/

NOTE: Font is Market Deco.

NOTE: Address numbers and location on elevation to be confirmed PRIOR to manufacturing/installation.

2 CONTEXT ELEVATION (Typ)

SCALE: 3/8" = 1' - 0"

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2) Revised all elevations; Revised "Take Out"

3) Add updated site plan and floor plan from client

4)06/01/23:AM:Revised south and west elevations; Removed t

Approved

Approved as Noted

Revise & Resubmit

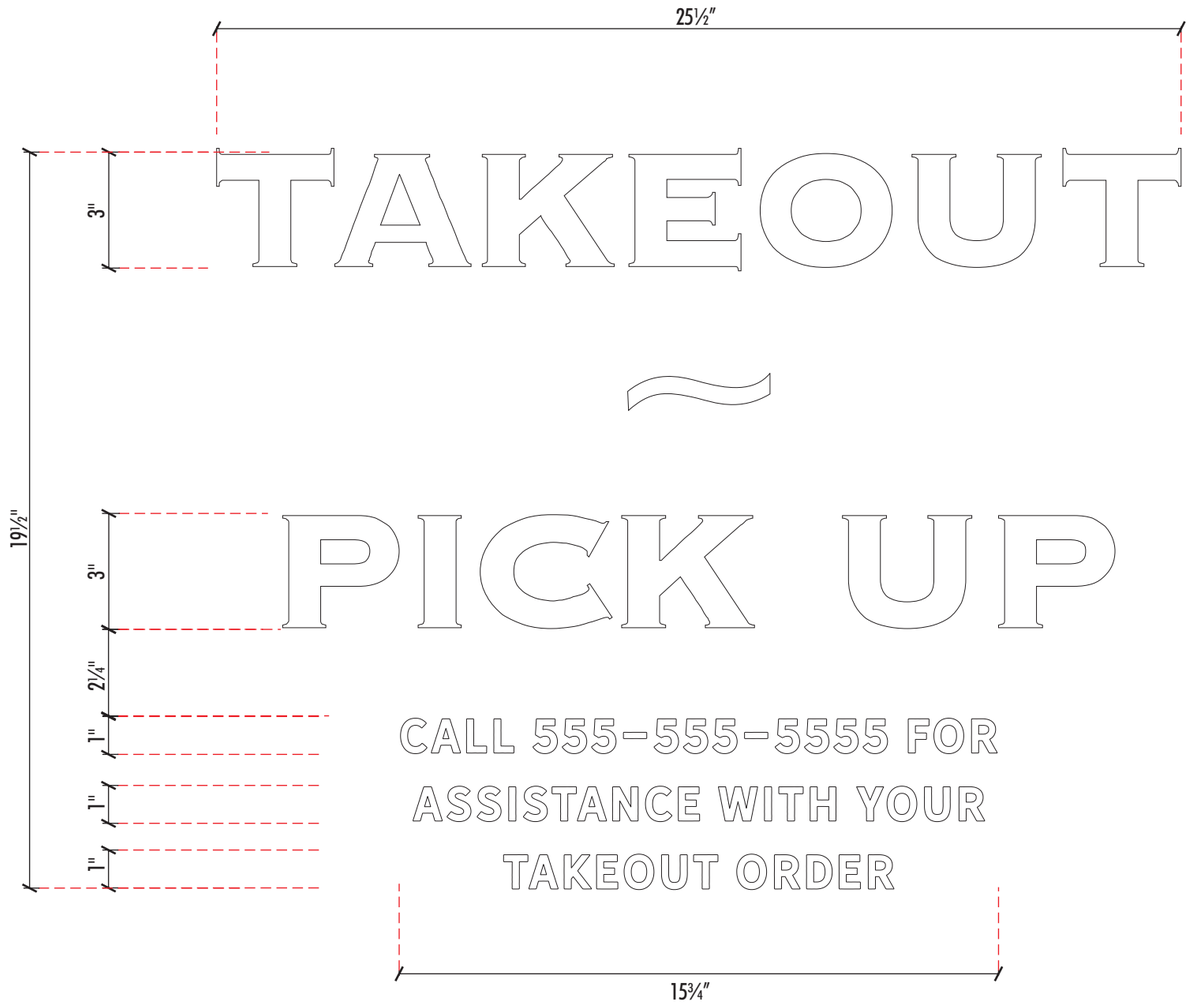
Drawing No: 23-2153-R04

Date: 04.27.2023

Page No: 14.00

This is an original unpublished drawing created by First & Main Signs submitted for your personal use in conjunction with a project being planned for you by First & Main Signs. It is not to be shown to anyone outside your organization, nor is it to be used without written permission from

Attachment: A - 992 Willow - Applicant Submittal (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow Road)



G 1 "TAKE OUT - PICK UP" WINDOW VINYL — Qty: One (1) Set

SCALE: 3" = 1'-0"

Copy/Icon - White (7725-20) vinyl, applied to the 2nd surface of glass.

NOTE: Font is Hanley-Sans (Regular Normal)
Spacing 125%

NOTE: COLOR OF DOOR TO BE VERIFIED TO DETERMINE STANDARD WHITE VINYL WILL BE IN HIGH CONTRAST FOR READABILITY

2 DOOR ELEVATION — Qty: One (1) Set

SCALE: ½" = 1' - 0"

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS
2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990
OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

Lazy Dog
992 Willow Road
Northbrook, IL 60062

Revision:

1) Added Sign F to package

2) Revised all elevations; Revised "Take Out"

3) Add updated site plan and floor plan from client

4)06/01/23:AM:Revised south and west elevations; Removed f... jee

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Drawing No: 23-2153-R04

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Attachment: A - 992 Willow - Applicant Submittal (6770 : Preliminary Review of a Request by Lazy Dog at 992 Willow Road)

MEMORANDUM
VILLAGE OF NORTHBROOK
DEVELOPMENT AND PLANNING SERVICES

TO: CARA PAVLICEK, VILLAGE MANAGER

FROM: MICHAELA KOHLSTEDT, DEPUTY DIRECTOR DPS

DATE: July 11, 2023

SUBJECT: PRELIMINARY REVIEW OF A REQUEST BY MI HOMES FOR 98 TOWNHOMES AT 3700 DUNDEE ROAD

INTRODUCTION

On July 11, 2023 the Board of Trustees will conduct a preliminary review for an application filed by M/I Homes of Chicago, LLC (the "Applicant"), as the contractual purchaser of the property at 3700 Dundee Road (the "Subject Property"), which is currently owned by The Catholic Bishop of Chicago (the "Owner"). The Applicant is requesting the necessary zoning relief to allow a planned unit development consisting of 98 townhomes.

The Subject Property is:

- currently vacant consisting of a former house of worship and the related surface parking lot;
- zoned IB Institutional Building District;
- located on the north side of Dundee Road between Landwehr and Sanders roads;
- 11.76 acres in size;
- surrounded by land uses and zoning as identified in the attached application summary file;
- designated as appropriate for Institutional Facility in the Comprehensive Plan;
- not located within the 100-year flood plain;
- not located within a stormwater project area as identified in the Master Stormwater Management Plan; and
- fronting on Dundee Road, which is designated as appropriate for a shared sidepath per the Master Bicycle and Pedestrian Plan. A sidepath is a path used for bicyclists and pedestrians adjacent to a roadway.

Our Lady of the Brook Catholic Church began merging with St. Norbert's in downtown Northbrook in July 2014, and officially merged in May of 2017. In October 2021, the Owner decided to close the Our Lady of the Brook house of worship. Since that time the Subject Property has remained mostly unused. The Owner then began marketing the Subject Property for sale and has now entered into a purchase contract with the Applicant.

PROJECT DESCRIPTION

The Applicant is proposing to construct a planned unit development consisting of 98 townhomes. The development would include two series of townhome designs, both of which would have four varying floor plan options, allowing for eight different plans. Of the two model series, one is a three-story unit with a two car garage consisting of primarily three bedrooms with a two bedroom option, and the second is a two story unit with a two car garage consisting of three bedroom units, some of which may have a first floor primary bedroom. The current plan proposes 54 two-story units and 44 three-story units.

The development access is proposed to be off Dundee Road with a central north-south spine road that connects to Anjou Drive on the north end of the Subject Property. This design maintains the existing access connections on the Subject Property. There will be two private streets off the main access road, one to the east of the road, the other to the west. The Applicant is proposing 18' deep driveways accessed off the 24' wide private roads, as well as 18' deep driveways accessed off of a 22' wide shared driveways. It should be noted that in past planned developments the Plan Commission has recommended, and the Board has approved, driveway depths with a minimum of 20' which is similar to a parking stall with 24' wide shared driveways, the same aisle width one would see for a 90 degree 20' deep parking stall design.

The Applicant is proposing to rezone the Subject Property from the IB District to the R-8 Multi-Family Residential District. The proposed development appears to be in compliance with the height requirements with the three-story series having a total height of 36.5 feet, and the two-story series having a total height of 32 feet. It should be noted that the adjacent R-4 single family residential district has a maximum permitted height of 35' which the proposed two-story units are adjacent to; however, the three-story model units are also adjacent to R-4 and R-6 zoning lots (both of which have a maximum height of 35') and that design is 1.5' taller than would be allowed in the R-4 or R-6 lots.

While the proposed site plan complies with the R-8 yard and setback requirements, the Board will want to consider whether or not a proposed 36' rear setback on the west side is adequate adjacent to single family lots which have a 40' rear setback requirement. The site also consists of a proposed 30' setback on the north side of the development, which also abuts the rear setback of single-family lots with a 40' rear setback requirement. Lastly, the proposed site plan shows a 30' and 37'-2" setback at the southeast portion of the site also adjacent to a single-family residential parcel.

As noted earlier, each of the two housing types consists of four varying floor plans. Typically, when calculating Floor Area Ratio on multi-family residential planned developments staff will take the largest unit type and use that for the calculation. When performing that calculation method on the proposed development, the site will exceed the 40% maximum FAR. The Board will want to determine if that is adequate and to include a note then that the housing mix must be such that the site will not exceed the 40% FAR at time of final design. This will result in the Applicant requiring that the unit types be a mix in sizes preventing all units to be built as the largest model type for both series.

The Applicant is proposing two car garages with 18' deep driveways to also accommodate two cars, and 50 guest parking spaces which complies with the townhome parking requirements for number of stalls.

The proposed site plan includes two areas of detention; however, there is no public park space included, nor does it appear that the site has any amenities for the residents. There is a landscaped buffer proposed along the majority of the site perimeter, but the Applicant has not specified the material and screening height. The Board may recall that the previous MI Homes development constructed on Techny Road recently included a few outdoor seating areas for residents, as well as a walking path around the detention basin. Outdoor spaces such as the walking path and seating are not depicted on the proposed site plan.

AFFORABLE HOUSING

On December 8, 2020 the Village of Northbrook adopted an amended affordable housing plan which requires all new residential developments to have 15% of their units be affordable. The proposed development consisting of 98 units requires 15 affordable units. The affordable housing plan requires that the units be distributed throughout the development and make up an adequate percentage mix of the proposed unit types.

The Applicant is proposing 15 affordable units; however, the Applicant is requesting an alternative means of compliance because all 15 units are in the three-story series, with no affordable units proposed in the larger two-story portion of the development. The Board will want to discuss the appropriateness of the request for alternative means of compliance on the proposed development.

ZONING RELIEF

The following is a brief discussion of the necessary zoning relief.

- Comprehensive Plan Land Use Designation Amendment
- Rezoning to R-8 Multiple Family Residential district;
- Special permit for Concept Plan for a Planned Development with 98 dwelling units;
- Variation to allow a private road system;
- Approval Tentative Plat of Subdivision;
- Site Plan Approval; and
- Other relief that may be necessary as further details are provided regarding the project.

The Applicant is requesting approval of a planned development and tentative plat of subdivision approval. The request also includes rezoning of the property to the R-8 district. The R-8 district is predominantly intended to provide a suburban environment for development utilizing various residential building types, including multiple family dwellings, which may result in higher densities than in single-family developments.

As proposed, the 98 units situated on 11.53 acres of land would result in a density of 8.4 units per acre. Based upon staff's preliminary review of the proposal, this size development on the Subject Property would appear to fit within the R-8 Multi-Family Residential District.

During the formal application process, other relief may be identified as further details are provided regarding the project.

SUSTAINABILITY

A summary of the Village's Climate Action Plan (CAP) action items as it relates to the development proposal is attached. The Sustainability Coordinator has drafted the attached Sustainability Addendum, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

SUMMARY

As the Board considers this request, the Board will want to keep the following questions in mind:

1) Is a planned development consisting of 98 townhomes, ranging from 1,615 to 2,409 square feet of floor area appropriate for the Subject Property?
    a. If so, is it appropriate to amend the Comprehensive Plan Land Use Designation from Institutional Facility to Multi-Family 9-15 DUA?
2) Is it appropriate to rezone the property from IB Institutional Building District to the R-8 Multi-Family Residential District, and to approve a concept plan and tentative plat to allow the proposed townhome development?
3) If signs are installed clearly identifying the fact that the streets within the development are private, that legal assurances and property owner disclosures are put in place that the Village will not ever have to take over maintenance, is a private road system appropriate?
4) Are there any specific concerns the Board has regarding the overall project design, such as the overall layout of the development, building setbacks, building height, number of parking spaces, open space and amenities for the residences, the buffers being provided along the periphery, access to the site, the architecture of the buildings, etc.?
5) Is it appropriate to have driveway depths of 18'?
6) Is the proposed alternative means of compliance for affordable housing adequate with all 15 units being constructed in one model type of the development while being dispersed throughout that portion of the development?

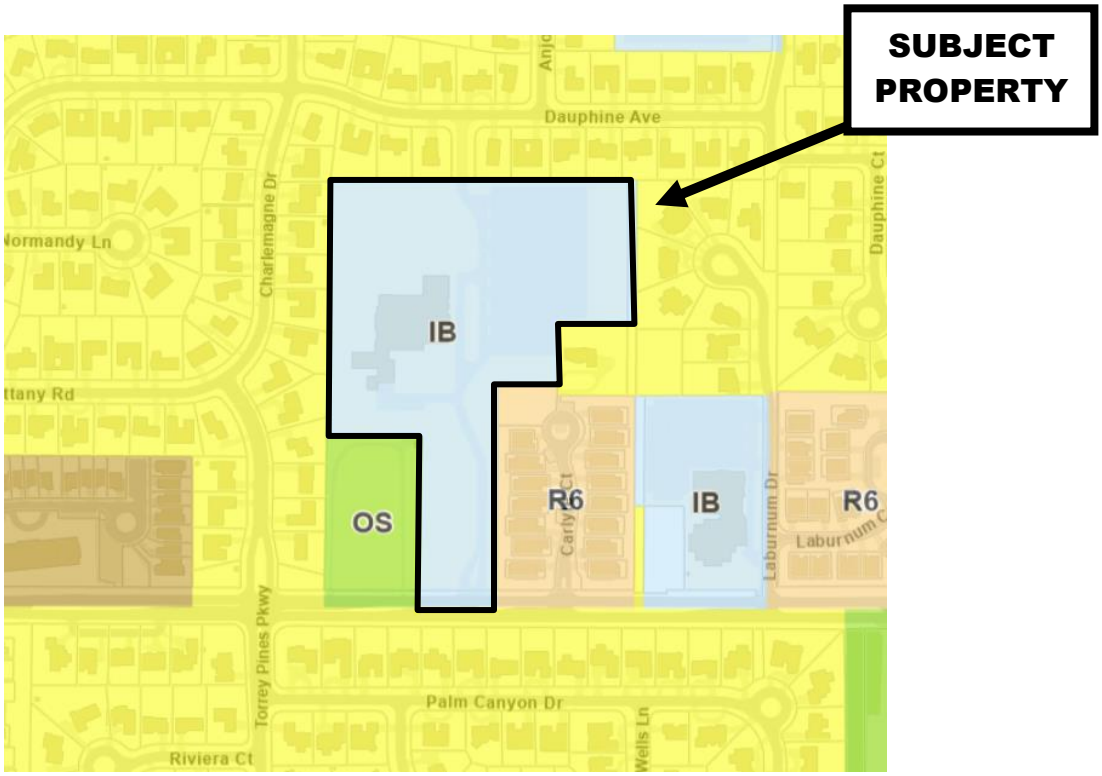
Staff recommends the public hearing for the request be conducted by the Plan Commission.

The Applicant and staff will attend the July 11, 2023 Board of Trustees meeting to answer any questions.

PRELIMINARY REVIEW
PRE-23-05: 3700 DUNDEE ROAD
APPLICATION SUMMARY

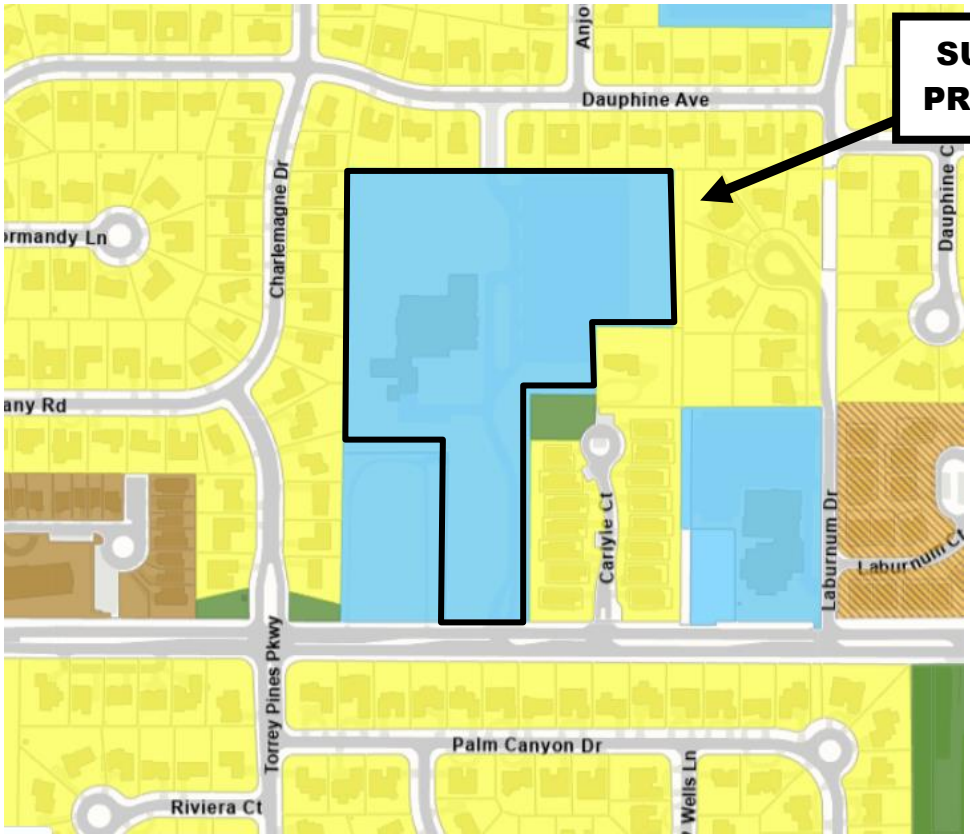
Applicant:	M/I Homes of Chicago, LLC
Site Location:	3700 Dundee Road
Requested Action:	• Comprehensive Plan Land Use Amendment • Rezoning to R-8 Multi-Family Residential District; • Special permit for Concept Plan for a Planned Development; • Tentative Plat of Subdivision • Site Plan Approval; and • Other relief that may be necessary as further details are provided regarding the project.
Proposal:	Develop a 98-unit townhome planned development
Existing Zoning & Land Use:	IB Institutional Building District; former church
Surrounding Zoning & Land Use:	North: R-4 Single Family Residential; single family homes South: R-4 Single Family Residential; single family homes East: R-4 Single Family Residential; single family homes R-6 Multi Family Residential; detached home planned development West: R-4 Single Family Residential; single family homes OS Open Space; cemetery
Comprehensive Plan Designation:	Institutional Facility

ZONING MAP



Attachment: 1 - 3700 Dundee - Application Summary (6708 : Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700 Dundee

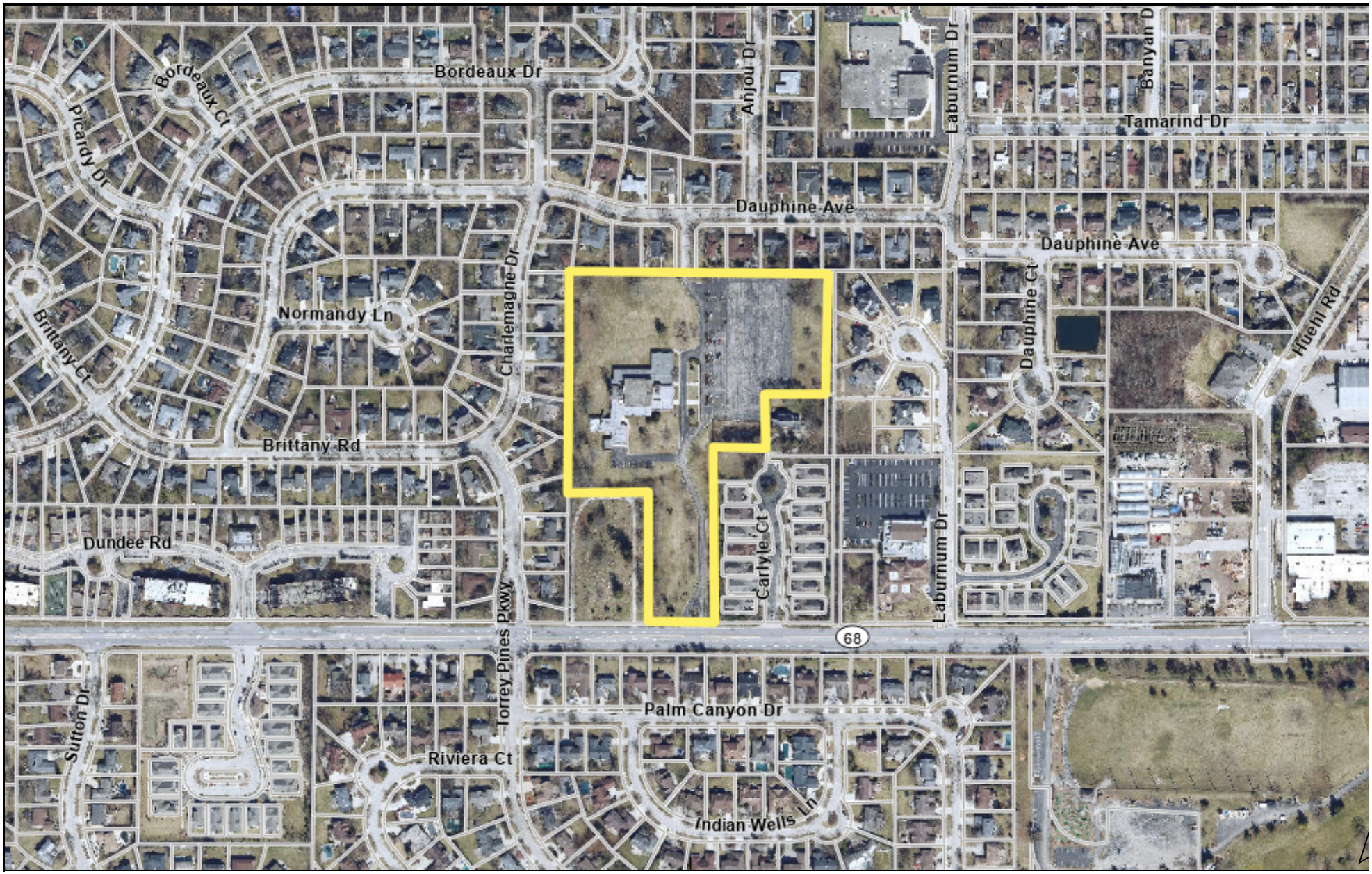
COMPREHENSIVE PLAN MAP



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

Attachment: 1 - 3700 Dundee - Application Summary (6708 : Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700 Dundee

GISConsortium | 3700 Dundee



0 500 1000 ft

Print Date: 5/10/2023

Notes

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

Attachment: 1 - 3700 Dundee - Application Summary (6708 : Preliminary Review of a Request by MI

GISConsortium

3700 Dundee

0 200 400 ft

Print Date: 5/10/2023

Notes

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northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

Attachment: 2 - 3700 Dundee - Sustainability Addendum (6708 : Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700

MEMORANDUM

To: Cara Pavlicek, Village Manager
From Tessa Murray, Sustainability Coordinator
Cc: Michaela Kohlstedt, Deputy Director of DPS
Date: July 11, 2023
Subject: PRE-23-05: 3700 Dundee – 3700 Dundee Road - M/I Homes – Sustainability Addendum

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices. Applicable action items from the CAP are listed below for all parties to consider during the preliminary review.

1) TRANSPORTATION AND LAND USE

1A: Consider inclusion of electric vehicle charging ports and reserve a percentage of parking spots for exclusive EV use.

1B: If 1A will not be realized, garage electrical plans must indicate at least one conduit installed from panel to junction box, with capacity for the future 2 pole breaker and at least a 60 amp load to the electrical panel.

2) BUILDINGS AND ENERGY

2A: Consider incorporating renewable energy installations to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives.

2B: If 2A will not be realized, anticipate creation of solar-ready roof zones in compliance with Northbrook ordinance during building permitting. Roof plan solar-ready zones must identify and clearly label: the zone area not less than 150 square feet exclusive of mandatory access or setback areas, structural design loads, and electrical service reserved space to allow installation of a dual pole circuit breaker.

2C: Work with ComEd Energy Efficiency or similar programs for incentives to reduce energy demand of the development. Prioritize measures such as high performance HVAC, building envelope, insulating windows with U-factors at .30 or lower, and the use of 100% LED lighting and Energy Star rated appliances when applicable.

2D: Strive towards zero on-site fossil fuel combustion with usage of electric HVAC, water heating, and electric or induction cooktops.

2E: Reduce urban heat island effect through measures such as "cool" roofs and reflective or permeable surfacing.

2F: Prioritize sustainable materials throughout development, such as maximizing recycled content, domestic production, and lower embodied carbon costs of materials. Commit to warm mix asphalt and low or zero-VOC paints, finishes, and laminates.

2G: Allow safe passage of birds through intentional building design and lighting. Exterior lighting should meet Dark Sky compliance with full cutoff shielding, warm color temperatures no greater than 3000 K, and

motion-sensor technology where appropriate. Consider window glass that minimizes bird disorientation.

3) WASTE MANAGEMENT

3A: Comply with Cook County's demolition requirements to divert 70% of construction debris through recycling.

3B: Provide recycling and organic waste curbside collection services for residents.

4) WATER AND WASTEWATER

4A: Use WaterSense and low-flow water fixtures where applicable.

4B: Control runoff with combination overland flow, detention, and infiltration strategies. For example, plant and maintain native wetland plants in detention area, and use permeable pavers for parking.

5) GREENSPACE AND ECOSYSTEM HEALTH

5A: Strive for inclusion of at least 70% native plant species for trees, shrubs, and grasses included in landscaping.

Attachment: 2 - 3700 Dundee - Sustainability Addendum (6708 : Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700

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: The Catholic Bishop of Chicago

Primary Contact: Eric Wollan

Address: 835 N Rush St

City, State, Zip: Chicago, IL 60611

Phone No.: 312.534.8394

Email: ewollan@archchicago.org

Applicant Information

Legal Name: M/I Homes of Chicago, LLC

Primary Contact: Greg Collins

Company: M/I Homes of Chicago LLC

Address: 2135 City Gate Lane, Suite 620

City, State, Zip: Naperville, IL 60563

Phone No.: 630-880-6888

Email: gcollins@mihomes.com

Property Information

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

Site Location/Address: 3700 Dundee Rd, Northbrook 60062

Size of Property: 11.76 acres (square feet/acres)

Size of Building Space, if applicable: NA (church will removed) (square feet)

Current Zoning[1]: IB

Current Use of the Property: vacant church and parking lot

[1] www.northbrook.il.us/zoningmap

OVER →

Attachment: A - Materials Submitted by Applicant (6708 : Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700 Dundee

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.

Attachment: A - Materials Submitted by Applicant (6708 : Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700 Dundee

ARCHDIOCESE OF CHICAGO

Office of Legal Services
835 N. Rush Street
Chicago, Illinois 60611
tel 312.534.8306 fax 312.534.5252
archchicago.org/departments/Legal Services

Gary R. Ansier
Senior Counsel - Transactions
gansier@archchicago.org

May 1, 2023

From: The Catholic Bishop of Chicago
Eric Wollan
835 N. Rush St.
Chicago, IL 60611

To: Village of Northbrook
Development & Planning Services
1225 Cedar Lane
Northbrook, IL 60062

Re: Authorization Letter- Our Lady of the Brook, 3700 Dundee Rd

To whom it may concern:

As the record owner of the above-stated property, the undersigned hereby affirms that it is has full legal capacity to authorize M/I Homes of Chicago, LLC and its representatives, to submit and pursue the enclosed Preliminary Review Application – Zoning and Subdivision Relief through the Preliminary Review and Plan Commission application process with the Village of Northbrook.

Signature:

The Catholic Bishop of Chicago

By: Eric Wollan Date: 5/5/2023
Eric Wollan,
Chief Capital Assets Officer

Its: _____

Subscribed and sworn to before me this 5 day of May, 2023

Notary Signature: Graciela Laboy

(seal)

OFFICIAL SEAL
GRACIELA LABOY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/25/23

Acknowledged as to form by:

Rev. Christopher M. Gustafson, Pastor
St. Norbert and Our Lady of The Brook

Attachment: A - Materials Submitted by Applicant (6708 : Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700 Dundee

HENLEY WOODS

- **SUMMARY**: HENLEY WOODS IS A LOW MAINTENANCE TOWNHOME COMMUNITY OF 98 HOMES. THE PORTFOLIO OF HOMES WE INTEND TO BUILD INCLUDE TWO SERIES WITH 4 PLANS EACH FOR A TOTAL OF 8 DIFFERENT FLOOR PLANS. INTRODUCING MULTIPLE PLANS TO THE MARKET ALLOWS FOR BUYER FLEXIBILITY IN PRICE POINT, OPTIONALITY AND OF COURSE LIVABILITY. THE RIVER NORTH SERIES IS 3-STORY PLAN WITH A REAR LOAD TWO CAR GARAGE AND 2-3 BEDROOMS. OUR TWO-STORY PROGRAM IS A BRAND NEW "YET TO BE NAMED" SERIES THAT WAS DESIGNED TO ACHIEVE A LARGER SQUARE FOOTAGE AND PRICE POINT. THREE BEDROOMS ARE STANDARD AND ONE OF THE PLANS OFFERS A 1ST FLOOR MASTER SUITE. A DETAILED SUMMARY OF PLAN SF, BED COUNT, ETC. FOR BOTH SERIES HAS BEEN PROVIDED WITH THE ELEVATION RENDERINGS.

- **ZONING:** THE CURRENT ZONING IS IB. THE PROPOSED ZONING IS R-8 MULTI-FAMILY. SURROUNDING USES INCLUDE R-4 SINGLE FAMILY TO THE NORTH, WEST AND EAST. R-6 SMALL LOT SINGLE FAMILY TO THE SOUTHEAST. THE MAJORITY OF ADJACENT LAND WITH DUNDEE FRONTAGE IS ZONED R-8, R-6 AND IB.

- **BULK STANDARDS:** A FULL LIST OF BULK STANDARDS HAS BEEN PREPARED AND IS PROVIDED ON THE SITE PLAN. GUEST PARKING STANDARDS HAVE BEN MET.

- **AFFORDABLE HOUSING**: WITH 98 TOTAL UNITS, ITS EXPECTED THAT FIFTEEN (15) HOMES MEET THE VILLAGE'S TIER 1/TIER2 ATTAINABLE HOUSING REGULATIONS. M/I HOMES WILL COMMIT TO BUILDING THESES UNITS WITHIN THE COMMUNITY AND FURTHER WE WILL ENSURE THE HOMES ARE NOT ISOLATED BUT RATHER ARE INCORPORATED INTO THE OVERALL DESIGN. AS SHOWN ON THE SITE PLAN, WE MARKED THE LOCATION OF EACH AFFORDABLE HOME.

- **SITE CONDITIONS**: THE PROPERTY IS CURRENTLY A VACANT CHURCH AND ASSOCIATED PARKING LOT. ITS GENERALLY A FLAT SITE WITH A SLIGHT NORTH TO EAST TOPOGRAPHY. THE ADJACENT CEMETERY IS NOT PART OF THIS PROPERTY AND WILL REMAIN.

Attachment: A - Materials Submitted by Applicant (6708 : Preliminary Review of a Request

HENLEY WOODS

- **ACCESS**: THE PROPERTY HAS FULL ACCESS SOUTH TO DUNDEE RD. NO MODIFICATIONS ARE PLANNED FOR THIS ROAD CONNECTION. CURRENTLY, THE PARKING LOT HAS A CONNECTION NORTH TO ANJOU DRIVE. BOTH ACCESS POINTS WILL REMAIN AND BE UTILIZED WITH THE NEW LAND PLAN.

- **SITE PLAN**: OUR SITE PLAN HAS A RATHER SIMPLE DESIGN. A NORTH-SOUTH SPINE ROAD WILL CONNECT FROM DUNDEE RD TO ANJOU DRIVE. OUR TWO-STORY HOMES ARE LOCATED IN THE NORTHWEST CORNER OF THE SITE, POSITIONED ALONG SPRINGWOOD CIRCLE (OUTLINED IN BLUE). OUR THREE-STORY HOMES WILL BE LOCATED PRIMARILY IN THE NORTHEAST CORNER, AGAIN, CLUSTERED AROUND WOODBURY WAY. TOTAL SITE DENSITY IS 8.5 DU/ACRE. GUEST PARKING HAS BEEN WELL THOUGHT OUT AND IS STRATEGICALLY LOCATED THROUGHOUT THE COMMUNITY. THE GUEST PARKING RATIO 0.5 SPACES/UNIT. THERE IS ALSO AN ADDITIONAL 4 SPACES PER UNIT WHEN COUNTING GARAGE AND DRIVEWAY SPACES. A SUMMARY OF BULK STANDARDS IS PROVIDED FOR ON THE SITE PLAN.

- **PRICE POINTS**: WE ARE ANTICIPATING A SALES PRICE RANGE FROM THE MID $500S TO THE HIGH $600S.

Attachment: A - Materials Submitted by Applicant (6708 : Preliminary Review of a Request

PLAN	SQFT	BEDROOM	BATH	GARAGE
Plan A	2409	3	2.5	2
Plan B	2239	3	2.5	2
Plan C	2284	3	2.5	2
Plan D	1969	3	2.5	2

NEW HOME SERIES

Attachment: A - Materials Submitted by Applicant (6708 : Preliminary Review of a Request

Front Elevation

PLAN	SQFT	BEDROOM	BATH	GARAGE
Ontario	1925	3	2.5	2
Regis	1792	3	2.5	2
Kingsbury	1630	3	2.5	2
Franklin	1615	2-3	2.5	2

Left Elevation

Right Elevation

RIVER NORTH SERIES

Attachment: A - Materials Submitted by Applicant (6708 : Preliminary Review of a Request

DAUPHINE AVENUE

ANJOU DRIVE

R-4

LANDSCAPE BUFFER

CHARLEMAGNE DRIVE

LANDSCAPE BUFFER

GUEST PARKING

PROPOSED DETENTION ±1.0 AC.

WOODBURY WAY

PUBLIC RIGHT-OF-WAY

SPRINGWOOD CIRCLE

R-8

EXISTING DETENTION ±0.2 AC.

5' CARRIAGE WALK

ON-STREET GUEST PARKING

CARLYLE COURT

OS

DUNDEE ROAD

0 50' 100' 200'
SCALE: 1"=100'

NORTH

SITE DATA

LAND USE	UNITS	AREA
MARKET RATE FRONT-LOADED TOWNHOMES	54	5.9
MARKET RATE REAR-LOADED TOWNHOMES	29	3.3
AFFORDABLE REAR-LOADED TOWNHOMES	15	0.8
OPEN SPACE / DETENTION	-	1.6
TOTAL	98	11.6
MAX. R-8 DENSITY w/ DENSITY BONUS:	93	

NOTE: ✕ DENOTES AFFORDABLE HOUSING UNIT

PARKING	REQUIRED	PROVIDED
GUEST PARKING	50 (.5:1)	50

MINIMUM DESIGN STANDARDS (PROPOSED ZONING DISTRICT: R-8)

FRONT-LOADED TOWNHOMES

BUILDING SETBACKS

FRONT TO PUBLIC R.O.W.	25'
FRONT TO PRIVATE STREET	18'
SIDE TO PUBLIC R.O.W.	20'
SIDE TO PRIVATE STREET	10'
SIDE TO PERIMETER	25'
REAR TO PERIMETER	30'

BUILDING SEPARATIONS

SIDE TO SIDE	20'
SIDE TO REAR	35'
REAR TO REAR	55'

REAR-LOADED TOWNHOME

BUILDING SETBACKS

FRONT TO PUBLIC R.O.W. / PRIVATE STREET	25'
SIDE TO PUBLIC R.O.W.	20'
SIDE TO PERIMETER	20'

BUILDING SEPARATIONS

FRONT TO FRONT	50'
SIDE TO REAR	58'
REAR TO REAR	58'

CONCEPT PLAN

HENLEY WOODS
NORTHBROOK, ILLINOIS

1/17/2023

M/I HOMES

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

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Attachment: A - Materials Submitted by Applicant (6708 : Preliminary Review of a Request by MI Homes for 98 Townhomes at 3700 Dundee Road)