Regular Meeting Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, October 24, 2023

7:30 PM

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES APPROVAL**
   A. October 10, 2023 Regular Board Meeting Minutes for Approval
4. **SWEARING IN OF FIREFIGHTER THOMAS MAGNA**
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 for October 1, 2023 thru October 15, 2023
   B. Review and Approval of Frontage Deposit List Dated October 14, 2023
8. **PRESIDENT'S REPORT**

   Community Moment

   A. A Resolution Recognizing Fire Chief Andrew Carlson for 24 Years of Service
   B. A Resolution Recognizing Patrol Officer Roger Scott for 27 Years of Service
   C. A Proclamation Recognizing October 24, 2023 as World Polio Day
   D. A Proclamation Recognizing October 31, 2023 as UNICEF Collection Day
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. A Confirming Resolution Approving Emergency Generator Repairs at the Water

Treatment Plant by Midwest Power Industry of Ringwood, Illinois and a Corresponding Budget Amendment.

A Confirming Resolution Approving Emergency Generator Repairs at the Water Treatment Plant by Midwest Power Industry of Ringwood, Illinois and Corresponding Budget Amendment in the amount of $110,000.

B. A Resolution Authorizing the Transfer of Special Permits to Allow the Operation of a Membership Sports and Recreation Facility by new Owner/Operator (1900 Old Willow Road) (BOT-23-07)

The Applicant requests approval for special permit transfer of previously approved a Membership Sports and Recreation Facility to a new owner/operator of the facility. Section 11-602 I of the Zoning Code requires approval of such transfer by adoption of a resolution by the Village Board of Trustees. No public hearing is required.

C. Consideration of various actions to approve the zoning relief application for Rosewater Senior Care - Alpha, LLC at 2944-2960 Dundee Road, Plan Commission Docket No. PCD-22-13.

The Applicant requests a Comprehensive Plan Amendment, Rezoning, Lot Consolidation, Special Permit, Variation, and Site Plan approval to allow construction and operation of an assisted living facility for up to 17 residents. The Plan Commission recommends approval of the requested relief. The following documents are included for consideration:

i. *An Ordinance Amending the Comprehensive Plan*
ii. *An Ordinance Rezoning the Subject Property*
iii. *A Resolution Consolidating the two lots into one*
iv. *An Ordinance Approving a Special Permit for an Assisted Living Facility with a Variation and site plan approval*

D. An Ordinance Providing for the Disposal of Surplus Property and Evidence

The Police Department is seeking authorization pursuant to the Law Enforcement Disposition of Property Act, 765 ILCS 1030/0.01 et seq. and according to Section 2-193 of the Northbrook municipal code to dispose of surplus property and evidence that has been determined to be unclaimed.

10. ADMINISTRATION AND FINANCE

11. PLANNING AND ECONOMIC DEVELOPMENT

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 or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are requested to promptly contact the Village of Northbrook at (847) 272-5050, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Northbrook to make reasonable accommodations for those persons.

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
304314	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW (*)	59,671.66
304275	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW	231.53
304341	ADAM WORTHINGTON	REIMBURSEMENT - PD	105.50
6110(A)	ADDIS LAW GROUP	LEGAL SERVICES - GG	17,000.00
304331	ADVANCED AUTO PARTS AND CARQUEST	PARTS - PW	14.39
304329	ADVANCED ELEVATOR COMPANY	PROFESSIONAL SERVICES - PW	2,490.00
6073(A)	ADVANCED TREE CARE	SERVICES - PW	185.00
6074(A)	AIR ONE EQUIPMENT INC	EQUIPMENT - FD	1,104.00
6075(A)	ALEXANDER CHEMICAL CORPORATION	SUPPLIES - PW (*)	6,368.00
304330	ALLIED GARAGE DOOR INC	SUPPLIES - PW	2,295.60
6107(A)	ALPHA BUILDING MAINTENANCE SERVICE	PROFESSIONAL SERVICES - PW (*)	9,013.03
6076(A)	ALPHA PRIME COMMUNICATIONS	SERVICES - PW	200.00
6101(A)	ALPHAGRAPHICS US333	SUPPLIES - DPS	139.41
304243	AMALGAMATED BANK OF CHICAGO	ADMINISTRATION FEES - FIN	475.00
6105(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PW	1,119.12
6108(A)	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN	517.60
304327	AMERICAN TAXI DISPATCH, INC	SENIOR TRANSPORTATION - FIN	350.00
304342	ANGELIKA MCGEE	REIMBURSEMENT - PD	30.78
304309	APEX LANDSCAPING INC.	SERVICES - PW	290.00
6077(A)	ARLINGTON POWER EQUIPMENT	SUPPLIES - PW	133.81
304339	ARLINGTON RENTAL	SUPPLIES - FD	180.18
304307	ARTISTIC ENGRAVING	UNIFORMS - PD	146.61
304247	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	7,575.47
304315	BACKFLOW SOLUTIONS, INC.	PROFESSIONAL SERVICES - PW	5,787.57
6078(A)	BATTERY SERVICE CORPORATION	PARTS - PW	2,911.95
6079(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW	165.00
304244	BIG APPLE BAGELS	CANTEEN - PD	47.98
304358	BILL FERRELL	RESIDENT COST REIMBURSEMENT - PW	1,950.00
304245	BOUND TREE MEDICAL, LLC	SUPPLIES - FD	818.51
304343	BRAD GUTWILLIG	REIMBURSEMENT - PD	445.00
304357	BRIAN WALSH	RESIDENT COST REIMBURSEMENT - PW	1,950.00
304246	BROTHERS ASPHALT PAVING, INC.	PROFESSIONAL SERVICES - PW (*)	351,202.18
304308	BUILDERS ASPHALT, LLC	MATERIALS - PW (*)	3,763.96
304338	C+H PRECISION WEAPONS, LLC	SUPPLIES - PD	391.62
6103(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	77.30
6082(A)	CDW GOVERNMENT INC.	EQUIPMENT - IT	3,389.38
6080(A)	CHICAGO COMMUNICATIONS LLC	SUPPLIES - PD	95.00
304296	CINTAS CORPORATION #2	SUPPLIES - PD	466.05
304297	CINTAS CORPORATION #2	UNIFORMS - PW	174.94
304248	CLARK BAIRD SMITH LLP	LEGAL SERVICES - GG	2,106.25
6081(A)	CLARK DIETZ	PROFESSIONAL SERVICES - PW (*)	9,842.50
304249	COLLEGE OF DUPAGE	TRAINING - PD	623.00
304250	COMCAST CABLE	CABLE/INTERNET - PD	115.72
304251	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	506.00
304323	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	54,687.09
304252	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES - DPS	533.00
304301	CUMMINS SALES AND SERVICE	SERVICES - PW	6,789.06
304253	CUTLER WORKWEAR	UNIFORMS - PW	1,426.63
304352	DAVID BUSKO	ESCROW RELEASE - PW	300.00
304351	DAVID SCHWEIHS	REIMBURSEMENT - FD	132.78
304344	DENISE JASSO	REIMBURSEMENT - PD	142.79
6083(A)	DLT SOLUTIONS, LLC	ANNUAL SUBSCRIPTION - IT	6,876.10

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
304334	DRAIN & PLUMBING SERVICES	SERVICES - PW	324.08
304254	DTN, LLC	SERVICES - PW	2,361.00
304255	EL-COR INDUSTRIES, INC.	PARTS - PW	99.59
304336	EN VENDING LLC	CANTEEN - FD	644.16
304256	EVANSTON FUNERAL & CREMATION, INC.	PROFESSIONAL SERVICES - PD	450.00
6084(A)	FASTSIGNS	SUPPLIES - FD	38.75
304258	FEDEX	SHIPPING - PW	22.55
304257	FEDEX	SHIPPING - PD	17.48
304259	FEDEX	SHIPPING - PW	11.64
6102(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	5,105.60
6104(A)	FIRST CHOICE COFFEE SERVICES	SUPPLIES - PW	1,206.50
304328	FLECK'S LANDSCAPING	PROFESSIONAL SERVICES - PW (*)	10,549.28
6085(A)	FLUORECYCLE, INC.	RECYCLING - PW	482.20
304260	FOOT STONE, INC.	PROFESSIONAL SERVICES - PW (*)	3,558.83
6086(A)	GALLS, LLC	UNIFORMS - PD	311.16
304261	GOLF MILL FORD	PARTS - PW	6,194.66
6087(A)	GRAINGER	PARTS - PW	154.84
304306	HEALTH INSPECTION PROFESSIONALS INC	PROFESSIONAL SERVICES - DPS	5,500.00
304333	HOUSEAL LAVIGNE ASSOCIATES, LLC	PROFESSIONAL SERVICES - DPS	3,488.75
304262	IDLEWOOD ELECTRIC SUPPLY, INC.	SUPPLIES - PW	375.00
304263	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PD	151.00
304264	ILLINOIS STATE TOLL HIGHWAY	FEES - FD	20.00
304310	J & B SOLUTIONS TO HEALTHY TREES	SERVICES - PW	800.00
304266	J.G. UNIFORMS, INC.	UNIFORMS - PD	418.40
304265	JACKSON-HIRSH, INC.	SUPPLIES - PW	98.86
304360	JACOB WEILAND & AMY SPEIGEL	UTILITY REFUND - FIN	23.45
304355	JASON BURKE	RESIDENT COST REIMBURSEMENT - PW	525.00
304345	JASON STEINER	REIMBURSEMENT - PD	367.00
304350	JOHN O'DONNELL	REIMBURSEMENT - PW	786.74
304340	KAREN L. HUGHES	ALARM PERMIT REFUND - PD	5.00
304302	KELLEY WILLIAMSON COMPANY	PARTS - PW	1,677.50
304322	KEVIN W. SHAUGHNESSY	PROFESSIONAL SERVICES - PD	240.00
304267	KEYTH TECHNOLOGIES	SUPPLIES - PD	71.00
304268	KLOEPFER CONSTRUCTION, INC.	PROFESSIONAL SERVICES - PW (*)	8,600.00
6089(A)	LAUTERBACH & AMEN, LLP	PROFESSIONAL SERVICES - FIN	6,000.00
304300	LEXISNEXIS RISK SOLUTIONS	SUBSCRIPTION - PD	1,266.67
304324	LINDE GAS & EQUIPMENT INC.	SUPPLIES - PW	558.91
6090(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - PW/FD	1,946.91
6095(A)	M.E.S.	EQUIPMENT - FD	5,008.31
6106(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	754.44
6092(A)	MEADE INC.	SERVICES - PW	3,685.62
6093(A)	MGP, INC.	PROFESSIONAL SERVICES - PW (*)	18,540.00
304346	MICHAEL TADLEY	REIMBURSEMENT - PD	31.74
304303	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	36,582.00
304305	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	20,295.00
304304	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	11,999.00
6094(A)	MOTOROLA SOLUTIONS, INC.	PROFESSIONAL SERVICES - PD	6,577.00
304269	MULTIPLE CONCRETE ACCESSORIES CORP	SUPPLIES - PW	137.60
304311	NAPA AUTO PARTS	PARTS - PW	448.07
304337	NATURAL COMMUNITIES LLC	SERVICES - DPS	905.00
304332	NELBUD SERVICES, LLC	SERVICES - PW	300.00
304313	NEXUM, INC.	ANNUAL SUBSCRIPTION - IT	19,318.00

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
304271	NFPA	SUPPLIES - FD	61.25
304276	NICOR	UTILITIES - PW	8,278.98
304353	NIKOS KARAVITIS	ESCROW RELEASE - PW	600.00
304270	NIPSTA	TRAINING - FD	1,550.00
304272	NORTH AMERICAN CORPORATION OF ILLINOIS	SUPPLIES - PW	119.55
304277	NORTH SHORE GAS COMPANY	UTILITIES - PW	402.46
304273	NORTHBROOK POSTMASTER	POSTAGE - FIN	1,000.00
304274	NORTHBROOK SYMPHONY ORCHESTRA	CONTRIBUTION - GG (*)	10,000.00
304278	NORTHSHORE OMEGA	SERVICES - PD	9,193.00
304279	NORTHWEST FREIGHTLINER	PARTS - PW	276.16
304321	PACE ANALYTICAL SERVICES, LLC	SERVICES - PW	1,943.60
6096(A)	PARKMOBILE, LLC	SERVICES - PW	1,451.79
304320	PEERLESS NETWORK, INC.	TELECOMMUNICATIONS - IT	4,564.63
304356	PETER SAM STOCKSLAGER	RESIDENT COST REIMBURSEMENT - PW	1,950.00
304335	PLUNKETT'S PEST CONTROL, INC	SERVICES - PW	140.01
304280	PREFORM TRAFFIC CONTROL SYSTEMS	PAVEMENT MARKINGS - PW (*)	40,145.76
304281	PROMO'S 911, INC.	SUPPLIES - FD	661.82
6097(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	22,953.13
304312	RICKMAN CONTRACT SERVICES, INC.	PROFESSIONAL SERVICES - FIN	6,500.00
304354	ROBERT & PAM TICHY	ESCROW RELEASE - PW	900.00
304359	ROBERT RIDGWAY	UTILITY REFUND - FIN	61.95
304282	ROSE PEST SOLUTIONS	PROFESSIONAL SERVICES - PD	107.00
304283	ROTARY CLUB OF NORTHBROOK	MEMBERSHIP - GG	300.00
6098(A)	RYDIN	SUPPLIES - FIN	886.98
304284	SHERMAN MECHANICAL INC.	SERVICES - PW (*)	10,846.00
304285	SHERWIN WILLIAMS	SUPPLIES - PW	465.00
304286	SNAP-ON INCORPORATED	PARTS - PW	179.96
304287	SPOK, INC.	PAGERS - PW	63.64
304288	STANDARD EQUIPMENT COMPANY	PARTS - PW	149.45
304318	STANTEC CONSULTING SERVICES INC.	PROFESSIONAL SERVICES - PW	5,402.00
304326	STAPLES, INC	ANNUAL SUBSCRIPTION - IT	264.00
304289	STEVE FOLEY CADILLAC INC	SALES TAX REBATE - FIN	9,993.82
304290	SUNSET FOOD MART, INC.	CANTEEN - FD	161.52
304291	SWANSONS BLOSSOM SHOP	SERVICE RECOGNITION - FD	300.00
304317	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	799.01
304347	TERESA DREWES	REIMBURSEMENT - PD	418.74
6091(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,659.00
6109(A)	THE ORGANIC GARDENER LTD	PROFESSIONAL SERVICES - DPS	800.00
304292	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES - DPS	473.00
304294	THOMSON REUTERS	SUBSCRIPTION - PD	316.83
304348	TODD FEINGOLD	REIMBURSEMENT - PD	757.38
304325	TWIN SUPPLIES, LTD	SUPPLIES - PW	676.00
304293	UEMSI/HTV INC.	SUPPLIES - PW	1,225.38
304319	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	40.00
6088(A)	USABLUEBOOK	SUPPLIES - PW	54.05
304298	VECTOR SOLUTIONS	SUBSCRIPTION - IT (*)	23,642.75
304316	VERIZON CONNECT NWF INC.	SERVICES - PW	1,171.09
304242	WASTE MANAGEMENT	YARD WASTE STICKERS - FIN	2,120.00
6099(A)	WEIDNER FARMS MATERIAL INC.	PROFESSIONAL SERVICES - PW (*)	5,415.00
304295	WEST SIDE TRACTOR SALES	PARTS - PW	1,837.48
304349	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	1,174.84
6100(A)	WILMETTE TRUCK AND BUS SERVICE, INC	SERVICES - PW	1,000.00

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
304299	WINKLER'S TREE SERVICE INC.	SERVICES - PW	55.00
		CLASS 'A' TOTAL	**941,897.35**

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
391(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	18,299.25
392(E)	IPBC	HEALTH INSURANCE - GG	559,035.68
10/13/23	PAYROLL	10/13/2023 PAYROLL	1,023,856.36
		CLASS 'B' TOTAL	**1,601,191.29**
		REPORT TOTAL	***2,543,088.64***

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:

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
304246	BROTHERS ASPHALT PAVING, INC.	PROFESSIONAL SERVICES - PW (*)	351,202.18
304314	A. EPSTEIN AND SONS INTERNATIONAL	PROFESSIONAL SERVICES - PW (*)	59,671.66
304323	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	54,687.09
304280	PREFORM TRAFFIC CONTROL SYSTEMS	PAVEMENT MARKINGS - PW (*)	40,145.76
304303	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	36,582.00
304298	VECTOR SOLUTIONS	SUBSCRIPTION - IT (*)	23,642.75
6097(A)	REALTY & MORTGAGE CO.	SHF EXPENSE REIMB - FIN	22,953.13
304305	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	20,295.00
304313	NEXUM, INC.	ANNUAL SUBSCRIPTION - IT	19,318.00
6093(A)	MGP, INC.	PROFESSIONAL SERVICES - PW (*)	18,540.00
6110(A)	ADDIS LAW GROUP	LEGAL SERVICES - GG	17,000.00
304304	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	11,999.00
304284	SHERMAN MECHANICAL INC.	SERVICES - PW (*)	10,846.00
304328	FLECK'S LANDSCAPING	PROFESSIONAL SERVICES - PW (*)	10,549.28
304274	NORTHBROOK SYMPHONY ORCHESTRA	CONTRIBUTION - GG (*)	10,000.00
304289	STEVE FOLEY CADILLAC INC	SALES TAX REBATE - FIN	9,993.82
6081(A)	CLARK DIETZ	PROFESSIONAL SERVICES - PW (*)	9,842.50
304278	NORTHSHORE OMEGA	SERVICES - PD	9,193.00
6107(A)	ALPHA BUILDING MAINTENANCE SERVICE	PROFESSIONAL SERVICES - PW (*)	9,013.03
304268	KLOEPFER CONSTRUCTION, INC.	PROFESSIONAL SERVICES - PW (*)	8,600.00
304276	NICOR	UTILITIES - PW	8,278.98
304247	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	7,575.47
6083(A)	DLT SOLUTIONS, LLC	ANNUAL SUBSCRIPTION - IT	6,876.10
304301	CUMMINS SALES AND SERVICE	SERVICES - PW	6,789.06
6094(A)	MOTOROLA SOLUTIONS, INC.	PROFESSIONAL SERVICES - PD	6,577.00
304312	RICKMAN CONTRACT SERVICES, INC.	PROFESSIONAL SERVICES - FIN	6,500.00
6075(A)	ALEXANDER CHEMICAL CORPORATION	SUPPLIES - PW (*)	6,368.00
304261	GOLF MILL FORD	PARTS - PW	6,194.66
6089(A)	LAUTERBACH & AMEN, LLP	PROFESSIONAL SERVICES - FIN	6,000.00
304315	BACKFLOW SOLUTIONS, INC.	PROFESSIONAL SERVICES - PW	5,787.57
304306	HEALTH INSPECTION PROFESSIONALS INC	PROFESSIONAL SERVICES - DPS	5,500.00
6099(A)	WEIDNER FARMS MATERIAL INC.	PROFESSIONAL SERVICES - PW (*)	5,415.00
304318	STANTEC CONSULTING SERVICES INC.	PROFESSIONAL SERVICES - PW	5,402.00
6102(A)	FIRE SAFETY CONSULTANTS, INC	PROFESSIONAL SERVICES - FD	5,105.60
6095(A)	M.E.S.	EQUIPMENT - FD	5,008.31
304320	PEERLESS NETWORK, INC.	TELECOMMUNICATIONS - IT	4,564.63
304308	BUILDERS ASPHALT, LLC	MATERIALS - PW (*)	3,763.96
6092(A)	MEADE INC.	SERVICES - PW	3,685.62
304260	FOOT STONE, INC.	PROFESSIONAL SERVICES - PW (*)	3,558.83
304333	HOUSEAL LAVIGNE ASSOCIATES, LLC	PROFESSIONAL SERVICES - DPS	3,488.75
6082(A)	CDW GOVERNMENT INC.	EQUIPMENT - IT	3,389.38
6078(A)	BATTERY SERVICE CORPORATION	PARTS - PW	2,911.95
304329	ADVANCED ELEVATOR COMPANY	PROFESSIONAL SERVICES - PW	2,490.00
304254	DTN, LLC	SERVICES - PW	2,361.00
304330	ALLIED GARAGE DOOR INC	SUPPLIES - PW	2,295.60
304242	WASTE MANAGEMENT	YARD WASTE STICKERS - FIN	2,120.00
304248	CLARK BAIRD SMITH LLP	LEGAL SERVICES - GG	2,106.25
304358	BILL FERRELL	RESIDENT COST REIMBURSEMENT - PW	1,950.00
304357	BRIAN WALSH	RESIDENT COST REIMBURSEMENT - PW	1,950.00
304356	PETER SAM STOCKSLAGER	RESIDENT COST REIMBURSEMENT - PW	1,950.00
6090(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - PW/FD	1,946.91
304321	PACE ANALYTICAL SERVICES, LLC	SERVICES - PW	1,943.60

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
304295	WEST SIDE TRACTOR SALES	PARTS - PW	1,837.48
304302	KELLEY WILLIAMSON COMPANY	PARTS - PW	1,677.50
6091(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,659.00
304270	NIPSTA	TRAINING - FD	1,550.00
6096(A)	PARKMOBILE, LLC	SERVICES - PW	1,451.79
304253	CUTLER WORKWEAR	UNIFORMS - PW	1,426.63
304300	LEXISNEXIS RISK SOLUTIONS	SUBSCRIPTION - PD	1,266.67
304293	UEMSI/HTV INC.	SUPPLIES - PW	1,225.38
6104(A)	FIRST CHOICE COFFEE SERVICES	SUPPLIES - PW	1,206.50
304349	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	1,174.84
304316	VERIZON CONNECT NWF INC.	SERVICES - PW	1,171.09
6105(A)	AMAZON.COM SERVICES, INC.	SUPPLIES - PW	1,119.12
6074(A)	AIR ONE EQUIPMENT INC	EQUIPMENT - FD	1,104.00
304273	NORTHBROOK POSTMASTER	POSTAGE - FIN	1,000.00
6100(A)	WILMETTE TRUCK AND BUS SERVICE, INC	SERVICES - PW	1,000.00
304337	NATURAL COMMUNITIES LLC	SERVICES - DPS	905.00
304354	ROBERT & PAM TICHY	ESCROW RELEASE - PW	900.00
6098(A)	RYDIN	SUPPLIES - FIN	886.98
304245	BOUND TREE MEDICAL, LLC	SUPPLIES - FD	818.51
304310	J & B SOLUTIONS TO HEALTHY TREES	SERVICES - PW	800.00
6109(A)	THE ORGANIC GARDENER LTD	PROFESSIONAL SERVICES - DPS	800.00
304317	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	799.01
304350	JOHN O'DONNELL	REIMBURSEMENT - PW	786.74
304348	TODD FEINGOLD	REIMBURSEMENT - PD	757.38
6106(A)	MACQUEEN EMERGENCY GROUP	PARTS - PW	754.44
304325	TWIN SUPPLIES, LTD	SUPPLIES - PW	676.00
304281	PROMO'S 911, INC.	SUPPLIES - FD	661.82
304336	EN VENDING LLC	CANTEEN - FD	644.16
304249	COLLEGE OF DUPAGE	TRAINING - PD	623.00
304353	NIKOS KARAVITIS	ESCROW RELEASE - PW	600.00
304324	LINDE GAS & EQUIPMENT INC.	SUPPLIES - PW	558.91
304252	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES - DPS	533.00
304355	JASON BURKE	RESIDENT COST REIMBURSEMENT - PW	525.00
6108(A)	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN	517.60
304251	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	506.00
6085(A)	FLUORECYCLE, INC.	RECYCLING - PW	482.20
304243	AMALGAMATED BANK OF CHICAGO	ADMINISTRATION FEES - FIN	475.00
304292	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES - DPS	473.00
304296	CINTAS CORPORATION #2	SUPPLIES - PD	466.05
304285	SHERWIN WILLIAMS	SUPPLIES - PW	465.00
304256	EVANSTON FUNERAL & CREMATION, INC.	PROFESSIONAL SERVICES - PD	450.00
304311	NAPA AUTO PARTS	PARTS - PW	448.07
304343	BRAD GUTWILLIG	REIMBURSEMENT - PD	445.00
304347	TERESA DREWES	REIMBURSEMENT - PD	418.74
304266	J.G. UNIFORMS, INC.	UNIFORMS - PD	418.40
304277	NORTH SHORE GAS COMPANY	UTILITIES - PW	402.46
304338	C+H PRECISION WEAPONS, LLC	SUPPLIES - PD	391.62
304262	IDLEWOOD ELECTRIC SUPPLY, INC.	SUPPLIES - PW	375.00
304345	JASON STEINER	REIMBURSEMENT - PD	367.00
304327	AMERICAN TAXI DISPATCH, INC	SENIOR TRANSPORTATION - FIN	350.00
304334	DRAIN & PLUMBING SERVICES	SERVICES - PW	324.08
304294	THOMSON REUTERS	SUBSCRIPTION - PD	316.83

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
6086(A)	GALLS, LLC	UNIFORMS - PD	311.16
304352	DAVID BUSKO	ESCROW RELEASE - PW	300.00
304332	NELBUD SERVICES, LLC	SERVICES - PW	300.00
304283	ROTARY CLUB OF NORTHBROOK	MEMBERSHIP - GG	300.00
304291	SWANSONS BLOSSOM SHOP	SERVICE RECOGNITION - FD	300.00
304309	APEX LANDSCAPING INC.	SERVICES - PW	290.00
304279	NORTHWEST FREIGHTLINER	PARTS - PW	276.16
304326	STAPLES, INC	ANNUAL SUBSCRIPTION - IT	264.00
304322	KEVIN W. SHAUGHNESSY	PROFESSIONAL SERVICES - PD	240.00
304275	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW	231.53
6076(A)	ALPHA PRIME COMMUNICATIONS	SERVICES - PW	200.00
6073(A)	ADVANCED TREE CARE	SERVICES - PW	185.00
304339	ARLINGTON RENTAL	SUPPLIES - FD	180.18
304286	SNAP-ON INCORPORATED	PARTS - PW	179.96
304297	CINTAS CORPORATION #2	UNIFORMS - PW	174.94
6079(A)	BAXTER & WOODMAN INC.	PROFESSIONAL SERVICES - PW	165.00
304290	SUNSET FOOD MART, INC.	CANTEEN - FD	161.52
6087(A)	GRAINGER	PARTS - PW	154.84
304263	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PD	151.00
304288	STANDARD EQUIPMENT COMPANY	PARTS - PW	149.45
304307	ARTISTIC ENGRAVING	UNIFORMS - PD	146.61
304344	DENISE JASSO	REIMBURSEMENT - PD	142.79
304335	PLUNKETT'S PEST CONTROL, INC	SERVICES - PW	140.01
6101(A)	ALPHAGRAPHICS US333	SUPPLIES - DPS	139.41
304269	MULTIPLE CONCRETE ACCESSORIES CORP	SUPPLIES - PW	137.60
6077(A)	ARLINGTON POWER EQUIPMENT	SUPPLIES - PW	133.81
304351	DAVID SCHWEIHS	REIMBURSEMENT - FD	132.78
304272	NORTH AMERICAN CORPORATION OF ILLINOIS	SUPPLIES - PW	119.55
304250	COMCAST CABLE	CABLE/INTERNET - PD	115.72
304282	ROSE PEST SOLUTIONS	PROFESSIONAL SERVICES - PD	107.00
304341	ADAM WORTHINGTON	REIMBURSEMENT - PD	105.50
304255	EL-COR INDUSTRIES, INC.	PARTS - PW	99.59
304265	JACKSON-HIRSH, INC.	SUPPLIES - PW	98.86
6080(A)	CHICAGO COMMUNICATIONS LLC	SUPPLIES - PD	95.00
6103(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	77.30
304267	KEYTH TECHNOLOGIES	SUPPLIES - PD	71.00
304287	SPOK, INC.	PAGERS - PW	63.64
304359	ROBERT RIDGWAY	UTILITY REFUND - FIN	61.95
304271	NFPA	SUPPLIES - FD	61.25
304299	WINKLER'S TREE SERVICE INC.	SERVICES - PW	55.00
6088(A)	USABLUEBOOK	SUPPLIES - PW	54.05
304244	BIG APPLE BAGELS	CANTEEN - PD	47.98
304319	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	40.00
6084(A)	FASTSIGNS	SUPPLIES - FD	38.75
304346	MICHAEL TADLEY	REIMBURSEMENT - PD	31.74
304342	ANGELIKA MCGEE	REIMBURSEMENT - PD	30.78
304360	JACOB WEILAND & AMY SPEIGEL	UTILITY REFUND - FIN	23.45
304258	FEDEX	SHIPPING - PW	22.55
304264	ILLINOIS STATE TOLL HIGHWAY	FEES - FD	20.00
304257	FEDEX	SHIPPING - PD	17.48
304331	ADVANCED AUTO PARTS AND CARQUEST	PARTS - PW	14.39
304259	FEDEX	SHIPPING - PW	11.64

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
304340	KAREN L. HUGHES	ALARM PERMIT REFUND - PD	5.00
		CLASS 'A' TOTAL	**941,897.35**

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 1, 2023 - OCTOBER 15, 2023
FOR 10/24/23 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
10/13/23	PAYROLL	10/13/2023 PAYROLL	1,023,856.36
392(E)	IPBC	HEALTH INSURANCE - GG	559,035.68
391(E)	CHASE CARD SERVICES	VILLAGE CREDIT CARD - FIN	18,299.25
		CLASS 'B' TOTAL	**1,601,191.29**
		REPORT TOTAL	***2,543,088.64***

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:

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

OCTOBER 14 , 2023 FRONTAGE DEPOSIT REFUNDS

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
304225	CLEAR PIPE, INC	FRONTAGE DEPOSIT REFUND ®	500.00
304226	TEJAS K DESAI	FRONTAGE DEPOSIT REFUND ®	5,000.00
304227	KUNTAL & AARTI RANA	FRONTAGE DEPOSIT REFUND ®	17,400.00
304228	TANGNEY & SONS PLUMBING & SEWER	FRONTAGE DEPOSIT REFUND ®	500.00
304229	FLUSH PLUMBING & SEWER INC.	FRONTAGE DEPOSIT REFUND ®	500.00
304230	FOCUS CONSTRUCTION	FRONTAGE DEPOSIT REFUND ®	1,100.00
304231	DOUGLAS IP	FRONTAGE DEPOSIT REFUND ®	5,000.00
304232	D & D LANDSCAPE & SPRINKLER SERVICES INC	FRONTAGE DEPOSIT REFUND ®	500.00
304233	AMERICAN LLC	FRONTAGE DEPOSIT REFUND ®	2,500.00
304234	KLOEPFER CONSTRUCTION	FRONTAGE DEPOSIT REFUND ®	1,000.00
304235	BILLS PLUMBING AND SEWER INC	FRONTAGE DEPOSIT REFUND ®	500.00
304236	TOM LEN CUSTOM HOMES	FRONTAGE DEPOSIT REFUND ®	2,300.00
304237	ROBERT BACZEWSKI	FRONTAGE DEPOSIT REFUND ®	5,000.00
304238	MUELLERMIST IRRIGATION CO.	FRONTAGE DEPOSIT REFUND ®	500.00
304239	SURAM DEVELOPERS	FRONTAGE DEPOSIT REFUND ®	6,600.00
304240	RICK'S SEWER & DRAINAGE	FRONTAGE DEPOSIT REFUND ®	500.00
304241	AMERICAN NATIONAL SPRINKLERS	FRONTAGE DEPOSIT REFUND ®	500.00
		CLASS 'A' TOTAL	**49,900.00**

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

of 20 .

Village President

ATTEST: _____

Resolution 2023-

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

A Resolution Recognizing Fire Chief Andrew Carlson for 24 Years of Service

is hereby adopted, as follows:

Andrew Carlson was hired as a Firefighter/Paramedic on August 1, 1999 and holds a Bachelor of Science degree in Ceramic Engineering and a Master of Science degree in Civil Engineering from the University of Illinois and a Bachelor of Science degree in Fire Science Management from Southern Illinois University. He holds certifications as an Emergency Rescue Technician, Tactics and Strategy, Fire Officer, Instructor, Hazardous Materials Operations and Incident Command, and Chief Fire Officer.

Chief Carlson held the ranks of Firefighter/Paramedic, promoted to Lieutenant on May 16, 2008, promoted to Fire Captain on May 16, 2012, promoted to Battalion Chief February 1, 2013, promoted to Deputy Fire Chief August 16, 2017, and promoted to rank of Fire Chief on January 1, 2018.

As Fire Chief, he planned, organized, directed, assigned, and supervised the overall operation of the Fire Department which is comprised of seventy sworn personnel and six civilian employees that work within three Fire Stations. Chief Carlson oversaw the Department's $13.2 million annual operating budget.

Chief Carlson's service and leadership has been invaluable to the Village of Northbrook, the Northbrook Fire Department, and the firefighting profession as a whole. He exemplifies the words "Our family helping yours".

Chief Carlson is a trusted and knowledgeable advocate for the fire service community and is a true public servant. The Village Board and staff wish him all the best in his retirement and future endeavors.

Section 1.

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

On behalf of the Village of Northbrook and its residents, we offer our sincere thanks, appreciation and admiration to Fire Chief Andy Carlson for the twenty-four plus years of service to this community. Congratulations on this achievement and best wishes for a well-earned retirement.

Adopted:

ATTEST:

_____
Village President

_____
Village Clerk

Resolution 2023-

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

A Resolution Recognizing Patrol Officer Roger Scott for 27 Years of Service

is hereby adopted, as follows:

Roger Scott was hired as a Police Officer on April, 6, 1996. He graduated from Northeastern Illinois University in 1995 and the Cook County Sheriff's Police Academy in June of 1996. Prior to becoming a Police Officer, Roger joined the U.S. Air Force in 1981. Roger served as active duty as well as reserve duty staff. Roger was most recently called to active duty in October 2001 and served in Nevada, Saudi Arabia, and Virginia until the end of a two-year tour. Roger retired from the Air Force Reserves as a Senior Master Sergeant in 2004.

Roger served the Village of Northbrook as a Patrol Officer for the entirety of his career, both in the Patrol Division and the Investigations Tactical Unit. During his career, Roger performed as an Evidence Technician, Field Training Officer, Truck Officer, Motorcycle Instructor, Defensive Tactics Instructor, and Weapons/Range Officer. Roger also served as the department representative to the Northern Illinois Police Alarm System (NIPAS) Mobile Field Force.

Roger has received many commendations during his career. In February 2014, Roger received a life-saving award after responding to an ambulance assist call for a 58-year-old who had fallen and was unresponsive. Roger arrived on scene within two minutes and administered CPR with the aid of an AED. Roger's swift action led to the patient regaining a pulse. Roger also received recognition for his work from many outside agencies including the 2013 Achievement Award from the Illinois Department of Transportation (IDOT) for his efforts in DUI enforcement.

Roger brought his military experience and a desire to teach others to the Northbrook Police Department and we have benefitted greatly.

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

On behalf of the Village of Northbrook and its residents, we offer our sincere thanks, appreciation and admiration to Patrol Officer Roger Scott for the twenty-seven plus years of service to this community. Congratulations on this achievement and best wishes for a well-earned retirement.

Adopted:

_____
Village President

ATTEST:

_____
Village Clerk

PROCLAMATION

Rotary Club of Northbrook is part of a global network of neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe. There are over 1.2 million Rotary members in 36,000 clubs throughout the world that sponsor service projects to address critical issues.

The Rotary Club of Northbrook's motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world.

Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize all the children of the world against polio.

Polio cases have dropped by over 99.9 percent since 1988, and the world now stands on the threshold of eradicating this dreadful disease. To date, Rotary has contributed more than $2.2 billion and countless volunteer hours to protecting nearly 3 billion children in 122 countries.

Rotary is working to raise an additional $50 million per year, which would be leveraged for maximum impact by an additional $100 million annually from the Bill & Melinda Gates Foundation. These efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and patients. In addition, Rotary has played a major role in decisions by donor governments to contribute more than $10 billion to the effort.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim October 24, 2023 as

World Polio Day

In the Village of Northbrook and encourage all residents to join Rotary International in the fight for a polio-free world.

Dated: This 24th day of October, 2023.

_____

Kathryn L. Ciesla
Village President

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

For many years, Halloween has been recognized as National UNICEF Day and American children have shared the holiday for 73 years by Trick or Treating for UNICEF, in a constructive expression of concern and friendship for needy children of the world.

The United Nations Children's Fund (UNICEF) is helping millions of children and mothers to better health in many countries and territories of the world by assisting governments to develop programs for control of disease, health education, maternal and child care. Each coin collected by Trick or Treaters will be used to provide food and medicine for the sick and hungry children of the world.

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

"UNICEF COLLECTION DAY -- KIDS HELPING KIDS"

in Northbrook, and urge all residents of the community to participate in the 2023 fund raising campaign by welcoming young people who carry the official UNICEF collection boxes. Each coin collected will symbolize love and concern for children, our world's most precious resource.

Dated: This 24th day of October, 2023

_____

Kathryn L. Ciesla
Village President

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Cc: Village Board of Trustees
Date: 2023-10-24
Subject: A Confirming Resolution Approving Emergency Generator Repairs at the Water Treatment Plant by Midwest Power Industry of Ringwood, Illinois and a Corresponding Budget Amendment.

Overview/Synopsis.
A Confirming Resolution Approving Emergency Generator Repairs at the Water Treatment Plant by Midwest Power Industry of Ringwood, Illinois and Corresponding Budget Amendment in the amount of $110,000.

Fiscal Impact.
An amendment to the Fiscal Year 2023/2024 Budget in the amount of $110,000 is necessary in the Water Fund Account No. 21-4170-524-78 (Generator Maintenance) to have sufficient funds for the repair required to the Water Treatment Plant generator. The proposed budget amendment amount takes into account routine testing and inspection of the generator that will occur in the spring.

Account Name	Account #	Budget	Amended Budget*	Available*	Requested	Remaining	Within Budget
Generator Maintenance	21-4170-524-78	$5,185	$115,185	$111,652	$102,985	$8,667	Yes

*Inclusive of proposed budget amendment.

Recommendation.
Approval.

Background.

The Village of Northbrook's Water Treatment Plant utilizes a back-up generator to provide electric power in the event of a failure from the regular Commonwealth Edison power supply. This generator is a critical component of the Plant operations as it provides electricity to the pumps, treatment components, and SCADA system, which all work together to ensure treated water will continue into the system during a power failure. The Village utilizes the contractual services of Midwest Power Industry (MPI) to perform routine inspections along with any needed repairs.

On July 31, 2023, Public Works staff discovered a coolant leak on the Water Plant Generator and contacted MPI to address the issue. To determine the cause of the leak, MPI disassembled the generator and performed offsite pressure testing and verification on all cylinder heads and additional associated components. This was done to address the leak and to determine whether there were additional impacted parts. MPI's work revealed that overheating of the generator was caused by over pressurization of the natural gas fueling. The required work included replacing seals and gaskets, adjusting fuel valves, and repairing cylinder heads. Fuel pressure gauges were also installed to monitor the operation of the generator to ensure that the issue would not reoccur. A final summary of costs was provided by MPI on September 26, 2023 with a total cost of repairs and rental of a generator equaling $102,985. A summary of the total repair and rental costs are included in Table 1 below.

Table 1. Summary of Water Treatment Plant Generator Emergency Repair Costs

Generator Rental Cost	Parts and Labor Cost	Total Cost
$36,260	$66,725	$102,985

Exhibit A - A Confirming Resolution for Emergency Generator Repairs and Corresponding Budget Amendment.docx

Resolution _____

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

A Confirming Resolution Approving Emergency Generator Repairs at the Water Treatment Plant by Midwest Power Industry of Ringwood, Illinois and Corresponding Budget Amendment

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook's Water Plant uses a back-up generator to provide electric power in the event of a failure of Commonwealth Edison electricity ("***Generator***"). Recent leaks and failures of the Generator resulted in the need for emergency repairs and the procurement of rental generators while the Village's unit was undergoing repairs.

On July 31, 2023, Public Works staff discovered a coolant leak on the Water Plant Generator and contacted the Village's authorized generator maintenance contractor, Midwest Power Industry, Inc. ("***Vendor***"), to address coolant leaks. Disassembly, testing and verification of additional components that may have been negatively impacted was performed on the Generator at the Water Treatment Plant. Upon further investigation and diagnosis, overheating due to over pressurization of the natural gas fueling the generator was discovered that required replacement of seals, gaskets, fuel valves, and repair to cylinder heads ("***Repairs***"). The total cost of the repairs, including the rental of temporary generators, was $102,985.00.

Due to the critical nature of the Generator to the Village's water supply system and the unplanned nature of the work, staff procured the Repairs on an emergency basis and is now bringing a Resolution ratifying the associated expenditures for the Village Board's consideration. The Village's Budget for Fiscal Year 2023/2024 does not contain sufficient funds in Account No. 21-4170-524-78 for the required emergency Repairs, however, sufficient funds are available in the fund balance of the Water Fund. Staff recommends an amendment to the FY 2023/24 Budget and that the Village Board ratify and authorize this expenditure.

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

Section 2. Budget Amendment.

The Budget Officer is authorized to amend the Fiscal Year 2023/24 Budget to add additional funds in the amount of $110,000.00 to Water Fund - Generator Maintenance, Account No. 21-4170-524-78 from the available Fund Balance in Water Fund for the purpose of funding the emergency Repairs to the Generator at the Water Treatment Plant.

Section 3. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary for the Repairs.

Section 4. Effective Date.

This Resolution shall be in full force and effect immediately after its passage and publication as provided by law.

ATTEST:

_____
Village President

_____
Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Jonathan Mendel
Cc: Village Board of Trustees
Date: 2023-10-24
Subject: A Resolution Authorizing the Transfer of Special Permits to Allow the Operation of a Membership Sports and Recreation Facility by new Owner/Operator (1900 Old Willow Road) (BOT-23-07)

Overview/Synopsis.
The Applicant requests approval for special permit transfer of previously approved a Membership Sports and Recreation Facility to a new owner/operator of the facility. Section 11-602 I of the Zoning Code requires approval of such transfer by adoption of a resolution by the Village Board of Trustees. No public hearing is required.

Fiscal Impact.
None.

Recommendation.
Approval.

Background.

On October 24, 2023, the Board of Trustees is scheduled to consider a request by TBRE 1900 Old Willow Road IL LLC, an affiliate of TBRE LLC (collectively the "Applicant") to transfer a special permit associated with the sports facility at 1900 Old Willow Road (the "Subject Property") to the Applicant from 1900 Old Willow LLC. The Subject Property is currently owned by 1900 Old Willow LLC (the "Owner"). The Applicant intends to purchase the property with the business and continue operations of the existing sports facility on the Subject Property.

On January 10, 2012, the Village Board adopted Ordinance No. 2012-06, an Ordinance granting approval for a Membership Sports and Recreation Facility and an increase in permitted floor area ratio as well as yard, setback, and loading space variations, and site plan approval. On February 24, 2015, the original ordinance was restated and amended to separate the owner and operator entities for the sports facility through Ordinance No. 2015-17. On June 23, 2015, the ordinance was further amended and restated to allow service of alcoholic beverages in certain portions of the property through Ordinance No. 2015-40. A copy of the three ordinances are attached.

The Applicant has purchased the property from the previous owner and has requested to transfer the special permit approvals for the facility. The facility will be operated by a tenant (3 Step Sports, LLC) and manager (Kemper Sports Management, LLC). The Applicant has stated that they will operate the business as it is currently set-up with the same services and comply with the conditions of all previous approval documents.

The Applicant is now requesting the necessary transfer of the special permit. **The Applicant is aware of all of the special permit conditions and acknowledges that they must comply with all of the terms and conditions of Ordinance No. 2012-06, 2015-17 and 2015-40.** The Village Attorney has reviewed the application and special permit transfer request.

Section 11-602 I of the Northbrook Zoning Code was amended to specify that *"the privileges and rights granted by a special permit ordinance may be transferred to another owner or operator that is operating in full compliance with the terms of the special permit, but only after:*

- *the execution and filing by the new owner or operator of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance in a form acceptable to the Village Manager and*

- *approval by the Board of Trustees of such transfer by resolution duly adopted."*

With this code amendment in place, no public hearing is required. Likewise, it is not necessary for the Plan Commission to review this matter.

If the Board is satisfied that the Applicant is qualified to operate a sports facility on the Subject Property in accordance with the restrictions stipulated in Ordinance No. 2012-06, 2015-17 and 2015-40, staff has prepared a draft resolution for Board consideration. A condition of approval would be the execution of an unconditional agreement and consent to operate the facility in accordance with Ordinance No. 2012-06, 2015-17 and 2015-40.

The Applicant, Village staff, and Village Attorney will be present to answer any questions.

i. 1900 Old Willow - Res Approving Transfer of Special Permits.pdf
Exhibit A - 1900 Old Willow - Previously Approved Ordinances.pdf

Exhibit B - 1900 Old Willow - Letter&Application.pdf

Resolution No. 2023-R-_____

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

A Resolution Authorizing the Transfer of Special Permits to Allow the Operation of a Membership Sports and Recreation Facility (1900 Old Willow Road – TBRE 1900 Old Willow Road IL LLC) (Ordinance No. 2012-06; 2015-17 & 2015-40)

is hereby adopted, as follows:

Section 1. Background.

On January 10, 2012, the Corporate Authorities adopted Ordinance No. 2012-06 granting a special permit to allow the operation of a membership sports and recreation facility (***the "Facility"***) on the property commonly known as 1900 Old Willow Road ("***Property***"). Ordinance No. 2015-17 and Ordinance No. 2015-40 were granted to restate and amend the original ordinance to separate the owner and operator entities for the sports facility. The special permits were granted to Richland Creek Capital, LLC. The Property is currently owned by 1900 Old Willow LLC ("***Owner***").

The Village has been informed that the Owner has sold the Property to TBRE 1900 Old Willow Road IL LLC, an affiliate of TBRE LLC ("***Transferee***"). The Transferee has agreed to continue operating the Facility in accordance with the terms and conditions of Ordinance No. 2012-06, as amended by 2015-17 and 2015-40.

3 Step Sports LLC ("***Operator***") has assumed the operation of the Facility and Kemper Sports Management, LLC ("***Concessionaire***") will manage and operate the concessions at the Facility.

Section 11-602 I of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") specifies that the privileges and rights granted by a special permit ordinance may be transferred to another owner or operator that is operating in full compliance with the terms of the special permit, but only after: (1) the execution and filing by the new owner or operator of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance in a form acceptable to the Village Manager and (2) approval by the Board of Trustees of such transfer by resolution duly adopted.

The Board of Trustees reviewed the request by the Transferee to allow the transfer of the right to operate the Facility to the Transferee in accordance with Ordinance No. 2012-06; 2015-17 and 2015-40 during its regular meeting on October 24, 2023.

The President and Board of Trustees hereby find that the transfer of the right to operate the Facility to the Transferee is in the best interest of the Village.

Section 2. Authorization to Transfer.

Pursuant to Section 11-602 I of the Zoning Code, all rights, responsibilities, and obligations set forth in Village of Northbrook Ordinance No. 2012-06 as amended by 2015-17 and 2015-40 shall be transferred from the Owner to the Transferee, contingent upon the execution by the Transferee of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in Ordinance No. 2012-06 as amended by 2015-17 and 2015-40 in substantially the form attached hereto as ***Exhibit A*** ("***Transferee's Unconditional Agreement and Consent***"). Nothing in this Resolution shall be deemed to allow the privileges, obligations, and provisions of Ordinance No. 2012-06 as amended by 2015-17 and 2015-40 to be transferred to any person or entity other than Transferee without a new application for such person or entity being reviewed and approved by the Board of Trustees.

Section 3. Authorization of Transferee's Unconditional Agreement and Consent.

The Village Manager is hereby authorized and directed to execute the Transferee's Unconditional Agreement and Consent for the sole and exclusive purpose of acknowledging the Village's agreement to and acceptance of (a) Transferee's assumption of the Owner's obligations under the Ordinance, and (b) Transferee's agreement to comply with the terms, conditions and requirements of the Ordinance, including all exhibits and attachments thereto, after receiving a fully executed copy of the same.

Section 4. Effect of Transfer.

Except as expressly provided in this Resolution, all terms, conditions, and provisions of Ordinance No. 2012-06 as amended by 2015-17 and 2015-40 shall remain in full force and effect; provided, however, that any other provision of Ordinance No. 2012-06 as amended by 2015-17 and 2015-40 shall be deemed modified as necessary to give practical effect to the provisions of this Resolution.

Section 5. Effective Date.

The transfer approved by this Resolution shall be expressly conditioned upon the following:

A. Passage of this Resolution in the manner required by law;

B. The filing by the Transferee with the Village Clerk, for recording in the Office of the Cook County Clerk's Office the Unconditional Agreement and Consent required by Section 2 of this Resolution.

C. In the event that the Transferee does not file with the Village Clerk a fully executed copy of the Transferee's Unconditional Agreement and Consent within 90 days after the effective date of this Resolution, the Village Board of Trustees shall have the right, in their sole discretion, to declare this Resolution null and void and of no force or effect.

PASSED: This __ day of October, 2023.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____

Village President

ATTEST:

_____

Village Clerk

EXHIBIT A

TRANSFEREE'S UNCONDITIONAL AGREEMENT AND CONSENT

THIS INSTRUMENT PREPARED BY:
Steven M. Elrod
Elrod Friedman LLP
325 N. Lasalle Street, Suite 450
Chicago, IL 60654

AFTER RECORDING RETURN TO:

Recorder's Box 337

This Space for Recorder's Use Only

TRANSFEREE'S UNCONDITIONAL AGREEMENT AND CONSENT TO ASSUME OBLIGATIONS OF VILLAGE OF NORTHBROOK ORDINANCE NO. 2012-06; 2015-17 & 2015-40

(1900 OLD WILLOW ROAD)

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

WHEREAS, Ordinance No. 2012-06 as amended by Ordinance No. 2015-17 and Ordinance No. 2015-40 adopted by the President and Board of Trustees of the Village of Northbrook on January 10, 2012; February 24, 2015, and June 23, 2015, respectively granted to Richland Creek Capital, LLC approval of a special permit for a membership sports and recreation facility ("***Facility***") on that certain parcel of property commonly known as 1900 Old Willow Road and legally described in ***Exhibit A*** attached hereto ("***Subject Property***"). The Property was last owned by 1900 Old Willow LLC ("***Transferor***"); and

WHEREAS, TBRE 1900 Old Willow Road IL LLC, an affiliate of TBRE LLC ("***Transferee***") has assumed the ownership for the business and the Subject Property and proposes to assume operation of the Facility thereon; and

WHEREAS, 3 Step Sports LLC ("***Operator***") has assumed the operation of the Facility thereon and Kemper Sports Management, LLC ("***Concessionaire***") will manage and operate the concessions at the Facility; and

WHEREAS, Section 11-602 I of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") specifies that the privileges and rights granted by a special permit ordinance may be transferred and assigned to another owner or operator that is operating in full compliance with the terms of the special permit, but only after: (1) the execution and filing by the new owner or operator of an unconditional

agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance in a form acceptable to the Village Manager and (2) approval by the Board of Trustees of such transfer by resolution duly adopted; and

WHEREAS, Resolution No. 2023-R-_____, adopted by the President and Board of Trustees of the Village of Northbrook on October 24, 2023 ("***Transfer Authorization Resolution***"), grants approval of such a transfer and assignment from Transferor to Transferee; and

WHEREAS, Transferee is prepared to accept the aforesaid transfer and assignment, assume all obligations and comply with all the terms, conditions and requirements of the Ordinance; and

NOW, THEREFORE, in consideration of the conveyance of the Subject Property to Transferee, the terms and provisions of this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Transferee, Operator and Concessionaire desire to evidence to the Village their unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in the Ordinances and grant its consent to the recording of this Agreement against the Subject Property and does hereby agree and covenant as follows:

1. Transferee, Operator and Concessionaire shall, and do hereby unconditionally agree to, assume, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of a certain Ordinance No. 2012-06; 2015-17 and 2015-40 adopted by the Village Board of Trustees.

2. Transferee, Operator and Concessionaire acknowledge and agree that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the Village's review and approval of any such plans and issuance of any such permits do not, and shall not, in any way, be deemed to insure Transferee against damage or injury of any kind and at any time.

3. Transferee, Operator and Concessionaire acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Transferee required by the Ordinance is given.

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

5. Transferee, Operator and Concessionaire shall, and do hereby agree to, pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Agreement. These expenses shall include all out-of-pocket

expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the Village.

6. Transferee warrants and represents to the Village that it is the record title holder of the Subject Property and consents to the recording of the Ordinance against the Subject Property.

TBRE 1900 OLD WILLOW ROAD IL LLC, AN AFFILIATE OF TBRE LLC, a Nevada Limited Liability Company

By:_____

Its:_____

SUBSCRIBED and **SWORN** to before me this _____ day of _____, 20___.

3 STEP SPORTS, LLC, a Delaware Limited Liability Company

By:_____

Its:_____

SUBSCRIBED and **SWORN** to before me this _____ day of _____, 20___.

KEMPER SPORTS MANAGEMENT, LLC, a Delaware Limited Liability Company

By:_____

Its:_____

SUBSCRIBED and **SWORN** to before me this _____ day of _____, 20___.

Acknowledgment and Release of Transferor.

The Village of Northbrook executes this Agreement for the sole and exclusive purpose of acknowledging its agreement and acceptance of (a) Transferee's assumption of Transferor's obligations under the

Ordinances, and (b) Transferee's agreement to comply with the terms, conditions and requirements of the Ordinances, including all exhibits and attachments thereto, all in accordance with Resolution No. 2023-R-_____ approved by the President and Board of Trustees of the Village of Northbrook on _____, 2023.

VILLAGE OF NORTHBROOK

By:_____

Its: Village Manager

ATTEST:

By:_____

Its: Village Clerk

SUBSCRIBED and **SWORN** to
before me this _____ day of
_____, 20___.

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 IN THE NORTH SHORE SPORTS CENTER CONSOLIDATION BEING A CONSOLIDATION IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1900 Old Willow Road, Northbrook, Illinois 60062

Permanent Real Estate Index No.: 04-22-300-050-0000

Ordinance 2012-6

1319216076

Doc#: 1319216076 Fee: $84.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2013 03:05 PM Pg: 1 of 24

BOX 337

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

An Ordinance Granting Special Permits for a Membership Sports and Recreation Facility and an Increase in Permitted Floor Area Ratio, as Well as Yard, Setback, and Loading Space Variations, and Site Plan Approval (North Shore Sports Center - 1850, 1864, 1868 & 1870 Old Willow Road) (Plan Commission Docket No. 11-03)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Richland Creek Capital, LLC ("***Developer***") is the contract purchaser of those certain parcels of real estate commonly known as 1850, 1864, 1868 and 1870 Old Willow Road, all located in the Village of Northbrook (collectively, the "***Property***").

On January 10, 2012, the Board of Trustees adopted (i) Resolution No. 12-R-8 approving a development agreement between the Developer and the Village ("***Development Agreement***") obligating the Board of Trustees to adopt this ordinance; (ii) Ordinance No. 12-4 amending the District Zoning Map of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") to rezone the parcels that comprise the Property from the R-1 Single Family Residential District to the OS Open Space District, but retaining the Property's Redevelopment Overlay District zoning designation; (iii) Resolution No. 12-R-9 approving a plat of consolidation for the Property; and (iv) Ordinance No. 12-5, amending the Zoning Code to allow by special permit in the OS Open Space District for a maximum Floor Area Ratio in excess of 0.35, but no greater than 0.50 when also located in the Redevelopment Overlay District.

The Developer proposes to consolidate and develop the Property with a single story, approximately 97,418 square foot building to be used as a sports and recreation facility containing an indoor sports field, a full size gymnasium, four paddle tennis courts, and special event areas ("***Facility***"). Membership sports and recreation clubs are allowed only by special permit in the OS Open Space District.

The Developer has applied for the following special permits and approvals for the Property, (i) special permits to allow the construction, maintenance and operation of a membership sports and recreation facility and a floor area ratio in excess of OS Open Space District limits, (ii) variations from the setback and yard requirements of the OS Open Space District and certain requirements of Subsection 9-107 F of the Zoning Code regarding setbacks and buffers, (iii) a variation from the loading space requirements from one to zero spaces, and (iv) site plan approval (collectively, "***Requested Relief***").

The Developer has applied to the Village for a Class A alcoholic beverage license for the Facility and has agreed to conduct all service of alcohol in accordance with certain conditions.

The President and the Board of Trustees hereby finds that granting the Requested Relief by the Developer would be in the best interest of the Village and the public.

Section 2. DESCRIPTION OF THE PROPERTY.

The Property consists of approximately 6.02 acres legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC MEETINGS AND HEARINGS.

Pursuant to public notice published in the *Northbrook Star* on September 15, 2011, a public hearing was held by the Plan Commission on October 4, 2011, and continued to November 1, 2011, to consider the Developer's Requested Relief. The Plan Commission made its recommendations to approve the Requested Relief on November 1, 2011 (Resolution No. 11-PC-09).

Section 4. SPECIAL PERMITS.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the following special permits shall be, and are hereby, granted to the Developer for the Property, all in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook:

A. Membership Sports and Recreation Facility. A special permit for the construction, maintenance, and operation of a Membership Sports and Recreation Facility (Northbrook SIC No. 7997.00).

B. Floor Area Ratio in Excess of OS Open Space District Regulations. A special permit for a floor area ratio of 0.40 in the OS Open Space District (Northbrook SIC No. 9970.05).

Section 5. VARIATIONS.

A. Yard and Setback. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 8 of this Ordinance, the Property shall be, and is hereby granted the following variations:

1. a yard variation to reduce the required front yard along Old Willow Road from 35 feet to 12.42 feet;

2. a yard variation to reduce the required east interior yard from 40 feet to 17.3 feet;

3. a setback variation to reduce the required east interior setback from 40

feet to approximately 15.07 feet;

4. a yard variation to reduce the required west interior yard from 20 feet to 6.5 feet; and

5. a setback variation to reduce the required west interior setback from 25 feet to approximately 22.49 feet.

B. Loading Space. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the Property shall be, and is hereby granted a variation to reduce the required number of loading spaces by one space to zero spaces.

Section 6. SITE PLAN APPROVAL.

Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the Site Plan for the Property, consisting of Exhibit B of this Ordinance, incorporated by reference in Section 7 of this Ordinance, shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village.

Section 7. SPECIAL PERMITS, VARIATION AND SITE PLAN CONDITIONS

The special permits granted in Section 4, the variations granted in Section 5, and the site plan approval granted in Section 6 of this Ordinance are contingent upon the development, use, and maintenance of the Property being in substantial compliance with the following terms, conditions, and provisions:

A. Compliance with Development Agreement. The Developer shall comply with all of the terms and provisions of the Development Agreement.

B. Compliance with Plans. The development, use, and maintenance of the Property shall be in strict compliance with the following documents and plans, except for minor changes and site work approved by the Director of Building and Development and the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village codes, ordinances, and standards:

1. North Shore Sports Center Site Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit B*** and, by this reference, made a part of this Ordinance;

2. North Shore Sports Center Exterior Elevations, prepared by Timothy Morgan Associates LLC, consisting of two sheets, with a latest revision date of December 19, 2011, attached as ***Exhibit C*** and, by this reference, made a part of this Ordinance;

3. North Shore Sports Center Tree Location and Removal Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit D*** and, by this reference, made a part of this Ordinance;

4. North Shore Sports Center Fire Access Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit E*** and, by this reference, made a part of this Ordinance;

5. The Final Engineering Plan, as defined in the Development Agreement; and

6. The Final Landscape Plan, as defined in the Development Agreement.

C. Hours of Operation. The operation of the Facility shall be limited to 5:30 a.m. to 12 a.m. Monday through Sunday.

D. Noise. The operation of the Facility, including, without limitation, the paddle tennis courts, shall at all times comply with the noise regulations set forth in the Municipal Code of the Village of Northbrook (1988), as amended ("***Village Code***").

E. Lighting. All exterior lighting on the Property, including, without limitation, all parking lot and paddle tennis court lighting, shall at all times comply with Article 9-101 D(16) of the Zoning Code and the Village's Public Improvements Standards Manual.

F. On-site Circulation and Traffic Control. The Developer shall construct and maintain on the Property all of the on-site circulation and traffic control signage and measures depicted on the Site Plan. The Developer shall stagger the starting and ending times of sporting events held at the Facility to minimize the amount of automobile traffic entering and leaving the Property at any one time.

G. Eastern Perimeter Fencing. If the Village Manager of the Village determines that the existing fence located adjacent to the eastern property line of the Property has come into disrepair or provides inadequate screening of the Property, he may, in his sole and absolute discretion, require the Developer to construct a six foot, board on board fence in accordance with the specifications depicted in the Final Landscape Plan extending from the northeast corner of the Property to Old Willow Road.

Section 8. ALCOHOLIC BEVERAGE LICENSE.

Nothing in this ordinance shall be deemed or construed as granting the Developer any right, privilege or license to serve alcoholic beverages on the Property. The Developer has submitted an application to the Village for a Class A alcoholic beverage license ("***License***"). In the event (i) the Board of Trustees adopts an ordinance increasing the number of available Class A licenses, and (ii) the Village's liquor commissioner approves and issues the License to the Developer for the Facility, the Developer shall conduct all service of alcoholic beverages in accordance with the conditions, restrictions, and regulations set forth in this Section 8. The adoption by the Board of Trustees of this Ordinance shall be deemed to establish conditions on the License in accordance with, and pursuant to, Section 4-4(b)(10) of the Village Code.

A. Service Areas. All service and sale of alcoholic beverages shall be confined to the areas depicted on the North Shore Sports Center Liquor Service Exhibit, prepared by Timothy Morgan Associates LLC, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit F*** and, by this reference, made a part of this Ordinance, and subject to the following conditions:

1. Zone A (Gymnasium/Patio Area): Service of liquor, including beer and wine, shall be permitted in Zone A only during special events. During these special

events, Zone A shall be accessible only through a designated entrance separate from the general entrance to the Facility that shall be monitored by Facility employees.

2. Zone B (General Concession Area): Service of beer and wine only shall be permitted in Zone B. Consumption of alcohol shall be limited to the lobby and reception areas of the Facility and shall be prohibited in any other area of the Facility, including the spectator areas of the gymnasium and the indoor field.

3. Zone C (Paddle Tennis Hut): Service of liquor, including beer and wine shall be permitted in Zone C. Zone C shall be accessible only through a gated and secured entrance separate from the general entrance to the Facility. Access to Zone C shall be limited at all times to members of the Facility's paddle tennis league who are over the age of 21 or the members' guests. Any guest who is under the age of 21 must be accompanied in Zone C by a member of the paddle tennis league.

B. Hours of Service. Service of alcohol shall be permitted in the Facility from noon to one half hour before closing.

C. Food Service. Service of alcohol in the Facility must always be in conjunction with the service of food, which may be catered or prepared on the Property and ordered from a printed menu.

D. Personnel Allowed to Serve. All service of alcoholic beverages in the Facility shall be conducted by a BASSET trained employee of the Developer.

E. Prohibited Events. The Developer shall not host or allow spectator events on the Property that involve boxing, wrestling, mixed martial arts, "cage" fighting or any other form of full contact physical combat without receiving the prior written approval of the Chief of the Northbrook Police Department. In no event shall the Facility be used as a nightclub or dance club for which an admission price or cover charge is imposed.

E. Notification and Cooperation with Northbrook Police Department. In accordance with Section 4-64 of the Village Code, if the Developer becomes aware of any illegal activity occurring on the Property, the Developer shall:

1. promptly report such illegal activity to the Northbrook Police Department;

2. answer fully and truthfully all questions asked by a village police officer who investigates any allegation of such illegal activity; and

3. cooperate with the police department in the investigation of such illegal activity, including giving of oral and written statements to the police at reasonable times and locations in the course of the investigation as well as providing evidence in the licensee's possession that may assist the police department in its investigation.

F. Periodic Review and Amendment of License Conditions. The Board of Trustees, shall have the right, but not the obligation, to require the Village Manager to review the operations of the Facility (1) six months and (2) twelve months after commencement of alcoholic beverage sales at the Facility. After either of these periodic reviews, the Board of Trustees, may, in its sole and absolute discretion, add, delete or modify, by ordinance duly adopted, any of the conditions set forth in this

Section 8 after providing the Developer with one month advance written notice, to the addresses set forth in the Development Agreement and in accordance with the terms set forth therein, of the reasons for addition, deletion or modification and an opportunity to be heard at a regular meeting of the Board of Trustees. Any addition, deletion or modification made to the conditions set forth in this Section 8 may be made without further notice or hearing before the Plan Commission or the Village's liquor commissioner.

G. Violation of License Conditions. Any violation of the conditions set forth in this Section 8 shall be deemed to be a violation of both the License and this Ordinance and shall constitute cause for the revocation (1) of the License in accordance with the procedures of Chapter 4 of the Village Code and the Liquor Control Act of 1934 (235 ILCS 5/1-2); and (2) any of the approvals granted by this Ordinance in accordance with the procedures set forth in Section 9 below.

Section 9. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Developer to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permits granted in Section 4, the variations granted in Section 5, the site plan approval granted in Section 6 of this Ordinance shall, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees may not so revoke the special permits, the variations, and the site plan approval unless it shall first provide the Developer with two months advance written notice, to the addresses set forth in the Development Agreement and in accordance with the terms set forth therein, of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the OS Open Space District and the Redevelopment Overlay District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permits, the variations, and the site plan approval, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Developer acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Developer required by this Section has been given.

Section 10. AMENDMENT.

Except as expressly provided in Sections 8(F) of this Ordinance, any amendment to any provision of this Ordinance that may be requested by the Developer after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for amendment of special permit uses.

Section 11. EFFECTIVE DATE.

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

1. passage by the Board of Trustees by a majority vote in the manner required by law;

2. the "Proof of Title Date" as defined in the Development Agreement;

3. the filing with the Village Clerk by the Developer of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and

limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in the form of ***Exhibit G***, attached to and, by this reference, made a part of this Ordinance;

4. publication in pamphlet form in the manner required by law; and

5. the recordation of this Ordinance together with such exhibits as the Village Clerk deems appropriate for recordation in the Office of the Cook County Recorder of Deeds.

B. In the event that the Developer does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 11.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the corporate authorities or the Proof of Title Date, whichever is later, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

C. In the event that the Proof of Title Date does not occur prior to July 1, 2012, this Ordinance shall automatically, and without any further action by the Board of Trustees, be null and void and of no force or effect.

Adopted: 1/10/2012

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

ATTEST:

/s/ Sandra E. Frum
Village President

/s/ Debra J. Ford
Village Clerk

#10858720_v5

EXHIBITS LIST

Exhibit A	Legal Description of Property
Exhibit B	North Shore Sports Center Site Plan
Exhibit C	North Shore Sports Center Exterior Elevations
Exhibit D	North Shore Sports Center Tree Location and Removal Plan
Exhibit E	North Shore Sports Center Fire Access Plan
Exhibit F	North Shore Sports Center Liquor Service Exhibit
Exhibit G	Unconditional Agreement and Consent

EXHIBIT A

Legal Description of Property

PRIOR TO CONSOLIDATION:

THE WEST 1/5 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Commonly known as 1870 Old Willow Road, Northbrook, Illinois 60062
PIN: 04-22-300-008-000

THE WEST 1/3 OF THE EAST 3/5 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL

Commonly known as 1850 Old Willow Road, Northbrook, Illinois 60062
PIN: 04-22-300-010-0000

THE WEST 1/4 OF THE EAST 4/5 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 333 FEET OF THE WEST 112.54 FEET THEROF) IN COOK COUNTY, IL

Commonly known as 1868 Old Willow Road, Northbrook, Illinois 60062
PIN: 04-22-300-018-0000

THE SOUTH 333 FEET OF THE WEST 112.54 FEET OF THE WEST QUARTER OF THE EAST 4/5 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Commonly known as 1864 Old Willow Road, Northbrook, Illinois 60062
PIN: 04-22-300-019-000

AFTER CONSOLIDATION:

LOT 1 IN THE NORTH SHORE SPORTS CENTER CONSOLIDATION BEING A CONSOLIDATION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as [***1900***] Old Willow Road, Northbrook, Illinois 60062

EXHIBIT G

Unconditional Agreement and Consent

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

WHEREAS, Richland Creek Capital, LLC, an Illinois limited liability company (***"Developer"***), is the contract purchaser of those certain parcels of real estate commonly known as 1850, 1864, 1868 and 1870 Old Willow Road, all located in the Village of Northbrook (collectively, the ***"Property"***); and

WHEREAS, the Developer proposes to develop the Property with a single story, approximately 97,418 square foot building to be used as a sports and recreation facility containing an indoor sports field, a full size gymnasium, four paddle tennis courts, and special event areas (***"Facility"***); and

WHEREAS, the Developer has applied for the following special permits and approvals for the Property, (i) special permits to allow the construction, maintenance and operation of a membership sports and recreation facility and a floor area ratio in excess of OS Open Space District limits, (ii) variations from the setback and yard requirements of the OS Open Space District and certain requirements of Subsection 9-107 F of the Zoning Code regarding setbacks and buffers, (iii) a variation from the loading space requirements from one to zero spaces, and (iv) site plan approval (collectively, ***"Requested Relief"***).

WHEREAS, the Property is located within the OS Open Space District and the Redevelopment Overlay District, in which membership sports and recreation facilities are allowed only by special permit; and

WHEREAS, Ordinance No. 12-6, adopted by the President and Board of Trustees of the Village of Northbrook on January 10, 2012 (***"Ordinance"***), grants approval of the Requested Relief, for the benefit of the Developer; and

WHEREAS, The Developer has applied to the Village for a Class A alcoholic beverage license for the Facility and has agreed to conduct all service of alcohol in accordance with certain conditions set forth in Section 8 of the Ordinance; and

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

NOW THEREFORE, the Developer does hereby agree and covenant as follows:

1. The Developer shall, and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. 12-6, adopted by the Village Board of Trustees on January 10, 2012.

2. The Developer acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the Village's review

and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure the Developer against damage or injury of any kind and at any time.

3. The Developer acknowledges that the public notices and hearing have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Developer required by Section 9 of the Ordinance is given.

4. The Developer acknowledges and agrees that the Ordinance does not grant the Developer any right, privilege or license to serve alcoholic beverages on the Property.

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

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

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

RICHLAND CREEK CAPITAL, LLC, an Illinois limited liability company

By: _____

Its: MANAGER

SUBSCRIBED and **SWORN** to before me this 28th day of June, 2013.

_____
Notary Public

OFFICIAL SEAL
JANET PALMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-24-2017

Ordinance 2012-6

An Ordinance Granting Special Permits for a Membership Sports and Recreation Facility and an Increase in Permitted Floor Area Ratio, as Well as Yard, Setback, and Loading Space Variations, and Site Plan Approval (North Shore Sports Center - 1850, 1864, 1868 & 1870 Old Willow Road) (Plan Commission Docket No. 11-03)

Passed by the Board of Trustees, 1/10/2012
Printed and Published 1/11/2012

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

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

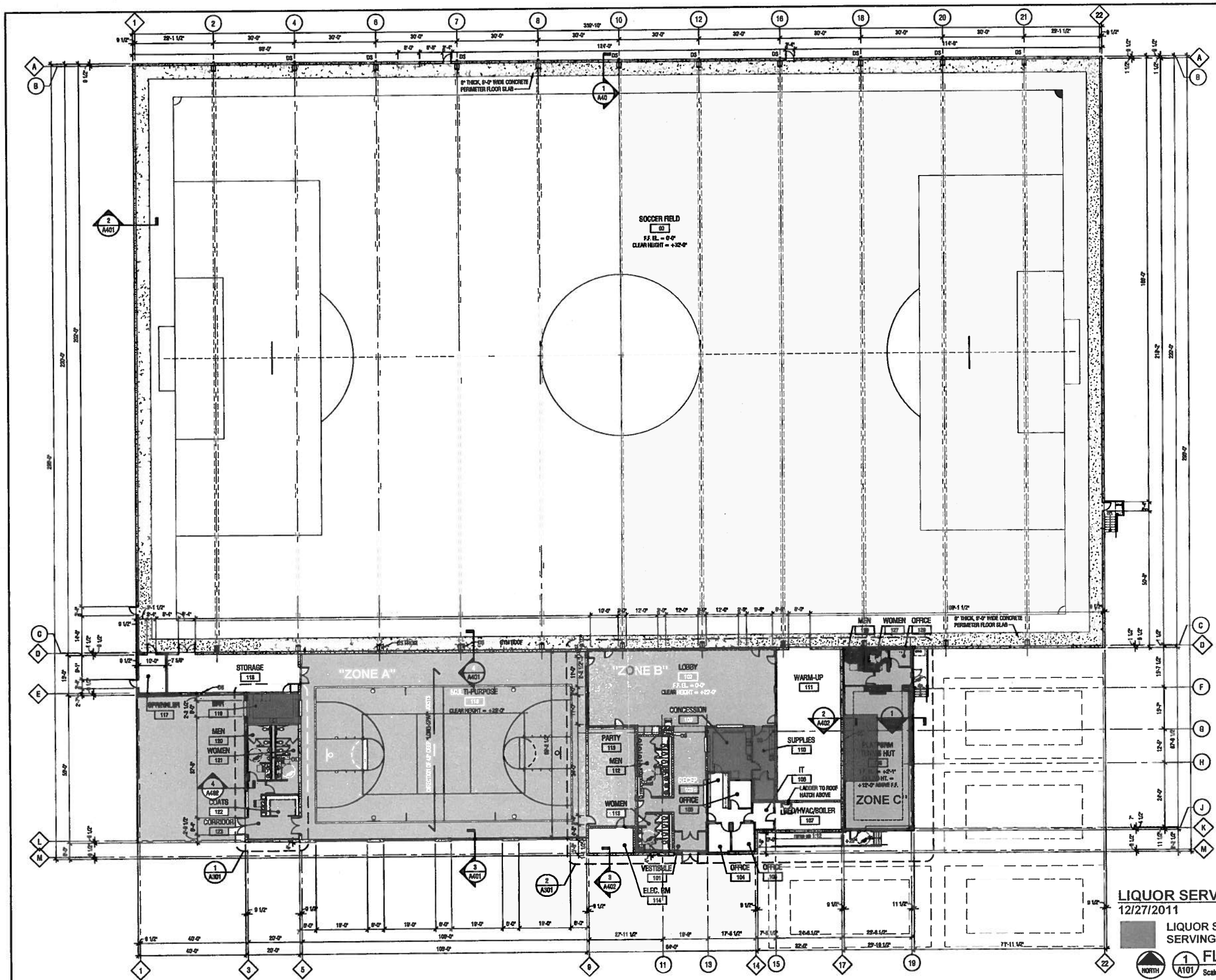
/s/ Debra J. Ford
Village Clerk

I hereby certify this to be a true and exact copy of the original

7-2-13
Date

Village Clerk

VILLAGE OF NORTHBROOK CORPORATE SEAL



TMA
Architecture • Interiors • Planni
Timothy Morgan Associates L
1707 Shermer Road
Suite 205
Northbrook, Illinois 6006
224 - 383 - 0300 phone
224 - 383 - 0301 fax
www.timothymorganassociates.

© COPYRIGHT 2011 ALL RIGHTS RESERVED
This drawing is the property of Timothy Morgan Associates, Ltd. and may not be used or reproduced without the written consent of Timothy Morgan Associates, Ltd.

No.	DATE	REVISION DESCRIPTION

NORTH SHORE SPORTS CENTER
1864 OLD WILLOW ROAD
NORTHBROOK, IL 60062

Drawing Title: FLOOR PLAN
DATE: 12/05/11
PROJECT No.: 11-050
SHEET No.: A101

13192160762 1 of 1

LOBBY
102
F.F. EL. = 0'-0"
CLEAR HEIGHT = +20'-0"

FAMILY RESTROOM
116

OFFICE
117

OFFICE
127

LAUNDRY
126

CORRIDOR
113

MEN
114

WOMEN
115

SUPPLIES
112

CONCESSION
108

RECEP.
103

PARTY
107
MAXIMUM OCCUPANCY = 90

OFFICE
104

CORRIDOR
101

OFFICE
105

OFFICE
109

WALK-IN COOLER

OFFICE
110

LADDER TO ROOF HATCH ABOVE

ELEC.
106

VESTIBULE
100

TENANT SPACE
125
MAXIMUM OCCUPANCY = 90

SPRINKLER
111

FIRE DEPT. SPRINKLER CONNECTION

FIRE DEPT. KEY 'KNOX' BOX

TRANSFORMER PAD

vend'g

D.F.

DN.

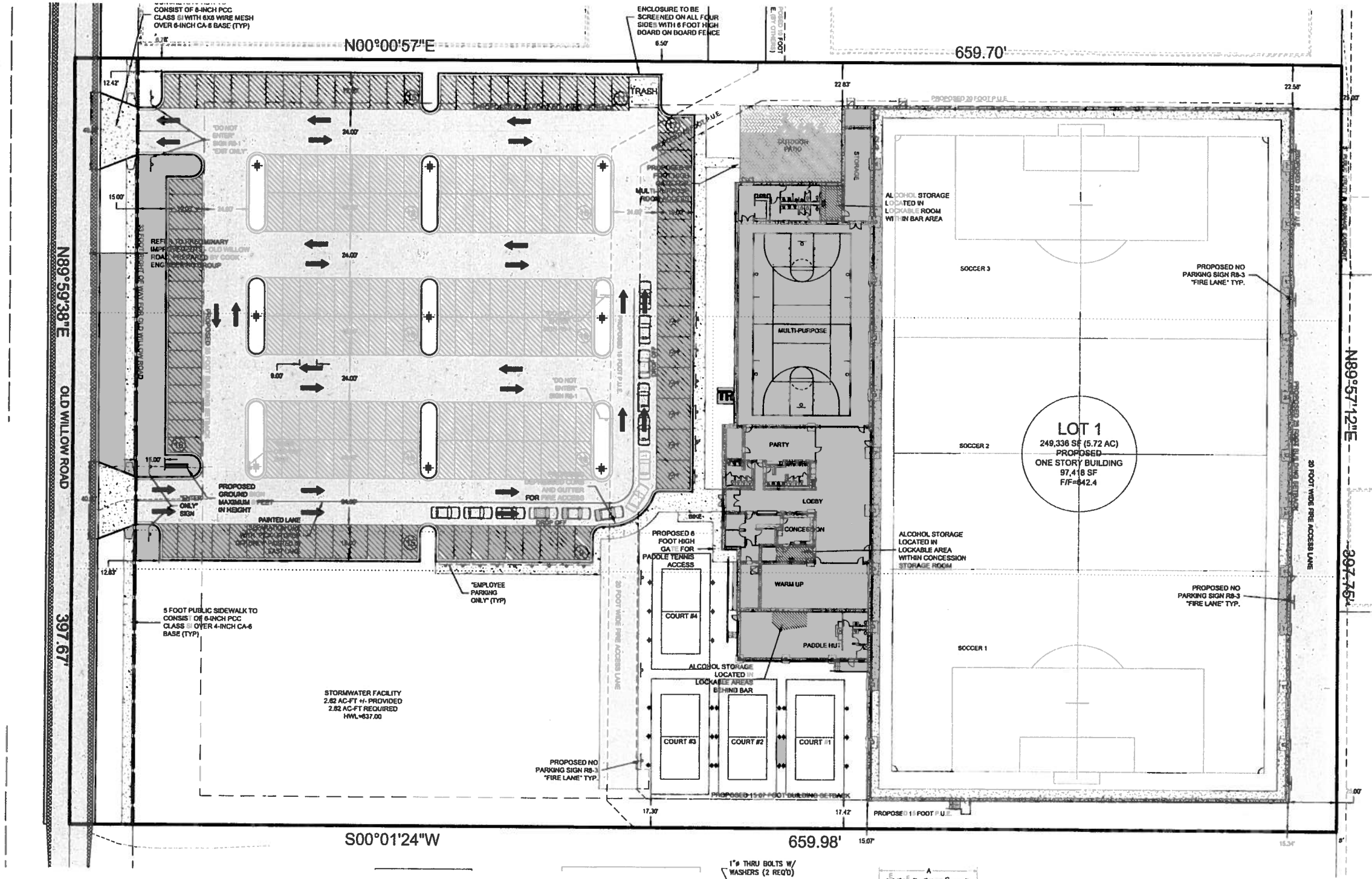
DS

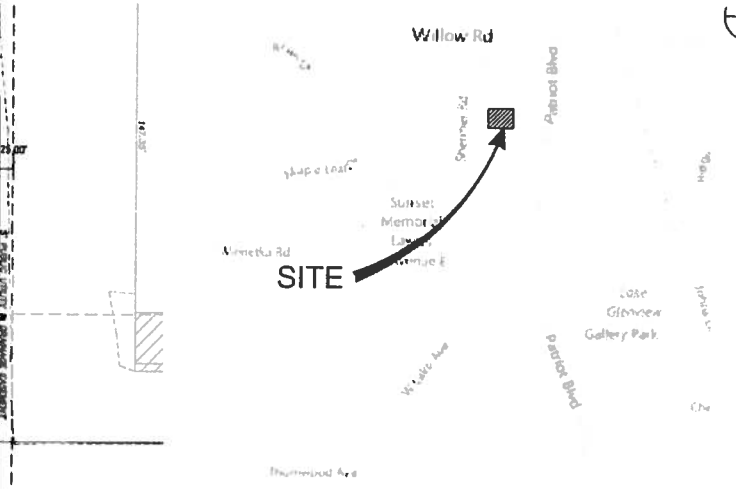
SIM. TO 21 A404

Approved Site Plans Shows Court - But Per

Previous Hut

63'-6 1/2"
30'-0
18'-0"
15'-0"
6'-0"
1 -0'
4'-0"-4 1/2"
1'-0"
73'-0"
70'-7"
32'-7 1/2"
21'-3 1/2"
20'-7 1/2"
12'-9"
3' 4 1/2"
18' 0"
6'-0
6'-8"
33'-4"
9'-8





SITE LOCATION MAP

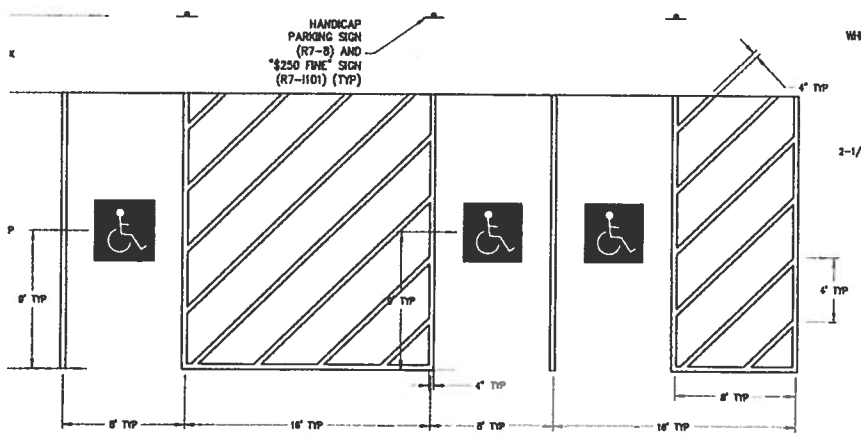
SITE AREA STATISTICS

TOTAL	262,423 sf	6.02 ac	100.00%
R.O.W. DEDICATION	13,087 sf	0.30 ac	4.99%
NET LOT AREA	249,336 sf	5.72 ac	100.00%
BUILDING	97,418 sf	2.24 ac	39.07%
PAVEMENT	79,238 sf	1.82 ac	31.78%
STORMWATER	25,265 sf	0.58 ac	10.13%
GREENSPACE	47,415 sf	1.09 ac	19.02%
OLD WILLOW RD (WIDENING)	11,542 sf	0.26 ac	

185 Parking Spaces including 6 HC stalls

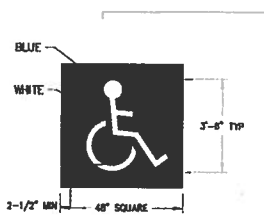
Current Zoning — R1 (Single Family Residential)

Proposed Zoning — OS (Open Space)



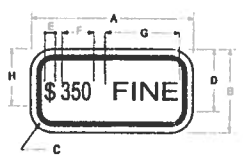
PARKING

HANDICAP PARKING



SYMBOL

R7-8 SIGN



R7-1101 SIGN

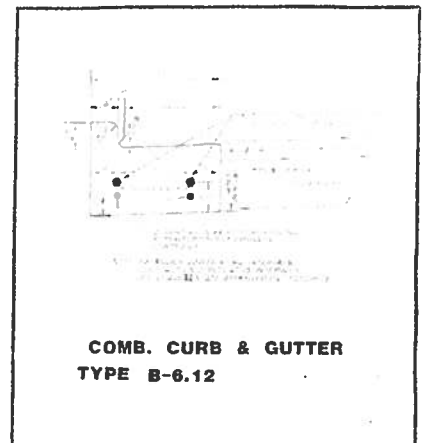
COLORS
LEGEND AND BORDER - GREEN NON-REFLECTORIZED
BACKGROUND - WHITE REFLECTORIZED

SIGN SIZE	DIMENSIONS							
	A	B	C	D	E	F	G	H
6 x 12	12.0	6.0	1.5	4.5	1.1	3.0	5.5	3.0

SIGN SIZE	SERIES LINES	MAR-GIN	BOR-DER	BLK STO
6x12	"2o3b	0.37	0.37	B5-128

ALL DIMENSIONS IN INCHES
TO BE USED WITH R7-8

COLORS
LEGEND AND BORDER-GREEN WHITE
SYMBOL ON BLUE BACKGROUND
BACKGROUND- WHITE

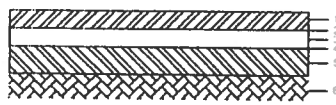


COMB. CURB & GUTTER
TYPE B-6.12

VILLAGE OF NORTHBROOK
ENGINEERING DEPARTMENT
APPROVED

HEAVY DUTY PAVEMENT

LIGHT DUTY PAVEMENT



1 BITUMINOUS SURFACE COURSE, CLASS I
2 PRIME COAT (0.10 GAL/SY)
3 BITUMINOUS BINDER COURSE
4 PRIME COAT (0.40 GAL/SY)
5 BITUMINOUS AGGREGATE MIXTURE (B.A.M.)
6 COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

NOTES
1 SEE SOILS REPORT FOR INFORMATION REGARDING PAVEMENT SECTION. IF SOILS REPORT IS MORE STRINGENT, USE THAT SECTION
2 ALL COMPACTION SHALL BE 95% MAXIMUM DRY DENSITY, AS DETERMINED BY MODIFIED PROCTOR TEST, ASTM D1557.

LIGHT DUTY	HEAVY DUTY	FIRE ACCESS LANE
1 1-1/2 INCHES	1 1-1/2 INCHES	1 1-1/2 INCHES
2 0.10 GAL/SY	2 0.10 GAL/SY	2 0.10 GAL/SY
3 1-1/2 INCHES	3 1-1/2 INCHES	3 1-1/2 INCHES
4 0.40 GAL/SY	4 0.40 GAL/SY	4 0.40 GAL/SY
5 3-1/2 INCHES	5 4 INCHES	5 7 INCHES

TYPICAL PAVEMENT SECTION

NTS

(IN FEET)
1 inch = 30 ft.

1319216076 1f6

COOK ENGINEERING GROUP
Civil Engineering & Land Development Co
26316 Mapleview Drive
Plainfield, IL 60585
815.577.1707 T 815.5
www.cookengroup.com

47

#	DATE	REVISION DESCRIPTION
1	03/02/2011	PER 04/28/11 MEETING WITH VILLAGE ENGINEER
2	05/12/2011	PER CLIENT ACQUISITION OF OVERALL PROPERTY
3	05/27/2011	PER CLIENT REVISION TO PROPOSED BUILDING
4	07/15/2011	PER VILLAGE OF NORTHBROOK COMMENTS #2
5	09/15/2011	PER VILLAGE OF NORTHBROOK (FIRE COMMENTS)
6	09/30/2011	PER VILLAGE OF NORTHBROOK (PC COMMENTS)
7	10/17/2011	PER VILLAGE OF NORTHBROOK (STAFF COMMENTS)
8	10/26/2011	PER VILLAGE OF NORTHBROOK (STAFF COMMENTS)
11	11/30/2011	PER VILLAGE OF NORTHBROOK (STAFF COMMENTS)

PRELIMINARY SITEPLAN

NORTH SHORE SPORTS CENTER
OLD WILLOW ROAD
NORTHBROOK, IL

PREPARED FOR
RICHLAND CREEK, LLC
104B CEDAR LANE
NORTHBROOK, IL 60062
773.719.2531 T

MR. KENT KNEEBELKAMP

CEG JOB NUMBER
2011-103

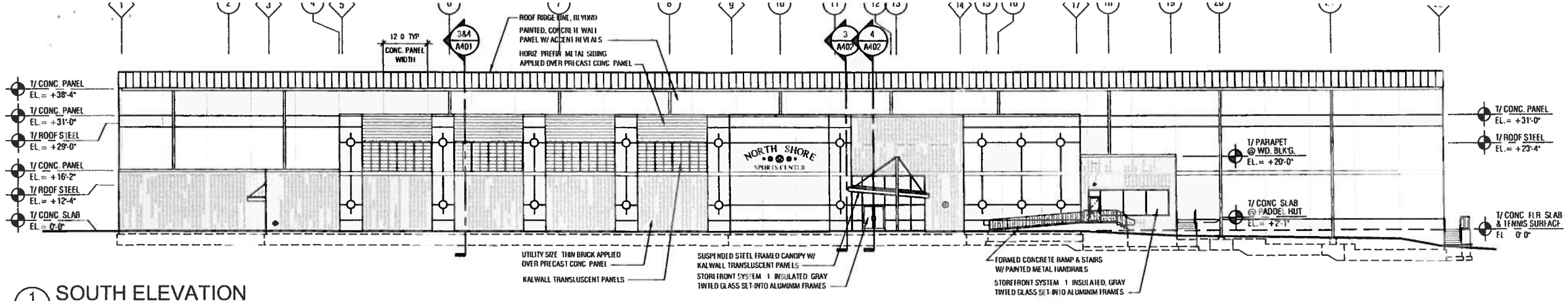
SCALE: 1" = 30'

DRAWN BY: MDC

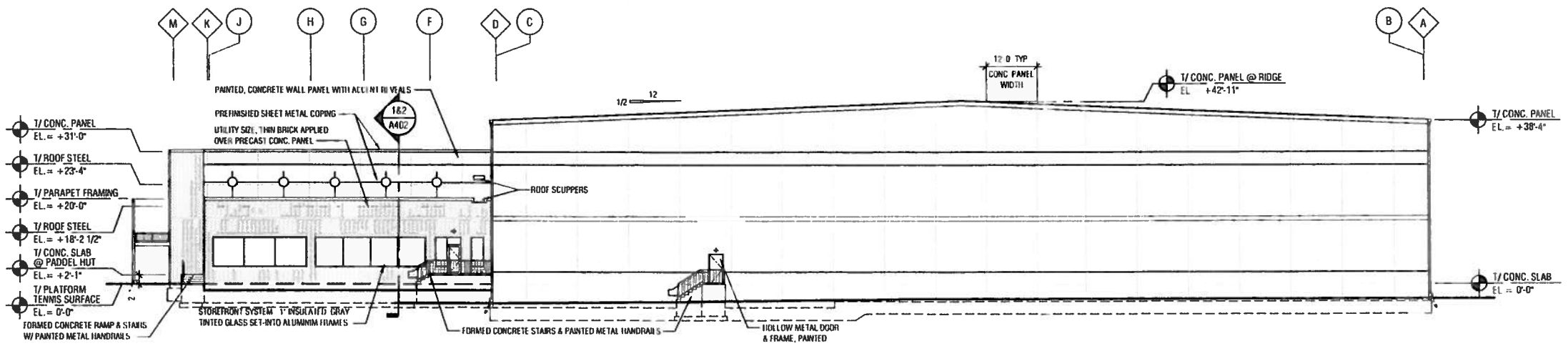
CHECKED BY: MDC

DATE: 04/15/201

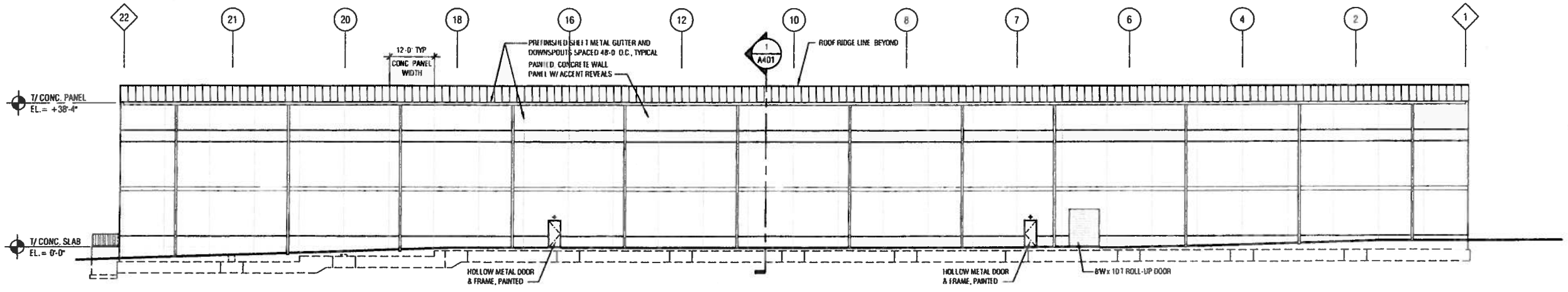
SHEET: 1 of 1



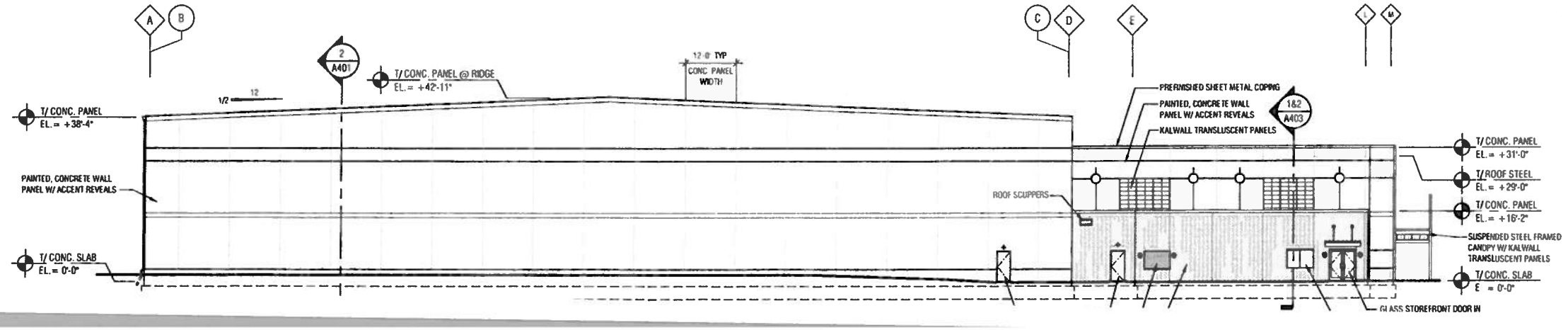
1 / A201 **SOUTH ELEVATION**
Scale: 1/16" = 1'-0"



2 / A201 **EAST ELEVATION**
Scale: 1/16" = 1'-0"



3 / A201 **NORTH ELEVATION**
Scale: 1/16" = 1'-0"



EARLIER

PROGRESS DRAWING
NOT FOR CONSTRUCTION

TMA
Architecture • Interiors • Pl
Timothy Morgan Associat
1707 Sherman Road
Suite 205
Northbrook, Illinois 60
224 • 383 • 0300 phon
224 • 383 • 0301 fax
www.tmothymorganassocia

© COPYRIGHT 2011 ALL RIGHTS RESE
This document is the property of Timothy Morg
and no part hereof shall be used or reproduce
here it may or may not have been carried out. Prior to
without the express written permiss
Timothy Morgan Associates

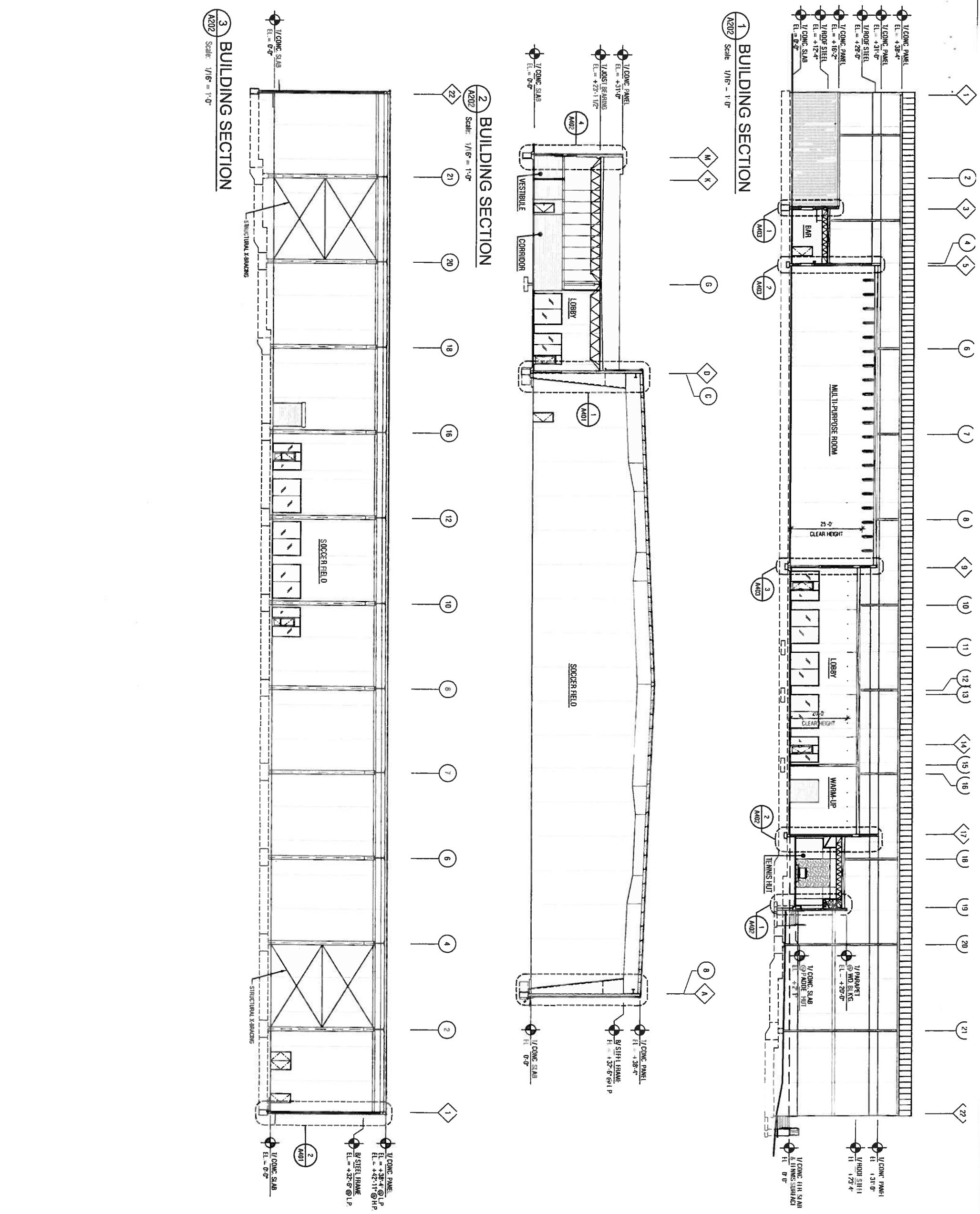
No	DATE	REVISION DESCRIPTION

NORTH SHORE SPORTS CENTER
1864 OLD WILLOW ROAD

DRAWING TITLE: EXTERIOR ELEVATIONS

DATE: 12/19

PROJECT No: 11-0



GRESS DRAWING
IR CONSTRUCTION

DRAWING TITLE:
BUILDING SECTIONS

DATE:
12/19

NORTH SHORE SPORTS CENTER
1864 OLD WILLOW ROAD

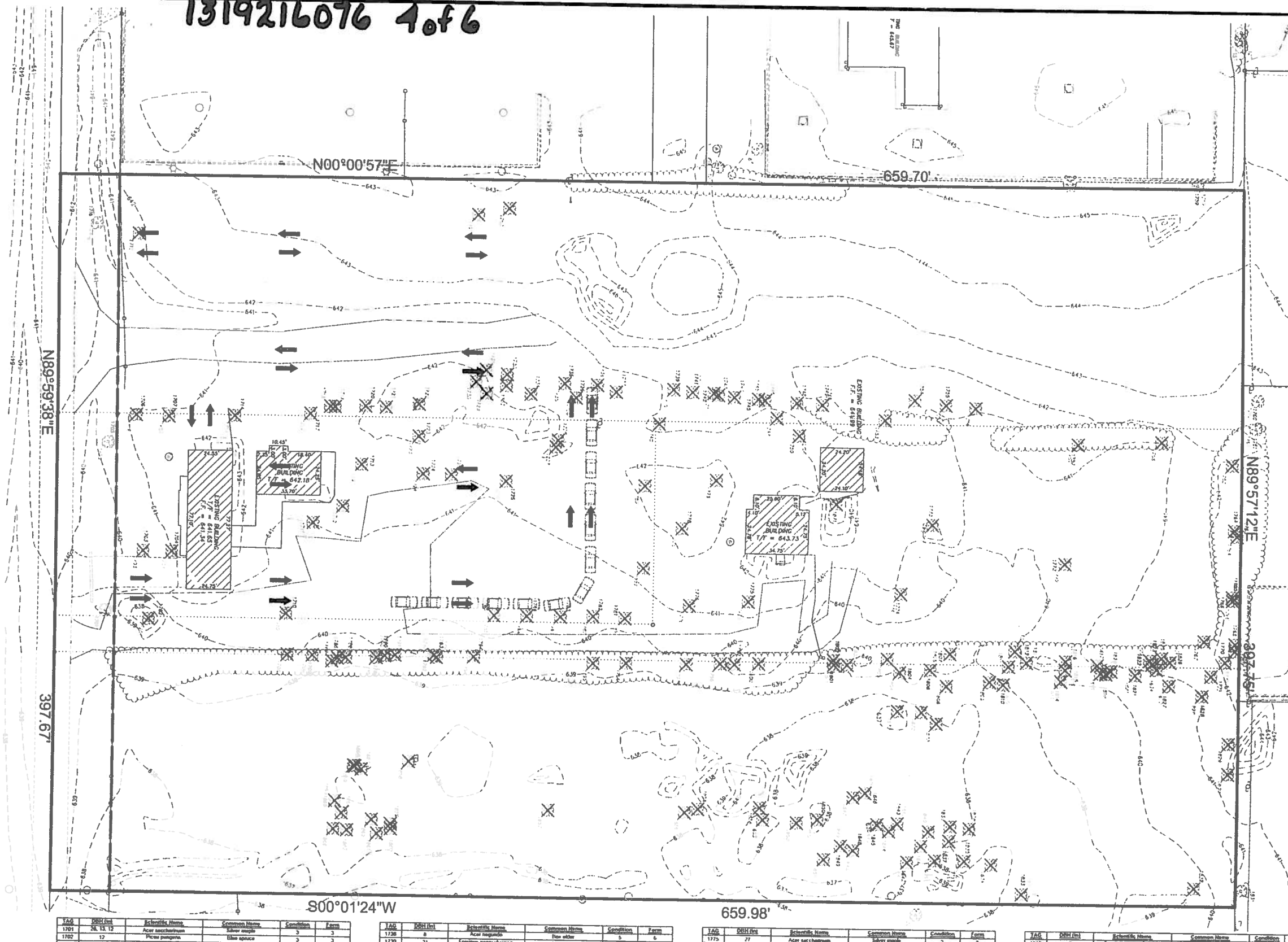
No.	DATE	REVISION DESCRIPTION

TM
Architecture • Interiors
Timothy Morgan Assoc
1707 Sherman Roa
Suite 205
Northbrook, Illinois
224 • 383 • 0300 p
224 • 383 • 0301 fa
www.timothymorganass

© COPYRIGHT 2011 ALL RIGHTS
The reproduction or use of this

1319216076 4 of 6

EXHIBIT D



TAG	DBH (in)	Scientific Name	Common Name	Condition	Form
1701	26, 13, 12	Acer saccharinum	Silver maple	3	3
1702	12	Picea pungens	Blue spruce	3	3
1703	24	Picea pungens	Blue spruce	2	2
1704	10	Picea pungens	Blue spruce	2	2
1705	17, 13	Salix babylonica	Weeping willow	5	4
1706	10, 8	Morus alba	White mulberry	3	2
1707	43	Salix babylonica	Weeping willow	5	5
1708	7	Fraxinus pennsylvanica	Green ash	3	4
1709	14	Ulmus americana	American elm	4	4
1710	19	Acer saccharinum	Silver maple	3	3
1711	8	Picea pungens	Blue spruce	2	3
1712	7	Picea pungens	Blue spruce	2	3
1713	46	Acer saccharinum	Silver maple	3	3
1714	48	Salix babylonica	Weeping willow	5	4
1715	9	Fraxinus pennsylvanica	Green ash	2	2
1716	7 7 7	Fraxinus pennsylvanica	Green ash	3	4
1717	9	Picea pungens	Blue spruce	3	3
1718	6	Acer negundo	Box elder	5	5
1719	7	Acer negundo	Box elder	4	5
1720	14	Acer negundo	Box elder	4	4
1721	11	Fraxinus pennsylvanica	Green ash	3	3
1722	9	Acer negundo	Box elder	3	5
1723	10, 8	Picea abies	Norway spruce	3	4
1724	13	Picea pungens	Blue spruce	3	3
1725	13	Picea pungens	Blue spruce	4	4
1726	16	Fraxinus pennsylvanica	Green ash	3	2
1727	14, 12, 12, 6	Acer saccharinum	Silver maple	2	4
1728	16, 8	Acer saccharinum	Silver maple	2	3
1729	12	Acer negundo	Box elder	4	4
1730	12	Acer negundo	Box elder	4	4
1731	9, 9	Acer negundo	Box elder	4	4

TAG	DBH (in)	Scientific Name	Common Name	Condition	Form
1738	8	Acer negundo	Box elder	5	6
1739	21	Fraxinus pennsylvanica	Green ash	3	3
1740	14	Fraxinus pennsylvanica	Green ash	3	4
1741	16	Fraxinus pennsylvanica	Green ash	3	4
1742	13 9	Fraxinus pennsylvanica	Green ash	3	4
1743	14	Fraxinus pennsylvanica	Green ash	3	3
1744	17	Fraxinus pennsylvanica	Green ash	3	3
1745	17	Fraxinus pennsylvanica	Green ash	3	4
1746	8	Fraxinus pennsylvanica	Green ash	3	4
1747	9	Ulmus americana	American elm	6	5
1748	21	Fraxinus pennsylvanica	Green ash	4	4
1749	21	Fraxinus pennsylvanica	Green ash	4	2
1750	21	Fraxinus pennsylvanica	Green ash	3	4
1751	12	Acer saccharinum	Silver maple	3	4
1752	11	Acer saccharinum	Silver maple	3	4
1753	7	Acer negundo	Box elder	5	5
1754	16, 16	Fraxinus pennsylvanica	Green ash	4	4
1755	18, 13	Fraxinus pennsylvanica	Green ash	4	4
1756	15	Fraxinus pennsylvanica	Green ash	4	3
1757	33	Acer saccharinum	Silver maple	3	3
1758	7 8	Acer saccharinum	Silver maple	3	3
1759	8	Fraxinus pennsylvanica	Green ash	3	3
1760	7 6	Morus alba	White mulberry	4	5
1761	9	Fraxinus pennsylvanica	Green ash	4	4
1762	7	Fraxinus pennsylvanica	Green ash	3	4
1763	21	Ulmus pumila	Siberian elm	5	4
1764	11	Ulmus pumila	Siberian elm	4	5
1765	7	Fraxinus pennsylvanica	Green ash	3	4
1766	8	Fraxinus pennsylvanica	Green ash	4	5
1767	25	Acer saccharinum	Silver maple	3	3
1768	9	Ulmus pumila	Siberian elm	4	5

TAG	DBH (in)	Scientific Name	Common Name	Condition	Form
1775	27	Acer saccharinum	Silver maple	3	3
1776	16	Fraxinus pennsylvanica	Green ash	3	3
1777	15	Acer saccharinum	Silver maple	2	2
1778	18	Ulmus pumila	Siberian elm	5	3
1779	19	Acer saccharinum	Silver maple	3	3
1780	26	Acer saccharinum	Silver maple	3	3
1781	6, 6, 6	Malus sp	Crab apple	2	3
1782	11	Malus sp	Crab apple	2	3
1783	7 7 7	Malus sp	Crab apple	2	3
1784	10 6	Malus sp	Crab apple	2	3
1785	13	Malus sp	Crab apple	3	3
1786	8 7 7	Fraxinus pennsylvanica	Green ash	3	3
1787	7 6	Fraxinus pennsylvanica	Green ash	3	3
1788	8	Fraxinus pennsylvanica	Green ash	3	3
1789	6	Fraxinus pennsylvanica	Green ash	4	3
1790	8	Fraxinus pennsylvanica	Green ash	4	3
1791	6	Fraxinus pennsylvanica	Green ash	4	4
1792	6	Fraxinus pennsylvanica	Green ash	4	5
1793	7	Fraxinus pennsylvanica	Green ash	4	3
1794	6	Fraxinus pennsylvanica	Green ash	3	3
1795	4	Fraxinus pennsylvanica	Green ash	3	3
1796	7	Fraxinus pennsylvanica	Green ash	3	4
1797	7	Fraxinus pennsylvanica	Green ash	3	4
1798	10	Ulmus americana	American elm	6	6
1799	8	Fraxinus pennsylvanica	Green ash	3	4
1800	6	Fraxinus pennsylvanica	Green ash	3	3
1801	8	Acer saccharinum	Silver maple	3	3
1802	7	Acer negundo	Box elder	3	4
1803	8	Fraxinus pennsylvanica	Green ash	3	4
1804	6	Fraxinus pennsylvanica	Green ash	3	4

TAG	DBH (in)	Scientific Name	Common Name	Condition	Form
1812	7	Fraxinus pennsylvanica	Green ash	3	3
1813	7 6	Acer saccharinum	Silver maple	3	3
1814	7	Fraxinus pennsylvanica	Green ash	3	4
1815	11	Acer negundo	Box elder	3	6
1816	9	Acer negundo	Box elder	3	4
1817	7	Fraxinus pennsylvanica	Green ash	3	4
1818	6	Fraxinus pennsylvanica	Green ash	3	4
1819	8	Fraxinus pennsylvanica	Green ash	3	4
1820	8	Fraxinus pennsylvanica	Green ash	3	4
1821	7	Fraxinus pennsylvanica	Green ash	3	4
1822	6	Prunus serotina	Black cherry	3	3
1823	6	Fraxinus pennsylvanica	Green ash	3	3
1824	8	Fraxinus pennsylvanica	Green ash	3	4
1825	6	Fraxinus pennsylvanica	Green ash	3	4
1826	6	Fraxinus pennsylvanica	Green ash	3	3
1827	6	Fraxinus pennsylvanica	Green ash	3	4
1828	7	Fraxinus pennsylvanica	Green ash	3	4
1829	7	Acer negundo	Box elder	3	3
1830	12	Acer negundo	Box elder	4	4
1831	9 9	Malus sp	Crab apple	5	6
1832	6	Fraxinus pennsylvanica	Green ash	3	3
1833	10	Fraxinus pennsylvanica	Green ash	3	3
1834	6	Fraxinus pennsylvanica	Green ash	3	3
1835	10 9	Ulmus americana	American elm	3	3
1836	8	Ulmus americana	American elm	3	3
1837	16 15 7	Populus deltoides	Cottonwood	3	3
1838	7	Fraxinus pennsylvanica	Green ash	3	4
1839	6	Fraxinus pennsylvanica	Green ash	3	3
1840	17 15 14 13 10	Populus deltoides	Cottonwood	3	3
1841	6	Ulmus americana	American elm	3	3

TAG	DBH (in)	Scientific Name	Common Name	Condition	Form
1849	26	Populus deltoides	Cottonwood	4	3
1850	21	Populus deltoides	Cottonwood	2	2
1851	6	Fraxinus pennsylvanica	Green ash	3	4
1852	18	Populus deltoides	Cottonwood	3	3
1853	13 11	Populus deltoides	Cottonwood	3	3
1854	9 9	Populus deltoides	Cottonwood	3	4
1855	19	Populus deltoides	Cottonwood	4	4
1856	16, 16	Populus deltoides	Cottonwood	2	2
1857	35	Populus deltoides	Cottonwood	3	3
1858	6, 6	Morus alba	White mulberry	4	5
1859	8	Fraxinus pennsylvanica	Green ash	5	6
1860	6	Fraxinus pennsylvanica	Green ash	5	6
1861	22	Populus deltoides	Cottonwood	2	2
1862	6	Fraxinus pennsylvanica	Green ash	6	6
1863	6	Fraxinus pennsylvanica	Green ash	6	6
1864	21	Populus deltoides	Cottonwood	4	3
1865	10	Populus deltoides	Cottonwood	3	4

TREE LOCATION SURVEY AND TAGGING COMPLETED BY BOLLINGER ENVIRONMENTAL INC ON MARCH 9, 2011 AND MARCH 11, 2011 TAG LOCATIONS COMPLETED BY AREA SURVEY COMPANY

DURING THE TREE LOCATION SURVEY, EACH TREE WAS EVALUATED AND ASSIGNED A NUMBER BASED ON A SCALE RATING FROM 1 - 6. THE FOLLOWING DISCUSSES THE RATING SCALE IN THE CONDITION / FORM COLUMN OF THE TREE INVENTORY REPORT

1 EXCELLENT CONDITION - A RATING OF 1 IS GIVEN TO A TREE THAT IS EXCELLENT IN APPEARANCE, CONDITION AND FORM, HAVING A WELL-DEVELOPED ROOT SYSTEM, BALANCED BRANCHING AND HEALTHY
2 ABOVE AVERAGE - A RATING OF 2 IS GIVEN TO A TREE THAT HAS LITTLE TO NO DAMAGE, FAIRLY STRAIGHT SOUND, GOOD SHAPE AND FORM, AND IS GOOD IN OVERALL QUALITY
3 TYPICAL CONDITION - A RATING OF 3 IS GIVEN TO A TREE THAT IS AVERAGE IN CONDITION, FORM, PHYSICAL STATE, APPEARANCE, AND HEALTH
4 POOR CONDITION - A RATING OF 4 IS GIVEN TO A TREE THAT HAS SOME DEADWOOD, MINOR SWEEP OR LEAN, DISTORTED SHAPE, TRUNK OR BARK DAMAGE, MULTI-STEMS, POOR PHYSICAL QUALITY
5 POOR / WORST CONDITION - A RATING OF 5 IS GIVEN TO A TREE WITH A LOT OF DEADWOOD, BAD SWEEP OR LEAN, DISEASED OR DAMAGED BY INSECT PESTS AND LARVAE, LIGHTNING DAMAGE, SPLIT OR OTHER PHYSICAL DAMAGE
6 WORST CONDITION - A RATING OF 6 IS GIVEN TO A TREE THAT WAS SO DAMAGED DEATH IS INEVITABLY CLOSE

COOK ENGINEERING
Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60585

#	DATE	REVISION DESCRIPTION
1	05/02/2011	PER 04/28/11 MEETING WITH VILLAGE ENGINEER
2	05/12/2011	PER CLIENT ACQUISITION OF OVERALL PROPERTY
3	05/27/2011	PER CLIENT REVISION TO PROPOSED BUILDING
4	07/15/2011	PER VILLAGE OF NORTHBROOK COMMENTS
5	08/16/2011	PER VILLAGE OF NORTHBROOK COMMENTS #2
6	08/30/2011	PER VILLAGE OF NORTHBROOK (FIRE COMMENTS)
11	11/30/2011	PER VILLAGE OF NORTHBROOK (STAFF COMMENTS)

TREE LOCATION AND REMOVAL PLAN

NORTH SHORE SPORTS CENTER

PREPARED FOR
RICHLAND CREEK,
1048 CEDAR LANE
NORTHBROOK, IL 60
773.719.2531 T

MR. KENT KNEBELKA

CEG JOB NU
2011-10

SCALE: 1"
DRAWN BY: M
CHECKED BY: M

COOK ENGINEERING
Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60585

CONCRETE APRON TO CONSIST OF 8-INCH PCC CLASS SI WITH 6X6 WIRE MESH OVER 6-INCH CA-6 BASE (TYP)

PROPOSED TRASH ENCLOSURE TO BE SCREENED ON ALL FOUR SIDES WITH 6 FOOT HIGH BOARD ON BOARD FENCE

N00°00'57"E

659.70'

N89°59'38"E

397.67'

OLD WILLOW ROAD

S00°01'24"W

659.98'

N89°57'12"E

397.76'

TRASH

"DO NOT ENTER" SIGN R5-1 "EXIT ONLY"

REFER TO PRELIMINARY IMPROVEMENTS - OLD WILLOW ROAD PREPARED BY COOK ENGINEERING GROUP

PROPOSED 25 FOOT BUILDING SETBACK

PROPOSED 15 FOOT P.U.E.

"DO NOT ENTER" SIGN R5-

EXISTING 24 FOOT PAVEMENT WIDTH

PROPOSED DEPRESSED CURB AND GUTTER FOR FIRE ACCESS

EXISTING OWL SIGN

GROUND SIGN MAXIMUM 8 FEET IN HEIGHT

PAINTED LANE SEPARATION LINE WITH "CROSS HATCH" DIRECTIONAL ARROWS EACH LANE

"EMPLOYEE PARKING ONLY" (TYP)

5 FOOT PUBLIC SIDEWALK TO CONSIST OF 4 INCH PCC CLASS SI OVER 4-INCH CA-6 BASE (TYP)

STORMWATER FACILITY
2.62 AC-FT +/- PROVIDED
2.62 AC-FT REQUIRED
HWL=637.00

OUTDOOR PATIO

STORAGE

MULTI-PURPOSE ROOM ACCESS

PROPOSED 15 FOOT P.U.E.

MULTI-PURPOSE

PARTY

LOBBY

CONCESSION

WARM UP

PADDLE MUT

PROPOSED 6 FOOT HIGH GATE FOR PADDLE TENNIS ACCESS

COURT #4

COURT #3

COURT #2

COURT #1

ALCOHOL STORAGE LOCATED IN LOCKABLE AREAS BEHIND BAR

ALCOHOL STORAGE LOCATED IN LOCKABLE AREA WITHIN BAR AREA

ALCOHOL STORAGE LOCATED IN LOCKABLE AREA WITHIN CONCESSION STORAGE ROOM

SOCCER 3

SOCCER 2

SOCCER 1

LOT 1
248,336 SF (5.72 AC)
PROPOSED
ONE STORY BUILDING
97,418 SF
F/F=644.2.4

PROPOSED NO PARKING SIGN R8-3 "FIRE LANE" TYP.

PROPOSED 15.0? FOOT BUILDING SETBACK

PROPOSED 15 FOOT P.U.E.

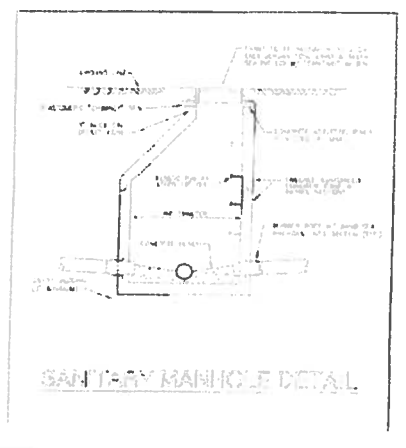
PROPOSED 25 FOOT BUILDING SETBACK

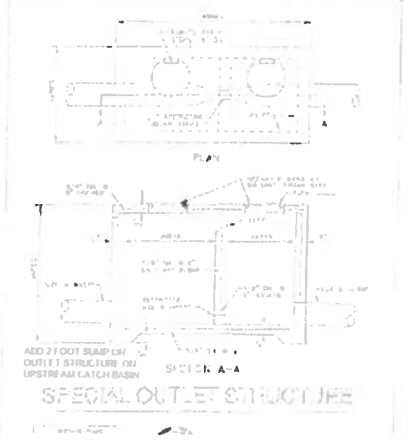
PROPOSED 40 FOOT P.U. AND ACCESS EASEMENT

PROPOSED REPORTS COMPLEX BUILDING CANNOT BE OCCUPIED UNTIL THIS PORTION OF THE TABLE HOLSTE IS REMOVED

LEGEND

EXISTING		PROPOSED
	FLARED END SECTION	
	STORM MANHOLE	
	STORM INLET	
	CATCH BASIN	
	FIRE HYDRANT	
	VALVE AND VAULT	
	VALVE BOX	
	B BOX	
	SANITARY MANHOLE	
	STREET LIGHT	
	STORM SEWER	
W	WATERMAIN	W
	SANITARY SEWER	
XXX	CONTOUR	XXX
	TRANSFORMER	TR
	OVERLAND FLOW ROUTE	





HORIZONTAL SEPARATION WATER MAINS AND SEWERS - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS (SECTION 41-2.01B)

1) WATER MAINS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION
2) WATER MAINS MAY BE LOCATED CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN
   a) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET, and
   b) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER, and,
   c) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER
3) WHEN IT IS IMPOSSIBLE TO MEET 1) OR 2) ABOVE, BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM SURCHARGE HEAD BEFORE BACKFILLING

STORM FREQUENCY 100 Year (BULLETIN 70 DATA)
TRIBUTARY AREA (less ROW dedication) 5.72 AC
RUNOFF COEFFICIENT calculations shown below

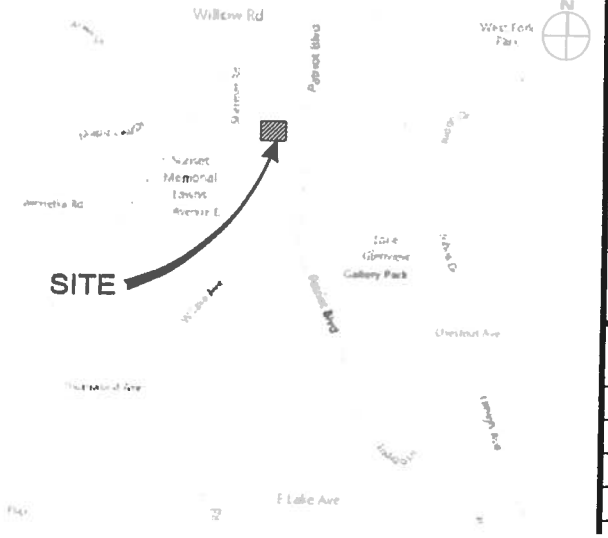
NET ALLOWABLE RELEASE RATE (100 YR) Q=C(pre) - C(post)= 0.65 cfs (0.11 cfs per acre)
(reduced allowable release rate from 0.15 cfs/ac to accommodate storage as beam)
DISCHARGE COEFFICIENT 0.61
HIGH WATER LEVEL 637.00
RESTRICTOR INVERT ELEVATION 629.30

Runoff Coefficients	Cr	Area	Cr Factor
Grass	0.25	1.24	0.62
Roofs, Asphalt, Concrete	0.95	3.87	3.77
Wet Detention	1.00	0.51	0.51
	TOTALS	5.72	0.86

REQUIRED STORAGE VOLUME

STORM DURATION (HOURS)	RAINFALL INTENSITY (I)	RUNOFF QUANTITY Cw=CIA	RELEASE RATE (CFS) Cr	STORAGE (ACRE-FT) (Cw-Cr)t/12
0.08	10.92	53.56	0.65	0.35
0.17	10.82	49.14	0.65	0.69
0.25	8.20	40.22	0.65	0.82
0.50	5.60	27.46	0.65	1.12
0.67	4.50	22.07	0.65	1.20
0.83	4.08	20.01	0.65	1.34
1.00	3.56	17.46	0.65	1.40
1.50	2.76	13.54	0.65	1.61
2.00	2.24	10.99	0.65	1.72
2.50	1.88	9.12	0.65	1.77
3.00	1.60	7.85	0.65	1.80
4.00	1.30	6.38	0.65	1.91
5.00	1.10	5.39	0.65	1.98
6.00	0.97	4.76	0.65	2.05
7.00	0.86	4.22	0.65	2.08
8.00	0.78	3.83	0.65	2.12
9.00	0.71	3.48	0.65	2.13
10.00	0.65	3.19	0.65	2.12
11.00	0.60	2.94	0.65	2.10
12.00	0.56	2.75	0.65	2.10
13.00	0.53	2.70	0.65	2.22
14.00	0.53	2.60	0.65	2.28
15.00	0.49	2.40	0.65	2.19
16.00	0.44	2.16	0.65	2.01
17.00	0.42	2.06	0.65	2.00
18.00	0.39	1.91	0.65	1.90
19.00	0.38	1.86	0.65	1.92
20.00	0.38	1.77	0.65	1.86
21.00	0.35	1.72	0.65	1.87
22.00	0.34	1.67	0.65	1.87
23.00	0.33	1.62	0.65	1.86
24.00	0.32	1.57	0.65	1.84
			REQUIRED DETENTION @115% MAX)=	2.62

STORMWATER CALCULATIONS



DATE	REVISION DESCRIPTION
04/20/11	PER OWNER'S MEETING WITH VILLAGE ENGINEER
05/11/11	PER CLIENT ACCUMULATION OF OVERALL PROPERTY
07/15/11	PER CLIENT REVISION TO PROPOSED BUILDING
08/30/11	PER VILLAGE OF NORTHBROOK COMMENTS
09/26/11	PER VILLAGE OF NORTHBROOK (FIRE COMMENTS)
11/30/2011	PER VILLAGE OF NORTHBROOK (STAFF COMMENTS)

FIRE ACCESS PLAN

NORTH SHORE SPORTS CENTER

PREPARED FOR
RICHLAND CREEK, L
(048 CEDAR LANE
NORTHBROOK, L 600
773.710.2511 T

MR. KENT KNEBELKAM

CEG JOB NUM
2011-10

SCALE:
DRAWN BY: MD
CHECKED BY: MD
DATE: 04/
SHEET

1506516057

Doc#: 1506516057 Fee: $84.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2015 04:19 PM Pg: 1 of 24

Ordinance 2015-17

An Ordinance Restating and Amending Ordinance 2012-06 Granting Special Permits for a Membership Sports and Recreation Facility and an Increase in Permitted Floor Area Ratio, as Well as Yard, Setback, and Loading Space Variations, and Site Plan Approval. (NorthShore Sports Center – 1900 Old Willow Road)

Passed by the Board of Trustees, 2/24/2015
Printed and Published 2/25/2015

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

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

/s/ Debra J. Ford
Village Clerk

Ordinance 2015-17

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 Restating and Amending Ordinance 2012-06 Granting Special Permits for a Membership Sports and Recreation Facility and an Increase in Permitted Floor Area Ratio, as Well as Yard, Setback, and Loading Space Variations, and Site Plan Approval. (NorthShore Sports Center – 1900 Old Willow Road)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Richland Creek Capital, LLC (***"Owner"***) is the owner of that certain parcel of real estate commonly known as 1900 Old Willow Road, located in the Village of Northbrook (***"Subject Property"***). The Subject Property is located in the OS Open Space District.

On January 10, 2012, the Board of Trustees adopted Ordinance 2012-06, which granted the Owner the following special permits and approvals for the Subject Property: (i) special permits to allow the construction, maintenance and operation of a membership sports and recreation facility and a floor area ratio in excess of OS Open Space District limits, (ii) variations from the setback and yard requirements of the OS Open Space District and certain requirements of Subsection 9-107 F of the Zoning Code regarding setbacks and buffers, (iii) a variation from the loading space requirements from one to zero spaces, and (iv) site plan approval.

Subsequent to the adoption of Ordinance 2012-06, the Owner developed the Subject Property with a single story, approximately 97,418 square foot sports and recreation facility containing an indoor sports field, a full size gymnasium, and special event areas (***"Facility"***). Ordinance 2012-06 originally contemplated that the Owner would operate the Facility as well as all concessions on the Subject Property, which were to include the service of alcoholic beverages. However, after the

construction of the Facility, the Owner entered into a management agreement with NSC Management, LLC (***"Manager"***) to manage and operate the Facility, and the Manager entered into a lease agreement with NSC Concessions, LLC (***"Concessionaire"***) to operate the concessions in the Facility. The Concessionaire will apply to the Village for the proposed Class A alcoholic beverage license for the Facility and has agreed to conduct all service of alcohol in accordance with the conditions set forth in this Restated and Amended Ordinance.

The President and the Board of Trustees hereby finds that amending and restating Ordinance 2012-06 in its entirety in accordance with the terms and conditions set forth below would be in the best interest of the Village and the public.

Section 2. DESCRIPTION OF THE SUBJECT PROPERTY.

The Subject Property consists of approximately 6.02 acres legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC MEETINGS AND HEARINGS.

Pursuant to public notice published in the *Chicago Tribune* on February 11, 2015, a public hearing was held by the Village's Board of Trustees on February 24, 2015, to consider this Amended and Restated Ordinance.

Section 4. SPECIAL PERMITS.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the following special permits shall be, and are hereby, granted to the Owner and Manager for the Subject Property, all in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook:

A. Membership Sports and Recreation Facility. A special permit for the construction, maintenance, and operation of a Membership Sports and Recreation Facility (Northbrook SIC No. 7997.00).

B. Floor Area Ratio in Excess of OS Open Space District Regulations. A special permit for a floor area ratio of 0.40 in the OS Open Space District (Northbrook SIC No. 9970.05).

Section 5. VARIATIONS.

A. Yard and Setback. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 8 of this Ordinance, the Subject Property shall be, and is hereby granted the following variations:

1. a yard variation to reduce the required front yard along Old Willow Road from 35 feet to 12.42 feet;

2. a yard variation to reduce the required east interior yard from 40 feet to 17.3 feet;

3. a setback variation to reduce the required east interior setback from 40 feet to approximately 15.07 feet;

4. a yard variation to reduce the required west interior yard from 20 feet to 6.5 feet; and

5. a setback variation to reduce the required west interior setback from 25 feet to approximately 22.49 feet.

B. Loading Space. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the Subject Property shall be, and is hereby granted a variation to reduce the required number of loading spaces by one space to zero spaces.

Section 6. SITE PLAN APPROVAL.

Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the Site Plan for the Subject Property, consisting of Exhibit B of this Ordinance, incorporated by reference in Section 7 of this Ordinance, shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village.

Section 7. SPECIAL PERMITS, VARIATION AND SITE PLAN CONDITIONS

The special permits granted in Section 4, the variations granted in Section 5, and the site plan approval granted in Section 6 of this Ordinance are contingent upon the development, use, and maintenance of the Subject Property being in substantial compliance with the following terms, conditions, and provisions:

A. Compliance with Development Agreement. The Owner and Manager shall comply with all of the terms and provisions of the Development Agreement, as amended.

B. Compliance with Plans. The development, use, and maintenance of the Subject Property shall be in strict compliance with the following documents and plans, except for minor changes and site work approved by the Director of Building and Development and the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village codes, ordinances, and standards:

1. North Shore Sports Center Site Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit B*** and, by this reference, made a part of this Ordinance;

2. North Shore Sports Center Exterior Elevations, prepared by Timothy Morgan Associates LLC, consisting of two sheets, with a latest revision date of December 19, 2011, attached as ***Exhibit C*** and, by this reference, made a part of this Ordinance;

3. North Shore Sports Center Tree Location and Removal Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit D*** and, by this reference, made a part of this Ordinance;

4. North Shore Sports Center Fire Access Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit E*** and, by this reference, made a part of this Ordinance;

5. The Final Engineering Plan, as defined in the Development Agreement; and

6. The Final Landscape Plan, as defined in the Development Agreement.

C. Hours of Operation. The operation of the Facility shall be limited to 5:30 a.m. to 12 a.m. Monday through Sunday.

D. Noise. The operation of the Facility shall at all times comply with the noise regulations set forth in the Municipal Code of the Village of Northbrook (1988), as amended ("***Village Code***").

E. Lighting. All exterior lighting on the Subject Property, including, without limitation, all parking lot lighting, shall at all times comply with Paragraph 9-101 D(16) of the Zoning Code and the Village's Public Improvements Standards Manual.

F. On-site Circulation and Traffic Control. The Owner shall construct and maintain on the Subject Property all of the on-site circulation and traffic control signage and measures depicted on the Site Plan. The Manager shall stagger the starting and ending times of sporting events held at the Facility to minimize the amount of automobile traffic entering and leaving the Subject Property at any one time.

G. Eastern Perimeter Fencing. If the Village Manager of the Village determines that the existing fence located adjacent to the eastern property line of the Subject Property has come into disrepair or provides inadequate screening of the Subject Property, he may, in his sole and absolute discretion, require the Owner to construct a six foot, board on board fence in accordance with the specifications depicted in the Final Landscape Plan extending from the northeast corner of the Subject Property to Old Willow Road.

Section 8. ALCOHOLIC BEVERAGE LICENSE.

Nothing in this ordinance shall be deemed or construed as granting any right, privilege or license to serve alcoholic beverages on the Subject Property. The Concessionaire has submitted an application to the Village for a Class A alcoholic beverage license ("***License***"). In the event (i) the Board of Trustees adopts an ordinance increasing the number of available Class A licenses, and (ii) the Village's liquor commissioner approves and issues the License to the Concessionaire for the Facility, the Concessionaire shall conduct all service of alcoholic beverages in accordance with the conditions, restrictions, and regulations set forth in this Section 8. The adoption by the Board of Trustees of this Ordinance shall be deemed to establish conditions on the License in accordance with, and pursuant to, Section 4-4(b)(10) of the Village Code.

A. Service Areas. All service and sale of alcoholic beverages shall be confined to the areas depicted on the Revised North Shore Sports Center Liquor Service Exhibit, prepared by Timothy Morgan Associates LLC, consisting of one sheet, received by the Village on February 19, 2015, attached as ***Exhibit F-1*** and, by this reference, made a part of this Ordinance, and subject to the following conditions:

1. Zone A (Gymnasium/Patio Area/Party Room): Service of liquor, including beer and wine, shall be permitted in Zone A only during special events. During these special events, Zone A shall be accessible only through a designated entrance separate from the general entrance to the Facility that shall be monitored by Facility employees.

2. Zone B (General Concession Area): Service of beer and wine only shall be permitted in Zone B. Consumption of alcohol shall be limited to the lobby and reception areas of the Facility and shall be prohibited in any other area of the Facility, including the spectator areas of the gymnasium and the indoor field.

B. Hours of Service. Service of alcohol shall be permitted in the Facility from noon to one half hour before closing.

C. Food Service. Service of alcohol in the Facility must always be in conjunction with the service of food, which may be catered or prepared on the Subject Property and ordered from a printed menu.

D. Personnel Allowed to Serve. All service of alcoholic beverages in the Facility shall be conducted by a BASSET trained employee of the Concessionaire or a licensed caterer.

E. Prohibited Events. The Owner, Manager and Concessionaire shall not host or allow spectator events on the Subject Property that involve boxing, wrestling, mixed martial arts, "cage" fighting or any other form of full contact physical combat without receiving the prior written approval of the Chief of the Northbrook Police Department. In no event shall the Facility be used as a nightclub or dance club for which an admission price or cover charge is imposed.

E. Notification and Cooperation with Northbrook Police Department. In accordance with Section 4-64 of the Village Code, if the Owner, Manager, or Concessionaire becomes aware of any illegal activity occurring on the Subject Property, the Developer shall:

1. promptly report such illegal activity to the Northbrook Police Department;

2. answer fully and truthfully all questions asked by a village police officer who investigates any allegation of such illegal activity; and

3. cooperate with the police department in the investigation of such illegal activity, including giving of oral and written statements to the police at reasonable times and locations in the course of the investigation as well as providing evidence in the licensee's possession that may assist the police department in its investigation.

F. Periodic Review and Amendment of License Conditions. The Board of Trustees, shall have the right, but not the obligation, to require the Village Manager to review the operations of the Facility (1) six months and (2) twelve months after commencement of alcoholic beverage sales at the Facility by the Concessionaire. After either of these periodic reviews, the Board of Trustees, may, in its sole and absolute discretion, add, delete or modify, by ordinance duly adopted, any of the conditions set forth in this Section 8 after providing the Owner, Manager, and Concessionaire with one month advance written notice, to the addresses set forth in the Development Agreement and/or license application and in accordance with the terms set forth therein, of the reasons for addition, deletion or modification and an opportunity to be heard at a regular meeting of the Board of Trustees. Any addition, deletion or modification made to the conditions set forth in this Section 8 may be made without further notice or hearing before the Plan Commission or the Village's liquor commissioner.

G. Violation of License Conditions. Any violation of the conditions set forth in this Section 8 shall be deemed to be a violation of both the License and this Ordinance and shall constitute cause for the revocation (1) of the License in accordance with the procedures of Chapter 4 of the Village Code and the Liquor Control Act of 1934 (235 ILCS 5/1-2); and (2) any of the approvals granted by this Ordinance in accordance with the procedures set forth in Section 9 below.

Section 9. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Owner, Manager, or Concessionaire to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permits granted in Section 4, the variations granted in Section 5, the site plan approval granted in Section 6 of this Ordinance shall, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees may not so revoke the special permits, the variations, and the site plan approval unless it shall first provide the Owner with two months advance written notice, to the addresses set forth in the Development Agreement and in accordance with the terms set forth *therein, of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of* Trustees. In the event of revocation, the development and use of the Subject Property shall be governed solely by the regulations of the OS Open Space District and the Redevelopment Overlay District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permits, the variations, and the site plan approval, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Owner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Owner required by this Section has been given.

Section 10. AMENDMENT.

Except as expressly provided in Sections 8.F of this Ordinance, any amendment to any provision of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may he granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for amendment of special permit uses.

Section 11. EFFECTIVE DATE.

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

1. passage by the Board of Trustees by a majority vote in the manner required by law;

2. the filing with the Village Clerk by the Owner, Manager and Concessionaire of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in the form of ***Exhibit G***, attached to and, by this reference, made a part of this Ordinance;

3. publication in pamphlet form in the manner required by law; and

4. the recordation of this Ordinance together with such exhibits as the Village Clerk deems appropriate for recordation in the Office of the Cook County Recorder of Deeds.

B. In the event that the Owner, Manager and Concessionaire do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 11.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the corporate authorities the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Adopted: 2/24/2015

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

ATTEST:

/s/ Sandra E. Frum
Village President

/s/ Debra J. Ford
Village Clerk

EXHIBIT G

Unconditional Agreement and Consent

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

WHEREAS, Richland Creek Capital, LLC (***"Owner"***) is the owner of that certain parcel of real estate commonly known as 1900 Old Willow Road, located in the Village of Northbrook (***"Subject Property"***). The Subject Property is located in the OS Open Space District; and

WHEREAS, on January 10, 2012, the Board of Trustees adopted Ordinance 2012-06, which granted the Owner the following special permits and approvals for the Subject Property: (i) special permits to allow the construction, maintenance and operation of a membership sports and recreation facility and a floor area ratio in excess of OS Open Space District limits, (ii) variations from the setback and yard requirements of the OS Open Space District and certain requirements of Subsection 9-107 F of the Zoning Code regarding setbacks and buffers, (iii) a variation from the loading space requirements from one to zero spaces, and (iv) site plan approval; and

WHEREAS, subsequent to the adoption of Ordinance 2012-06, the Owner developed the Subject Property with a single story, approximately 97,418 square foot sports and recreation facility containing an indoor sports field, a full size gymnasium, and special event areas (***"Facility"***); and

WHEREAS, Ordinance 2012-06 originally contemplated that the Owner would operate the Facility as well as all concessions on the Subject Property, which were to include the service of alcoholic beverages; and

WHEREAS, after the construction of the Facility, the Owner entered into a management agreement with NSC Management, LLC (***"Manager"***) to manage and operate the Facility and a lease agreement with NSC Concessions, LLC (***"Concessionaire"***) to operate the concessions; and

WHEREAS, Ordinance 2015-15-17, adopted by the President and Board of Trustees of the Village of Northbrook on February 25, 2015 (***"Amended and Restated Ordinance"***), amends and restates Ordinance 2012-06 in its entirety to reflect the operational organization of the Facility; and

WHEREAS, the Concessionaire has applied to the Village for a Class A alcoholic beverage license for the Facility and has agreed to conduct all service of alcohol in accordance with certain conditions set forth in Section 8 of the Amended and Restated Ordinance; and

WHEREAS, the Owner, Manager, and Concessionaire desire to evidence to the Village their unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Amended and Restated Ordinance and consent to recording the Amended and Restated Ordinance against the Subject Property;

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

1. The Owner, Manager, and Concessionaire shall, and do hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance 2015-17, adopted by the Village Board of Trustees on February 25, 2015.

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

3. The Owner, Manager, and Concessionaire acknowledge that the public notices and hearing have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Owner required by Section 9 of the Ordinance is given.

4. The Owner, Manager, and Concessionaire acknowledge and agree that the Amended and Restated Ordinance does not grant the Concessionaire any right, privilege or license to serve alcoholic beverages on the Subject Property.

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

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

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

[SIGNATURE PAGE FOLLOWS]

RICHLAND CREEK CAPITAL, LLC, an Illinois limited liability company

By: Edward Lof

Its: Manager

SUBSCRIBED and **SWORN** to before me this 26 day of February, 2015.

Notary Public

"OFFICIAL SEAL"
J. BUTCH
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 08-27-2015

NSC MANAGEMENT, LLC, an Illinois limited liability company

By: Edward Lof

Its: Manager

SUBSCRIBED and **SWORN** to before me this 26th day of February, 2015.

Notary Public

"OFFICIAL SEAL"
J. BUTCH
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 08-27-2015

NSC CONCESSIONS, LLC, an Illinois limited liability company

By: Edward Lof

Its: Manager

SUBSCRIBED and **SWORN** to before me this 26 day of February, 2015.

Notary Public

"OFFICIAL SEAL"
J. BUTCH
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 08-27-2015

I hereby certify this to be a true and correct copy of the original.

3-3-2015
Date

Village Clerk

VILLAGE OF NORTHBROOK
CORPORATE
COOK COUNTY, ILL.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 1 IN THE NORTH SHORE SPORTS CENTER CONSOLIDATION BEING A CONSOLIDATION IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 04-22-300-050-0000

Commonly known as 1900 Old Willow Road, Northbrook, Illinois

Doc#: 1520439082 Fee: $76.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2015 02:19 PM Pg: 1 of 20

Ordinance 2015-40

An Ordinance Restating And Amending Ordinance 2015-17, Granting Special Permits For A Membership Sports And Recreation Facility And An Increase In Permitted Floor Area Ratio, As Well As Yard, Setback, And Loading Space Variations, And Site Plan Approval (North Shore Sports Center - 1900 Old Willow Road)

Passed by the Board of Trustees, 6/23/2015
Printed and Published 6/24/2015

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

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

/s/ Debra J. Ford
Village Clerk

CCRD REVIEWER

Ordinance 2015-40

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 Restating And Amending Ordinance 2015-17, Granting Special Permits For A Membership Sports And Recreation Facility And An Increase In Permitted Floor Area Ratio, As Well As Yard, Setback, And Loading Space Variations, And Site Plan Approval (North Shore Sports Center - 1900 Old Willow Road)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Richland Creek Capital, LLC (***"Owner"***) is the owner of that certain parcel of real estate commonly known as 1900 Old Willow Road, located in the Village of Northbrook (***"Subject Property"***). The Subject Property is located in the OS Open Space District.

On January 10, 2012, the Board of Trustees adopted Ordinance 2012-06, which granted the Owner the following special permits and approvals for the Subject Property: (i) special permits to allow the construction, maintenance and operation of a membership sports and recreation facility and a floor area ratio in excess of OS Open Space District limits, (ii) variations from the setback and yard requirements of the OS Open Space District and certain requirements of Subsection 9-107 F of the Zoning Code regarding setbacks and buffers, (iii) a variation from the loading space requirements from one to zero spaces, and (iv) site plan approval. The Owner developed the Subject Property with a single story, approximately 97,418 square foot sports and recreation facility containing an indoor sports field, a full size gymnasium, and special event areas (***"Facility"***). Ordinance 2012-06 originally contemplated that the Owner would operate the Facility as well as all concessions on the Subject Property, which were to include the service of alcoholic beverages.

Pursuant to an application by the Owner, the Board of Trustees adopted Ordinance 2015-17 on February 24, 2015, which amended and restated Ordinance 2012-06 to authorize certain changes in ownership structure proposed by the Owner. The Owner entered into a management agreement with NSC Management, LLC (***"Manager"***) to manage and operate the Facility, and the Manager entered into a lease agreement with NSC Concessions, LLC (***"Concessionaire"***) to operate the concessions in the Facility. The Concessionaire subsequently applied to the Village for the proposed Class A alcoholic beverage license for the Facility and agreed to conduct all service of alcohol in accordance with the conditions set forth in Ordinance 2015-17.

Based on certain proposed operational changes, the Owner, Manager and Concessionaire have applied for additional amendments to the terms of Ordinance 2015-17 to allow the service of alcoholic beverages in certain additional parts of the Facility. The Concessionaire will apply to the Village for an amended Class A alcoholic beverage license for the Facility and has agreed to conduct all service of alcohol in accordance with the conditions set forth in this further Amended and Restated Ordinance.

The President and the Board of Trustees hereby finds that amending and restating Ordinance 2015-17 in its entirety in accordance with the terms and conditions set forth below would be in the best interest of the Village and the public.

Section 2. DESCRIPTION OF THE SUBJECT PROPERTY.

The Subject Property consists of approximately 6.02 acres legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC MEETINGS AND HEARINGS.

Pursuant to public notice published in the *Northbrook Star* on April 23, 2015, a public hearing was held by the Village's Board of Trustees on May 12, 2015, to consider this Amended and Restated Ordinance.

Section 4. SPECIAL PERMITS.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the following special permits shall be, and are hereby, granted to the Owner and Manager for the Subject Property, all in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook:

A. Membership Sports and Recreation Facility. A special permit for the construction, maintenance, and operation of a Membership Sports and Recreation Facility (Northbrook SIC No. 7997.00).

B. Floor Area Ratio in Excess of OS Open Space District Regulations. A special permit for a floor area ratio of 0.40 in the OS Open Space District (Northbrook SIC No. 9970.05).

Section 5. VARIATIONS.

A. Yard and Setback. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 8 of this Ordinance, the Subject Property shall be, and is hereby granted the following variations:

1. a yard variation to reduce the required front yard along Old Willow Road from 35 feet to 12.42 feet;

2. a yard variation to reduce the required east interior yard from 40 feet to 17.3 feet;

3. a setback variation to reduce the required east interior setback from 40 feet to approximately 15.07 feet;

4. a yard variation to reduce the required west interior yard from 20 feet to 6.5 feet; and

5. a setback variation to reduce the required west interior setback from 25 feet to approximately 22.49 feet.

B. Loading Space. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the Subject Property shall be, and is hereby granted a variation to reduce the required number of loading spaces by one space to zero spaces.

Section 6. SITE PLAN APPROVAL.

Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the Site Plan for the Subject Property, consisting of Exhibit B of this Ordinance, incorporated by reference in Section 7 of this Ordinance, shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village.

Section 7. SPECIAL PERMITS, VARIATION AND SITE PLAN CONDITIONS

The special permits granted in Section 4, the variations granted in Section 5, and the site plan approval granted in Section 6 of this Ordinance are contingent upon the development, use, and maintenance of the Subject Property being in substantial compliance with the following terms, conditions, and provisions:

A. Compliance with Development Agreement. The Owner and Manager shall comply with all of the terms and provisions of the Development Agreement, as amended.

B. Compliance with Plans. The development, use, and maintenance of the Subject Property shall be in strict compliance with the following documents and plans, except for minor changes and site work approved by the Director of Building and Development and the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village codes, ordinances, and standards:

1. North Shore Sports Center Site Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit B*** and, by this reference, made a part of this Ordinance;

2. North Shore Sports Center Exterior Elevations, prepared by Timothy Morgan Associates LLC, consisting of two sheets, with a latest revision date of December 19, 2011, attached as ***Exhibit C*** and, by this reference, made a part of this Ordinance;

3. North Shore Sports Center Tree Location and Removal Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit D*** and, by this reference, made a part of this Ordinance;

4. North Shore Sports Center Fire Access Plan, prepared by Cook Engineering Group, consisting of one sheet, with a latest revision date of December 27, 2011, attached as ***Exhibit E*** and, by this reference, made a part of this Ordinance;

5. The Final Engineering Plan, as defined in the Development Agreement; and

6. The Final Landscape Plan, as defined in the Development Agreement.

C. Hours of Operation. The operation of the Facility shall be limited to 5:30 a.m. to 12 a.m. Monday through Sunday.

D. Use and Capacity Limitations. The use of the each of the rooms in the Facility shall not exceed the current maximum occupancy permitted by applicable codes. For any special event involving any special or modified configuration of the Field House or Gymnasium, the Manager or Concessionaire shall submit to the Fire Prevention Bureau for approval a floor plan showing the physical arrangement for the special event and include the anticipated attendance at the special event. Such floor plan must be submitted not less than 10 business days prior to the special event. When the entire Fieldhouse (as depicted on Exhibit F-2 incorporated by reference in Section 8 below) is used for a special event, the remainder of the Facility shall be closed to the public.

E. Noise. The operation of the Facility shall at all times comply with the noise regulations set forth in the Municipal Code of the Village of Northbrook (1988), as amended ("***Village Code***").

F. Lighting. All exterior lighting on the Subject Property, including, without limitation, all parking lot lighting, shall at all times comply with Paragraph 9-101 D(16) of the Zoning Code and the Village's Public Improvements Standards Manual.

G. On-site Circulation and Traffic Control. The Owner shall construct and maintain on the Subject Property all of the on-site circulation and traffic control signage and measures depicted on the Site Plan. The Manager shall stagger the starting and ending times of sporting events held at the Facility to minimize the amount of automobile traffic entering and leaving the Subject Property at any one time. Prior to holding any special event(s) during which it is reasonably anticipated that the Facility as a whole will have an attendance of more than 590 people, the Owner shall notify the Chief of Police and shall demonstrate, to the satisfaction of the Chief of Police, that it has secured sufficient off-site parking and either shuttle service or valet service to such off-site parking areas to accommodate the demand for parking for the proposed special event(s). Such required information shall be submitted not less than 10 business days prior to the special event.

H. Eastern Perimeter Fencing. If the Village Manager of the Village determines that the existing fence located adjacent to the eastern property line of the Subject Property has come into disrepair or provides inadequate screening of the Subject Property, he may, in his sole and absolute discretion, require the Owner to construct a six foot, board on board fence in accordance with the specifications depicted in the Final Landscape Plan extending from the northeast corner of the Subject Property to Old Willow Road.

Section 8. ALCOHOLIC BEVERAGE LICENSE.

Nothing in this ordinance shall be deemed or construed as granting any right, privilege or license to serve alcoholic beverages on the Subject Property. The Concessionaire has submitted an application to the Village for a Class A alcoholic beverage license ("***License***"). In the event (i) the Board of Trustees adopts an ordinance increasing the number of available Class A licenses, and (ii) the Village's liquor commissioner approves and issues the License to the Concessionaire for the Facility, the Concessionaire shall conduct all service of alcoholic beverages in accordance with the conditions, restrictions, and regulations set forth in this Section 8. The adoption by the Board of Trustees of this Ordinance shall be deemed to establish conditions on the License in accordance with, and pursuant to, Section 4-4(b)(10) of the Village Code.

A. Service Areas. All service and sale of alcoholic beverages shall be confined to the areas depicted on the Revised North Shore Sports Center Liquor Service Exhibit, prepared by Timothy Morgan Associates LLC, consisting of two sheets, received by the Village on June 19, 2015, attached as ***Exhibit F-2*** and, by this reference, made a part of this Ordinance, and subject to the conditions listed below. When used in this Amended and Restated Ordinance, the terms "Field House," "Concrete Walkway," and "Turf Field" shall mean and refer to the areas so labeled on Exhibit F-2.

1. Zone A (Special Events Areas): Service of liquor, including beer and wine, shall be permitted in Zone A only during special events.

a. During these special events, Zone A shall be accessible only through a designated entrance separate from the general entrance to the Facility that shall be monitored by Facility employees.

b. All alcohol for consumption at a special event shall be served from the Zone A Serving Area depicted on Exhibit F-2. Any area proposed as an additional area from which alcohol will be served for a special event must be approved in advance by the Village Liquor Commissioner. Any requests for such an additional serving area shall include a plan showing the proposed location and description of the additional serving area, and shall be submitted not less than 10 business days prior to the special event.

c. For any special event involving the service and/or consumption of alcohol in the Field House, the Concessionaire shall submit to the Village Liquor Commissioner and Fire Prevention Bureau for approval a floor plan for the Field House, and any special or modified configuration of the Field House, showing the physical arrangement for the special event and include the anticipated attendance at the special event. Such floor plan shall be submitted not less than 10 business days prior to the special event.

d. Special events at which alcohol is served shall be invitation-only events. Any special event at which alcohol is served that is held open to the general public must be approved in advance by the Village Liquor Commissioner, and requests for such events shall be submitted not less than 10 business days prior to the date of the event.

e. When a special event includes the sale of retail goods, alcohol shall not be given away for free.

2. Zone B (Daily Beer and Wine Consumption Areas): Service of beer and wine only shall be permitted in Zone B.

a. Consumption of alcohol shall be limited to the lobby and reception areas of the Facility, the perimeter areas and central aisle area of the Gymnasium, and the Concrete Walkways in the Field House. Consumption of beer and wine shall be prohibited in any other area of the Facility unless expressly authorized as a special event pursuant to this Amended and Restated Ordinance.

b. All beer and wine for consumption other than at a special event shall be purchased at and served from the Zone B Serving Area depicted on Exhibit F-2. No service by waitstaff or servers may be provided at any other location in the Facility during those times.

B. Hours of Service; BYO Service. Service of alcohol shall be permitted in the Facility from noon to one half hour before closing. No "bring your own" alcohol consumption shall be permitted in the Facility at any time.

C. Food Service. Service of alcohol in the Facility must always be in conjunction with the service of food, which may be catered or prepared on the Subject Property and ordered from a printed menu.

D. Supervisory Personnel; Personnel Allowed to Serve. All service of alcoholic beverages in the Facility shall be conducted by a BASSET trained employee of the Concessionaire or a licensed caterer. During any time that alcohol is served, the Concessionaire shall provide one staff person whose primary responsibility is to monitor the consumption of alcohol throughout the Facility.

E. Prohibited Events. The Owner, Manager and Concessionaire shall not host or allow spectator events on the Subject Property that involve boxing, wrestling, mixed martial arts, "cage" fighting or any other form of full contact physical combat without receiving the prior written approval of the Chief of the Northbrook Police Department. In no event shall the Facility be used as a nightclub or dance club for which an admission price or cover charge is imposed.

F. Security Cameras. The existing security camera monitoring system at the Facility shall remain functional throughout the Facility during all hours of operation, and the camera system shall retain recordings for not less than 14 days. Copies of recordings shall be provided to the Northbrook Police Department promptly upon request made within that period.

G. Notification and Cooperation with Northbrook Police Department. In accordance with Section 4-64 of the Village Code, if the Owner, Manager, or Concessionaire becomes aware of any illegal activity occurring on the Subject Property, the Developer shall:

1. promptly report such illegal activity to the Northbrook Police Department;

2. answer fully and truthfully all questions asked by a village police officer who investigates any allegation of such illegal activity; and

3. cooperate with the police department in the investigation of such illegal activity, including giving of oral and written statements to the police at reasonable times and locations in the course of the investigation as well as providing evidence in the licensee's possession that may assist the police department in its investigation.

H. Periodic Review and Amendment of License Conditions. The Board of Trustees, shall have the right, but not the obligation, to require the Village Manager to review the operations of the Facility (1) six months and (2) twelve months after the effective date of this Amended and Restated Ordinance. After either of these periodic reviews, the Board of Trustees, may, in its sole and absolute discretion, add, delete or modify, by ordinance duly adopted, any of the conditions set forth in this Section 8 after providing the Owner, Manager, and Concessionaire with one month advance written notice, to the addresses set forth in the Development Agreement and/or license application and in accordance with the terms set forth therein, of the reasons for addition, deletion or modification and an opportunity to be heard at a regular meeting of the Board of Trustees. Any addition, deletion or modification made to the conditions set forth in this Section 8 may be made without further notice or hearing before the Plan Commission or the Village's liquor commissioner.

I. Violation of License Conditions. Any violation of the conditions set forth in this Section 8 shall be deemed to be a violation of both the License and this Ordinance and shall constitute cause for the revocation (1) of the License in accordance with the procedures of Chapter 4 of the Village Code and the Liquor Control Act of 1934 (235 ILCS 5); and (2) any of the approvals granted by this Ordinance in accordance with the procedures set forth in Section 9 below.

Section 9. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Owner, Manager, or Concessionaire to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permits granted in Section 4, the variations granted in Section 5, the site plan approval granted in Section 6 of this Ordinance shall, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees may not so revoke the special permits, the variations, and the site plan approval unless it shall first provide the Owner with two months advance written notice, to the addresses set forth in the Development Agreement and in accordance with the terms set forth therein, of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Subject Property shall be governed solely by the regulations of the OS Open Space District and the Redevelopment Overlay District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permits, the variations, and the site plan approval, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Owner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Owner required by this Section has been given.

Section 10. AMENDMENT.

Except as expressly provided in Sections 8.H of this Ordinance, any amendment to any provision of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for amendment of special permit uses.

Section 11. EFFECTIVE DATE.

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

1. passage by the Board of Trustees by a majority vote in the manner required by law;

2. the filing with the Village Clerk by the Owner, Manager and Concessionaire of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in the form of ***Exhibit G***, attached to and, by this reference, made a part of this Ordinance;

3. publication in pamphlet form in the manner required by law; and

4. the recordation of this Ordinance together with such exhibits as the Village Clerk deems appropriate for recordation in the Office of the Cook County Recorder of Deeds.

B. In the event that the Owner, Manager and Concessionaire do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 11.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the corporate authorities the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Adopted: 6/23/2015

RESULT:	**ADOPTED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Todd Heller, Trustee
SECONDER:	Bob Israel, Trustee
AYES:	Karagianis, Buehler, Heller, Ciesla, Israel
ABSENT:	Michael Scolaro, Sandra Frum

ATTEST:

James A. Karagianis
Village President Pro Tem

/s/ Debra J. Ford
Village Clerk

I hereby certify this to be a true and exact copy of the original

7-16-15
Date

Village Clerk

VILLAGE OF NORTHBROOK CORPORATE SEAL COOK COUNTY, ILL.

EXHIBITS LIST

Exhibit A	Legal Description of Property
Exhibit B	North Shore Sports Center Site Plan
Exhibit C	North Shore Sports Center Exterior Elevations
Exhibit D	North Shore Sports Center Tree Location and Removal Plan
Exhibit E	North Shore Sports Center Fire Access Plan
Exhibit F-2	Revised North Shore Sports Center Liquor Service Exhibits (2 pages)
Exhibit G	Unconditional Agreement and Consent

EXHIBIT B

North Shore Sports Center Site Plan

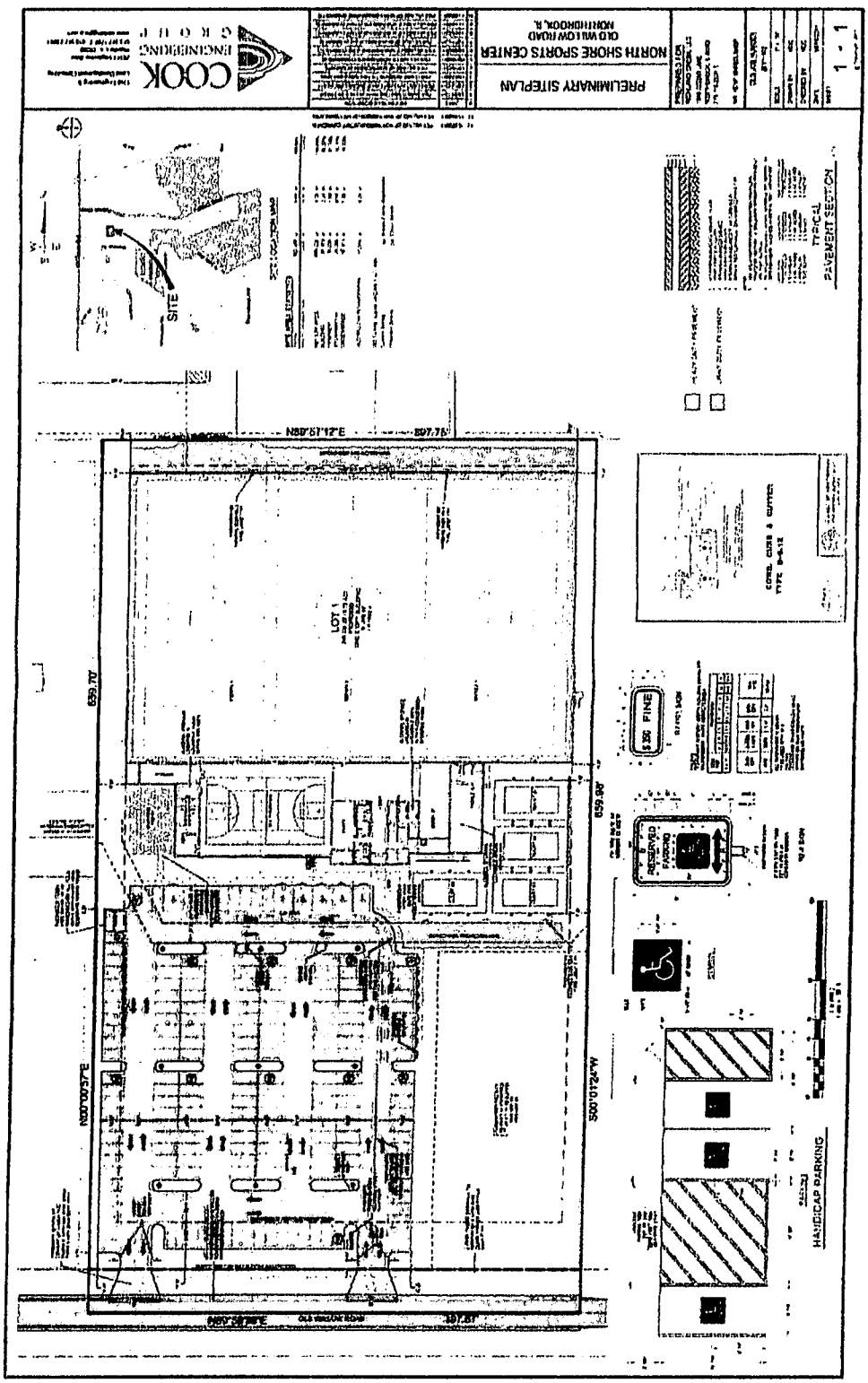
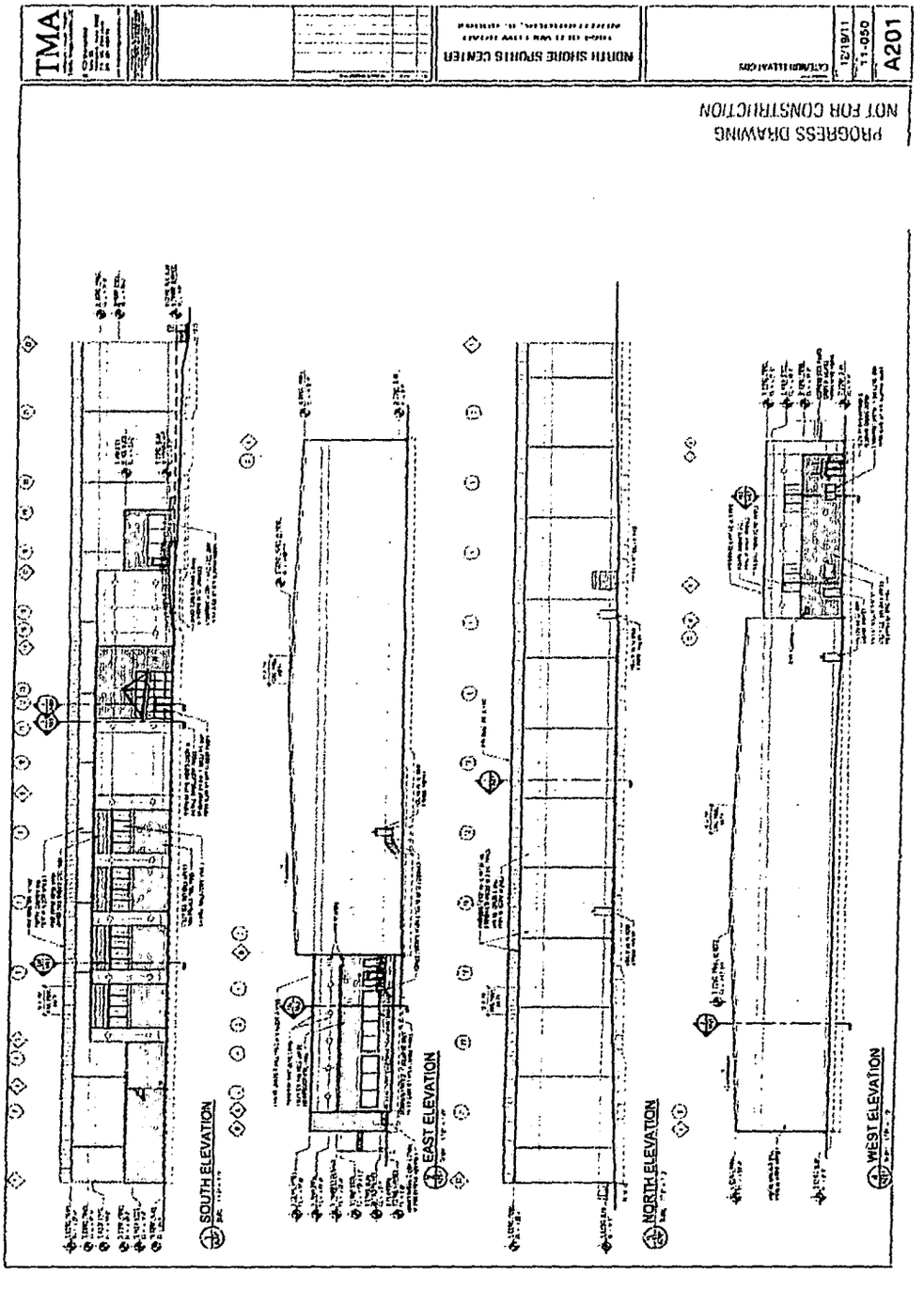


EXHIBIT C

North Shore Sports Center Exterior Elevations



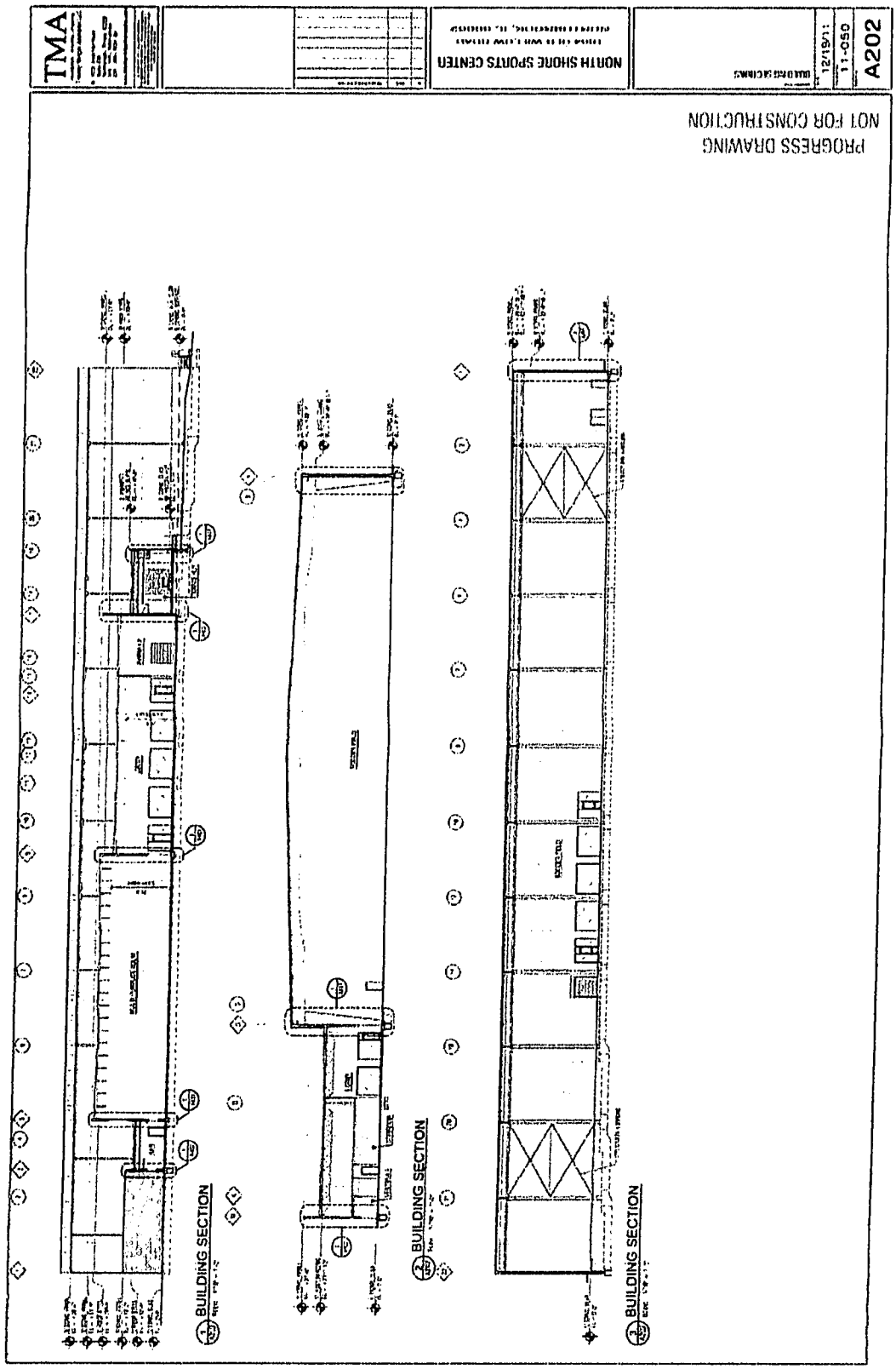


Exhibit C
Page 2

EXHIBIT D

North Shore Sports Center Tree Location and Removal Plan

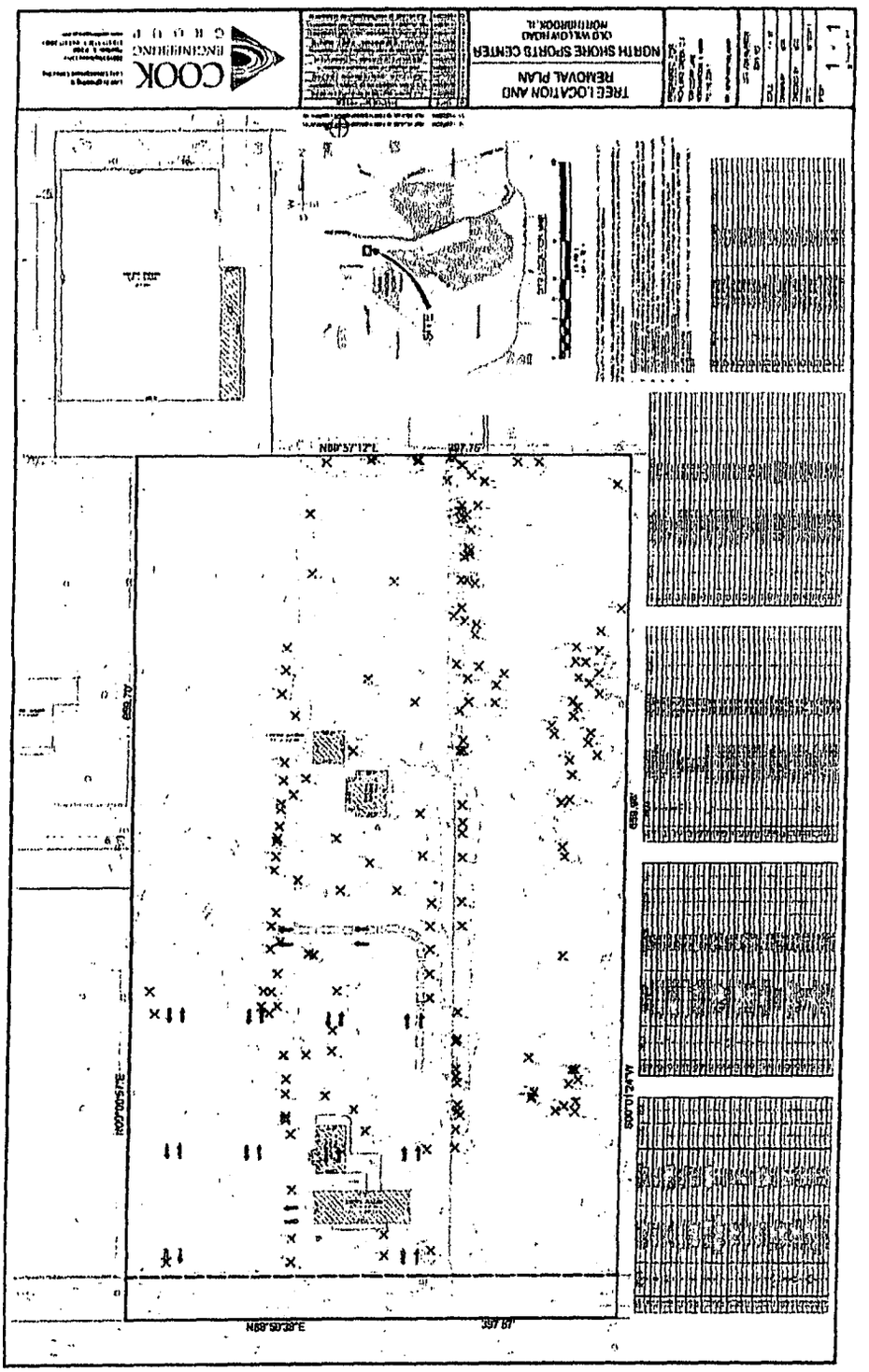


EXHIBIT E

North Shore Sports Center Fire Access Plan

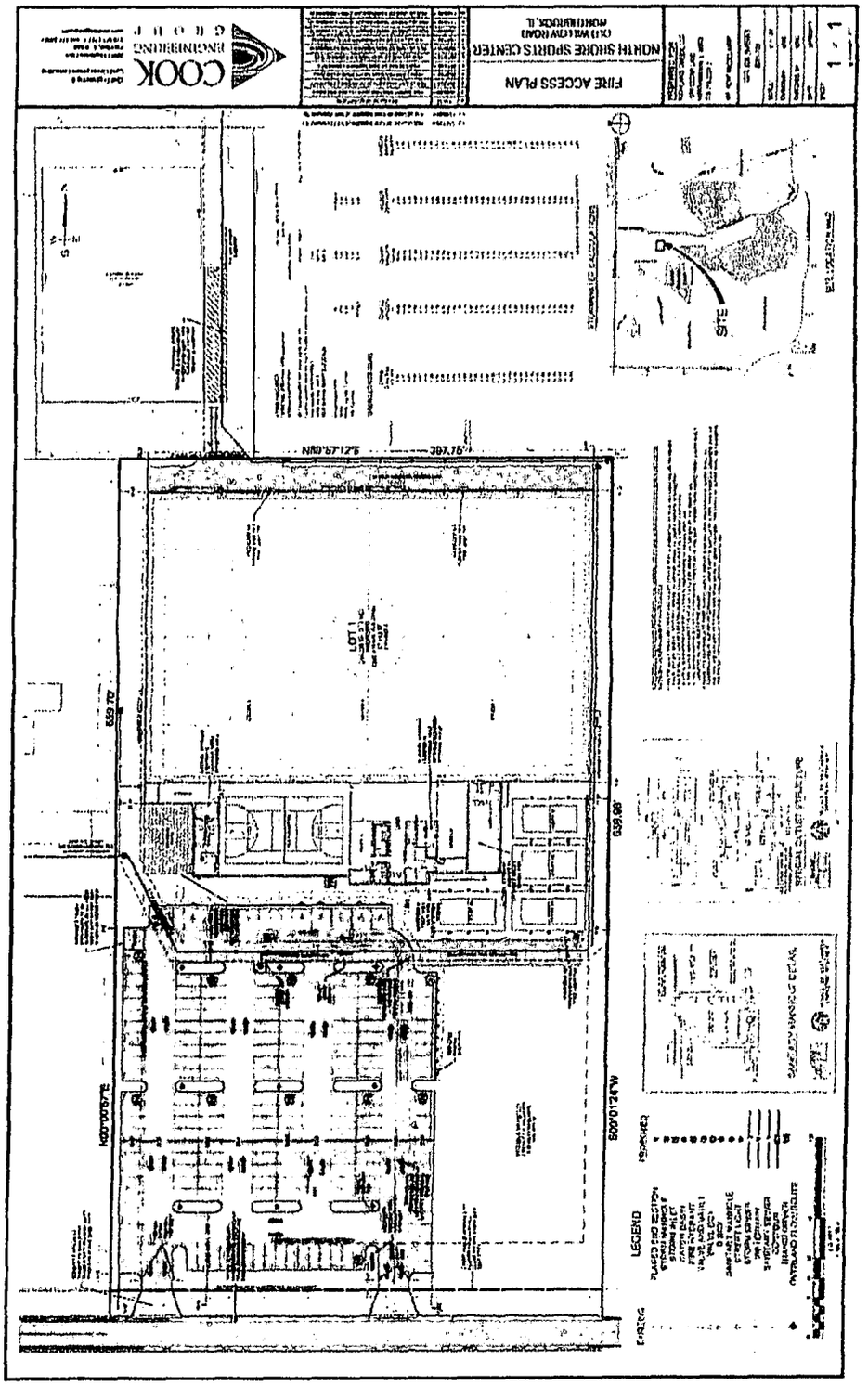
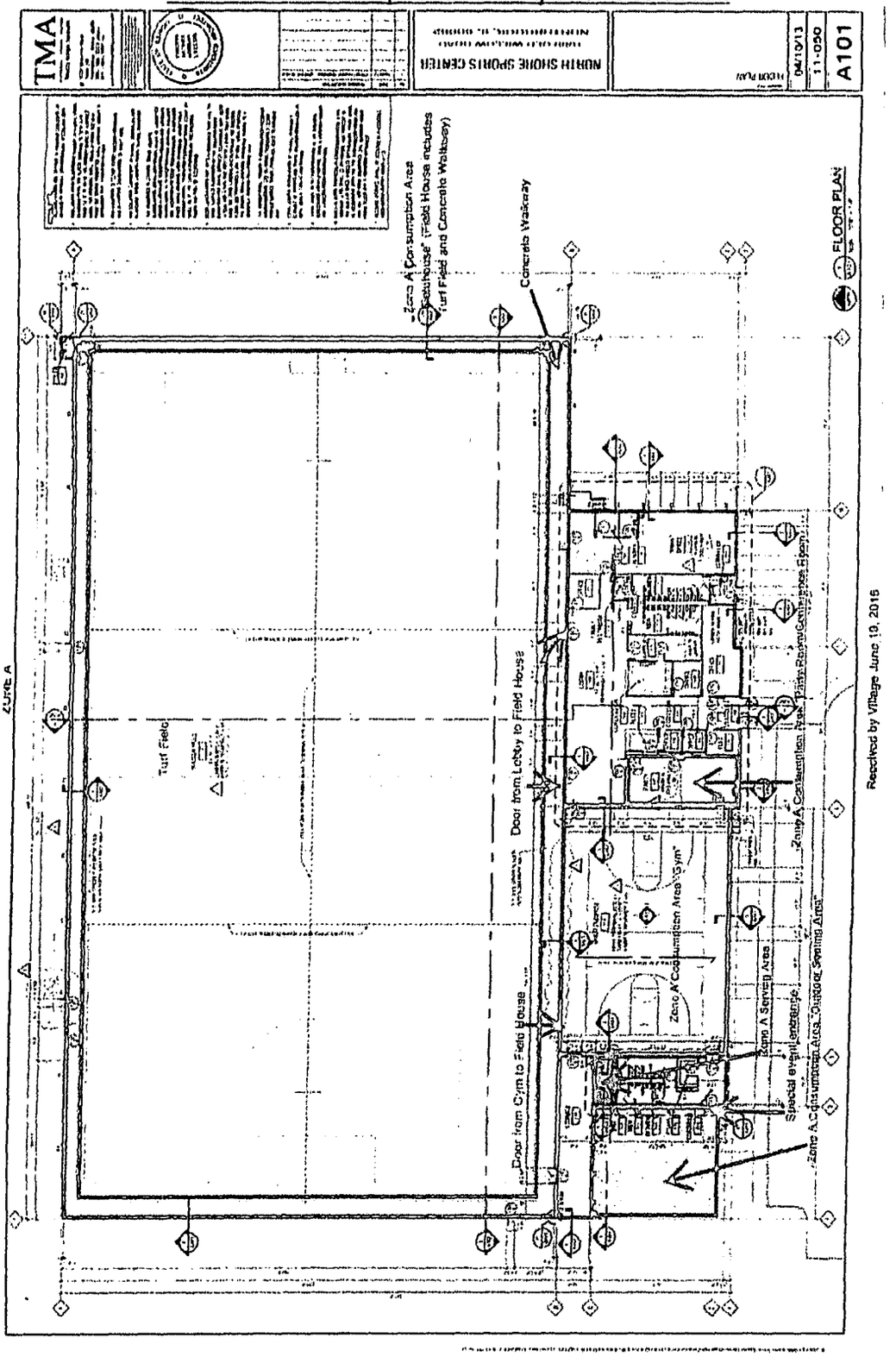


EXHIBIT F-2

Revised North Shore Sports Center Liquor Service Exhibit



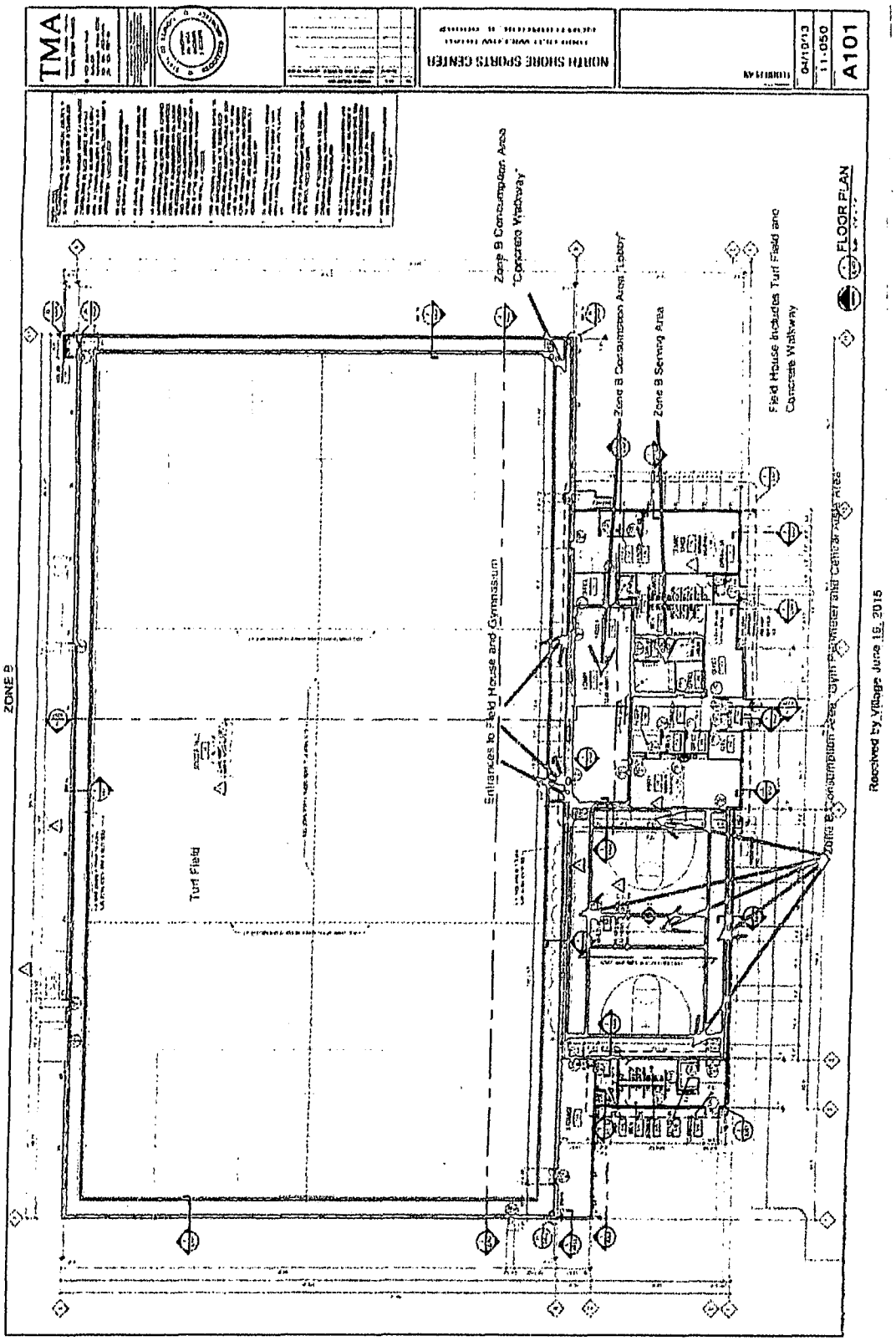


Exhibit F-1
Page 2

EXHIBIT G

Unconditional Agreement and Consent

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

WHEREAS, Richland Creek Capital, LLC (***"Owner"***) is the owner of that certain parcel of real estate commonly known as 1900 Old Willow Road, located in the Village of Northbrook ("***Subject Property***"). The Subject Property is located in the OS Open Space District; and

WHEREAS, on January 10, 2012, the Board of Trustees adopted Ordinance 2012-06, which granted the Owner the following special permits and approvals for the Subject Property: (i) special permits to allow the construction, maintenance and operation of a membership sports and recreation facility and a floor area ratio in excess of OS Open Space District limits, (ii) variations from the setback and yard requirements of the OS Open Space District and certain requirements of Subsection 9-107 F of the Zoning Code regarding setbacks and buffers, (iii) a variation from the loading space requirements from one to zero spaces, and (iv) site plan approval; and

WHEREAS, subsequent to the adoption of Ordinance 2012-06, the Owner developed the Subject Property with a single story, approximately 97,418 square foot sports and recreation facility containing an indoor sports field, a full size gymnasium, and special event areas ("***Facility***"); and

WHEREAS, pursuant to an application by the Owner, the Board of Trustees adopted Ordinance 2015-17 on February 24, 2015, which amended and restated Ordinance 2012-06 to authorize NSC Management, LLC (***"Manager"***) to manage and operate the Facility under an agreement with the Owner, authorized NSC Concessions, LLC (***"Concessionaire"***) to operate the concessions in the Facility; and

WHEREAS, the Concessionaire subsequently applied to the Village for, and received, the proposed Class A alcoholic beverage license for the Facility and agreed to conduct all service of alcohol in accordance with the conditions set forth in Ordinance 2015-17; and

WHEREAS, the Owner, Manager and Concessionaire have applied for additional amendments to the terms of Ordinance 2015-17 to allow the service of alcoholic beverages in certain additional parts of the Facility; and

WHEREAS, Concessionaire has agreed to apply to the Village for an amended Class A alcoholic beverage license for the Facility and has agreed to conduct all service of alcohol in accordance with the conditions set forth in this Ordinance 2015-40.

WHEREAS, Ordinance 2015-40, adopted by the President and Board of Trustees of the Village of Northbrook on June 23, 2015 ("***Amended and Restated Ordinance***"), amends and restates Ordinance 2015-17 in its entirety to reflect the modified areas for alcohol beverage service in the Facility; and

WHEREAS, the Concessionaire has applied to the Village for an amended Class A alcoholic beverage license for the Facility and has agreed to conduct all service of alcohol in accordance with certain conditions set forth in Section 8 of the Amended and Restated Ordinance; and

WHEREAS, the Owner, Manager, and Concessionaire desire to evidence to the Village their unconditional agreement and consent to accept and abide by each of the terms, conditions, and

limitations set forth in said Amended and Restated Ordinance and consent to recording the Amended and Restated Ordinance against the Subject Property;

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

1. The Owner, Manager, and Concessionaire shall, and do hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance 2015-40, adopted by the Village Board of Trustees on June 23, 2015.

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

3. The Owner, Manager, and Concessionaire acknowledge that the public notices and hearing have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Owner required by Section 9 of the Ordinance is given.

4. The Owner, Manager, and Concessionaire acknowledge and agree that the Amended and Restated Ordinance does not grant the Concessionaire any right, privilege or license to serve alcoholic beverages on the Subject Property.

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

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

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

[SIGNATURE PAGE FOLLOWS]

RICHLAND CREEK CAPITAL, LLC, an Illinois limited liability company

By: Edward Leyden

Its: Manager

SUBSCRIBED and **SWORN** to before me this 6th day of July, 2015.

Janet Palmer

Notary Public

OFFICIAL SEAL
JANET PALMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-24-2017

NSC MANAGEMENT, LLC, an Illinois limited liability company

By: Edward Leyden

Its: Manager

SUBSCRIBED and **SWORN** to before me this 6th day of July, 2015.

Janet Palmer

Notary Public

OFFICIAL SEAL
JANET PALMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-24-2017

NSC CONCESSIONS, LLC, an Illinois limited liability company

By: Edward Leyden

Its: Manager

SUBSCRIBED and **SWORN** to before me this 6th day of July, 2015.

Janet Palmer

Notary Public

OFFICIAL SEAL
JANET PALMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-24-2017

EXHIBIT A

Legal Description of Property

LOT 1 IN THE NORTH SHORE SPORTS CENTER CONSOLIDATION BEING A CONSOLIDATION IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 04-22-300-050-0000

Commonly known as 1900 Old Willow Road, Northbrook, Illinois

1900 Old Willow Road – Special Permit Transfer – Written Explanation of Application Request

The Applicant, TBRE 1900 Old Willow Road IL LLC, a Nevada limited liability company ("Applicant"), seeks to transfer the Special Permit (the "Permit") granted to Richland Creek Capital, LLC, as predecessor in interest to 1900 Old Willow LLC ("Seller"), pursuant to that certain Ordinance 2012-6 granted by the Village of Northbrook and recorded as document number 1319216076 with the Cook County Recorder of Deeds. The Permit relates to the real property located at 1900 Old Willow Road (the "Property"), which is operated as a sports facility by Seller. Seller is currently under contract to sell the Property to Applicant (an affiliate of TBRE LLC), and the parties intend to close on the sale on September 18, 2023. After closing, Applicant will maintain the current use of the Property, and its affiliate, 3 Step Sports LLC, a Delaware limited liability, will continue to operate the Property as a sports facility.

Pursuant to Section 11-602 I of the Northbrook Zoning Code, Applicant, as the contract purchaser, seeks a transfer of the Permit from Seller to Applicant, effective as of the closing date between the parties.

Archived: Thursday, October 12, 2023 6:06:36 PM
From: Becker, Emily
Sent: Thursday, October 12, 2023 5:25:04 PM
To: Pandey, Swati
Cc: Kohlstedt, Michaela; Jahnke Dale, Katie
Subject: RE: 1900 Willow Road - Transfer
Importance: Normal

Swati,

Further information regarding your questions below.

1. At the time of application, the property was owned by 1900 Old Willow LLC and the property was under contract to be sold to TBRE LLC. The sale of the property closed last month. The property is currently owned by TBRE 1900 Old Willow Road IL LLC (an affiliate of TBRE LLC) who leases the property to its affiliate, 3 Step Sports LLC. 3 Step, as operator of the property, contracts with Kemper Sports Management, LLC to provide day to day management of the property via a master services agreement between the parties.
2. To clarify further, please see below.
    a. Owner, Applicant & Landlord: TBRE 1900 Old Willow Road IL LLC
    b. Operator & Tenant: 3 Step Sports, LLC
    c. Manager, Concessionaire & Alcohol Beverage License: Kemper Sports Management, LLC
3. Please note that the development agreement referenced in Ordinance 2012-6, Section 7.a. of Ordinances 15-17 and 15-40 has since been terminated. If we could remove reference to such agreement, that would be appreciated.
4. The applicant has reviewed all conditions to the permit and will comply with the same.

Please let me know if anything further is needed.

Thanks,

Emily L. Becker (she, her, hers)
Associate

T +1 312 368 3387
F +1 312 630 5387
emily.becker@us.dlapiper.com

DLA Piper LLP (US)
dlapiper.com

From: Pandey, Swati <Swati.Pandey@northbrook.il.us>
Sent: Thursday, October 12, 2023 12:10 PM
To: Becker, Emily <Emily.Becker@us.dlapiper.com>
Cc: Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us>; Jahnke Dale, Katie <katie.dale@us.dlapiper.com>
Subject: RE: 1900 Willow Road - Transfer

[redacted]

⚠ EXTERNAL MESSAGE

Emily,

In addition to Ordinance No. 2012-06, please see two additional ordinances for this facility attached. As you would note the Ordinance 2015-40 identifies the operator and concessionaire, in addition to the Owner. As a response to the questions in the email below, please clarify the following and note which legal entities would be taking over the following roles. The Applicant must confirm that they have reviewed all conditions and will comply with the ordinances as previously approved for a simple transfer process. Thanks!

Current Owner: 1900 Old Willow LLC
Applicant/Proposed Property Owner: TBRE 1900 Old Willow Road IL LLC, an affiliate of TBRE LLC
Manager:
Concessionaire:
Alcohol beverage license:

Swati Pandey, AICP
Senior Planner | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
847-664-4052

From: Pandey, Swati
Sent: Thursday, October 5, 2023 2:41 PM
To: Becker, Emily <Emily.Becker@us.dlapiper.com>
Cc: Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us>; Jahnke Dale, Katie <katie.dale@us.dlapiper.com>
Subject: RE: 1900 Willow Road - Transfer

Hello Emily,

Please respond to a few questions below:

- Please provide documentation to show the relationship between the corporate structure noted in the letter (excerpt below).
- As stated in Michaela's email below, please note that Ordinance No. 12-06 identifies the entity that holds the liquor license, confirm if the Applicant is looking to transfer that as well.
- Confirm if the Applicant has reviewed all conditions and will comply with the ordinance as previously approved.

Most likely your application will be scheduled on 10/24 Board agenda, however, I will confirm later. Let me know if the Applicant cannot attend the meeting on this date. Thank You!

"Property"), which is operated as a sports facility by Seller. Seller is currently under contract to sell the Property to Applicant (an affiliate of TBRE LLC), and the parties intend to close on the sale on September 18, 2023. After closing, Applicant will maintain the current use of the Property, and its affiliate, 3 Step Sports LLC, a Delaware limited liability, will continue to operate the Property as a sports facility.

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 TBRE 1900 Old Willow Road IL LLC

Company

Address 10801 W. Charleston Blvd., Suite 600

City, State, Zip Las Vegas, Nevada 89135

Phone No.

Email legal@fiumecapital.com

Primary Contact Person

Name Steve Schwarzbach

Company

Address 10801 W. Charleston Blvd., Suite 600

City, State, Zip Las Vegas, Nevada 89135

Phone No. 832-771-6520

Email sschwarzbach@fiumecapital.com

Consultants *(as applicable)*

Attorney

Name Katie Jahnke Dale & Emily Becker

Company DLA Piper LLP (US)

Address 444 W. Lake St., Suite 900

City, State, Zip Chicago, IL 60606

Phone No. 312-368-2153; 312-368-3387

Email katie.dale; emily.becker@dlapiper.com

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name

Company

Address

City, State, Zip

Phone No.

Email

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 1900 Old Willow Road

Property Index Numbers: 04-22-300-050-0000

Size of Property: 229,425 square feet (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: _____

Current Zoning: Open Space District

Current Use of the Property: Sports Facility

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

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

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

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

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

☐ **Conformity with Comprehensive Plan**

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

N/A

☐ **Surrounding Property Owners Addresses**

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

N/A

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

Site Ownership and Control

Current Property Owner Information

Legal Name: 1900 Old Willow LLC. an Illinois limited liability company
Primary Contact: Michael Nekritz
Address 1900 Old Willow Road
City, State, Zip Northbrook, Illinois 60062
Phone No.
Email nekritzm@gmail.com

Proposed Property Owner Information

Legal Name: TBRE 1900 Old Willow Road IL LLC
Primary Contact: Steve Schwarzbach
Address 10801 W. Charleston Blvd., Suite 600
City, State, Zip Las Vegas, Nevada 89135
Phone No. 832-771-6520
Email sschwarzbach@fiumecapital.com

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

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

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

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

Applicants Involvement with the Property

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

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

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.** Same as proposed owner, please see attachment B.

Additional Required Attachment(s)

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

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

❑ Plat of Consolidation Worksheet

Filing Fees

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

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

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

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

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

Repeat Application

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

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** Sept. 8, 2023
Print Name & Title: Kirk D. Homeyer, Secretary
Signatures of Property Owner(s): _____ **Date** _____
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.**

☐ Plat of Consolidation Worksheet

Filing Fees

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

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

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

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

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

Repeat Application

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

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant:_____ **Date** _____
Print Name & Title: _____
Signatures of Property Owner(s): _____ **Date** _____
Print Name & Title: Richard Nekritz Manager **Property Address:** 1900 Old Calbo Rd. Northbrook IL 60062

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

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

ATTACHMENT A: Current Property Owner – Beneficial Interest

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

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

Name: Ed Leszynski
Address: 1430 Monterey Dr., Glenview, IL 60026
Ownership or Trust Interest: 43.4965 %

Name: Krause Living Trust
Address: c/o John Krause 14 Roclare Lane, St. Louis, MO 63131
Ownership or Trust Interest: 6.5795 %

Name: Northshore Sports & Wellness, LLC
Address: 2654 Kingston Dr., Northbrook, IL 60062
Ownership or Trust Interest: 25.7523 %

Name: Justin Leszynski
Address: 1430 Monterey Dr., Glenview, IL 60026
Ownership or Trust Interest: 5.4619 %

Name: MOD Volleyball
Address: 720 Judson Ave., Evanston, IL 60202
Ownership or Trust Interest: 5.0695 %

Name:
Address:
Ownership or Trust Interest: %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

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

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

Name: TBRE LLC

Address: 10801 W. Charleston Blvd., Suite 600, Las Vegas, NV 89135

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 C - Applicant – Beneficial Interest

Applicant is the same as the proposed owner, see Attachment B

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

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

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

1900 Old Willow Road – Formal Application Attachments

1. Plat of Survey
2. Legal Description
3. Site Ownership and Control
    a. Vesting Deed (proof of current ownership)
    b. Real Estate Contract (proof of proposed ownership)

SCHEDULE B - TITLE ITEMS

Being the same property surveyed as described in a Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1177649-HHLV, Dated July 14, 2023.

Schedule B items not listed below are not considered to be survey related matters.

(8) Non-exclusive easement and maintenance agreement for public utilities and Emergency Access granted to the Village of Northbrook recorded September 17, 2013 as document 1327013005 (Easement is not located on the Land but the Land is burdened due to the rights of the Village of Northbrook to enter the Land for public utilities and emergency access purposes.)

Terms and provisions of an Assumption of Obligations and Indemnity Agreement made by and between GK Holste LLC and Richard Creek Capital LLC recorded February 20, 2014 as document 1405134041.

As such right of way is approximately shown on that certain ALTA/NSPS Land Title Survey made by Realm Land Services, Inc. on June 03, 2023, last revised June 06, 2023, designated Project No. 0006-23-0091 (the "Survey").
(AFFECTS, PLOTTED AS SHOWN)

(9) Easement in favor of Illinois Bell Telephone Company and Commonwealth Edison Company to install, operate and maintain their equipment together with right of access thereto as created by grant recorded August 16, 1991 as document 91420183.
As approximately shown on the Survey.
(AFFECTS, PLOTTED AS SHOWN)

(10) Terms, conditions and provisions of Ordinance No. 93-37 entitled An Ordinance establishing property benefit shares for a water main extension recorded as document 97896722 and re-recorded as document 97929385 .
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

(11) Terms, conditions and provisions of Ordinance No. 2012-6 entitled Ordinance granting Special Permits for a Membership Sports and Recreation Facility and an increase in Permitted Floor Area Ratio as Well as Yard, Setback and Loading Space Variations an Site Plan Approval recorded as document 1319216076 .
(AFFECTS, BLANKET - SUBJECT PROPERTY IS ENTIRELY WITHIN THE BOUNDARIES OF THE AREA ENCUMBERED BY THIS EXCEPTION)

(12) Restrictions, dedications, conditions, reservations, easements for watermain, public utilities, drainage and strom water detention area and other matters shown on the plat of North Shore Sport Center, as recorded in 1335022096.

Note: Said plat depicts a 10 foot watermain easement by document 113545035. The document number noted appears to be in error and said instrument is not available.
As approximately shown on the Survey.
(AFFECTS, PLOTTED AS SHOWN)

ZONING INFORMATION TABLE

Zoned: OS, Open Space District within the Redevelopment Overlay
Permitted Use: Recreation Sports Complex (Membership Sports and Recreation Facility)
Observed Use: Recreation Sports Complex
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: Village of Northbrook, Development and Planning Services Department, Village Hall, 2nd Floor 1225 Cedar Lane, Northbrook, IL 60062, (847) 664-4050
Bulk Restrictions:
1. Minimum building setbacks:
Front / Corner Side: 35'| Provided: 305'
Old Willow Road: 12.42', per Ordinance 2015-40	Provided: 305'
East Side: 15.07'-17.3', per Ordinance 2015-40	20', 40' from any single-family residential district	Provided: 15.1'
West Side: 6.5'-22.49', per Ordinance 2015-40	20', 40' from any single-family residential district	Provided: 22.6'
Rear: 20', 40' from any single-family residential district	Provided: 25.1'
2. Maximum building height: 4 stories/45'	Provided: 40.9'
3. Minimum lot area: 40,000 square feet	Provided: 249,107 square feet
4. Minimum lot width: 200'| Provided: 397.45'
5. Minimum lot depth: 125'	Provided: 656.75'
6. Maximum floor area ratio: 0.40, per Ordinance 2015-40	Provided 96,105/249,107 = 0.39
Parking Information:
Required Parking: Membership Sport & Recreation Clubs: 1 per 3 persons of design capacity Parking is compliant provided there are no more than 576 persons of design capacity, per review of Section 9-104 F of the current Zoning Ordinance.
Total regular striped spaces provided: 186
Total handicap striped spaces provided: 6
Total combined striped spaces provided: 192
Source of Zoning Information:
Nova Group, GBC - DK23-4492

SURVEY NOTES

1. This property is designated by Cook County, as Tax Map Parcel 04-22-300-050-0000.
2. The Basis of Bearings of this survey is Grid North based on the South line of the subject property. The bearing is denoted as N89°54'23"W per GPS coordinate observations Illinois State Plane, East Zone NAD83.
   Latitude = 42°05'57.1678"
   Longitude = -87°49'32.4171"
   Convergence Angle = 00°20'25.2594"
3. This property has on area of 249,107± square feet or 5.719± acres of land.
4. In regard to table A item 16, there was no observable evidence of recent earth moving work, building construction or additions except as shown hereon.
5. In regard to table A item 17, there were no known proposed changes in right of way lines, recent street or sidewalk construction or repairs except as shown hereon.
6. There was no observable evidence of cemeteries found during the time Fieldwork was performed.
7. Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
8. The property has direct physical access to Old Willow Road, and indirect access to Holste Road, via an access easement as set forth in document Nos. 12019176074, 1327013005, and 1405134041, each being a publicly dedicated right-of-way.
9. This survey is to be relied upon only by the parties located in the certification of this survey.
10. This survey is not intended for construction or design purposes.
11. The nearest intersection of streets is that of Old Willow Road & Shermer Road, located approximately 662.8' from the Southwest corner of the Subject Property.
12. The distances shown hereon are units of ground measurement.
13. In regard to table A item 10, no visible certain division or party walls with respect to adjoining properties were observed at the time the fieldwork was performed, nor were any designated by the client.
14. In response to Table A, Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment: 1: all plottable areas denoted in the reciprocal easement agreements and, 2: the boundary limits only of all offsite appurtenant easements.

SIGNIFICANT OBSERVATIONS

A Fence appears to extend into the West line of the subject property by as much as 0.8'.
B Building appears to lie within the easement area shown on document no. 1335022096.

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 17031C0227J which bears an effective date of 8/19/2008 and IS NOT in a Special Flood Hazard Area as provided on FEMA's website [http://msc.fema.gov]. As indicated by a FIRMette, it is our understanding that this community DOES currently participate in the program. No field surveying was performed to determine this zone.

UTILITY NOTE

The utilities shown on this drawing hereon have been located by field measurements, & client-provided utility map drawings. Blew & Associates makes no warranty to the exact location of any underground utilities shown or not shown on this drawing. It is the responsibility of the contractor to verify any and all utilities prior to construction. Call Illinois one-call at (800) 892-0123 for field locations (request for ground markings) of underground utility lines before digging.

ALTA/NSPS LAND TITLE SURVEY

NORTH SHORE SPORTS COMPLEX
0006-23-0091
1900 OLD WILLOW ROAD
NORTHBROOK, IL 60062

Surveyor's Certification

To: **FIRST AMERICAN TITLE INSURANCE COMPANY; TBRE LLC, A NEVADA LIMITED LIABILITY COMPANY; TBRE 1900 OLD WILLOW ROAD IL LLC; AND REALM LAND SERVICES, INC.:**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on June 03, 2023
Last Revision Date: September 14, 2023

PRELIMINARY

ROBERT J. WINNICKI
PROFESSIONAL LAND SURVEYOR 035.0039/6
STATE OF ILLINOIS
LICENSE EXPIRES 11/30/2024
PROFESSIONAL DESIGN FIRM 184.008228-00008

For Questions & Comments & Updates on this survey
please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:
BLEW & ASSOCIATES, P.A.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

BLEW & ASSOCIATES, P.A. Surveying Engineering Mapping

Surveyor's File Name and/or No.: 23-4281
Surveyor's Reference Project No./Name: 23-4281
CAD Operator: A.T.

TITLE COMMITMENT(RECORD) LEGAL DESCRIPTION

Parcel 1:

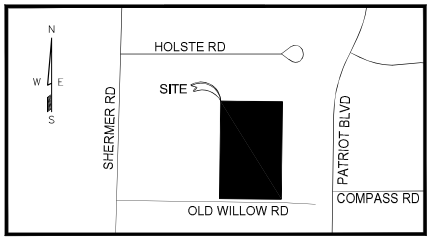
Lot 1 in the Plat of Consolidation of the North Shore Sport Center being a consolidation in the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County Illinois according to the plat thereof recorded December 16, 2013 as document 1335022096.

Parcel 2:

Non-exclusive easement to perform duties as contained in that certain "Assumption of Obligations and Indemnity Agreement" made by and between GK Holste LLC and Richard Creek Capital LLC recorded February 20, 2014 as document 1405134041.

Being the same property surveyed as described in a Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1177649-HHLV, Dated July 14, 2023.

VICINITY MAP

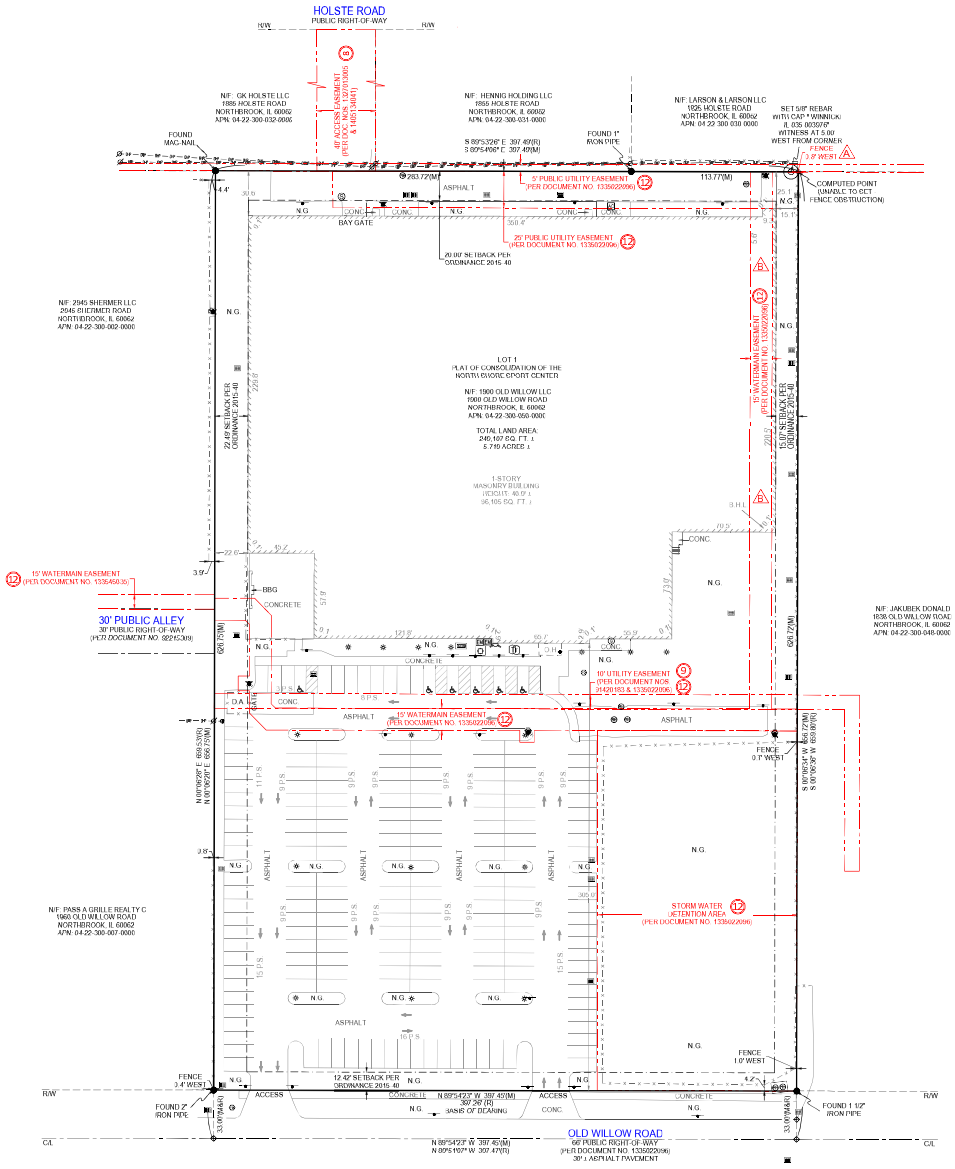


FOR QUESTIONS, COMMENTS, & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.
Info@RealmLandServices.com 571-208-2090

REALM PROJECT NAME: NORTH SHORE SPORTS COMPLEX
REALM PROJECT NO.: 0006-23-0091
SITE ADDRESS: 1900 OLD WILLOW ROAD
NORTHBROOK, IL 60062

Copyright 2023 by Realm Land Services, Inc. All rights reserved and the use of this format and/or content without the express written consent of Realm Land Services, Inc. is strictly prohibited.



For Questions & Comments & Updates on this survey
please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:

BLEW & ASSOCIATES, P.A.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

Surveying Engineering Mapping

Surveyor's File Name and/or No.: 23-4281
Surveyor's Reference Project No./Name.: 23-4281
CAD Operator: A.T.

N
W E
S

0 40' 80'
GRAPHIC SCALE: 1" = 40'

LEGEND OF SYMBOLS AND ABBREVIATIONS

●	FOUND MONUMENT AS-NOTED	ø	POWER POLE
○	SET MONUMENT AS-NOTED	●	GUY ANCHOR
◇	COMPUTED POINT	☼	LIGHT POLE
(R)	RECORD DIMENSION	EM	ELECTRIC METER
(M)	MEASURED/CALCULATED DIMENSION	⬡	ELECTRIC BOX
SQ.FT.	SQUARE FEET	GEN	GENERATOR
N/F	NOW OR FORMERLY	A/C	AIR CONDITIONER
R/W	RIGHT-OF-WAY	◈	FIBER OPTIC VAULT
C/L	CENTERLINE	T	TELEPHONE PEDESTAL
B.H.L.	BUILDING HEIGHT LOCATION	◎	GAS METER
N.G.	NATURAL GROUND		FIRE DEPARTMENT CONNECTION
D.A.	DUMPSTER AREA		FIRE HYDRANT
CONC.	CONCRETE		WATER VALVE
P.S.	PARKING SPACE(S)		GRATED INLET
♿	HANDICAP PARKING SPACE(S)	S	SANITARY MANHOLE
	NO PARKING AREA		MANHOLE
	BOUNDARY LINE		SIGN
	ADJOINER/TIE LINE		BOLLARD
	EASEMENT LINE		
	SETBACK LINE		
	RIGHT-OF-WAY LINE		
	CENTERLINE OF RIGHT-OF-WAY		
	FENCE		
	HANDRAIL		
	OVERHEAD POWER LINE		

FOR QUESTIONS, COMMENTS, & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.
Info@RealmLandServices.com 571-208-2090

REALM PROJECT NAME: NORTH SHORE SPORTS COMPLEX
REALM PROJECT NO.: 0006-23-0091
SITE ADDRESS: 1900 OLD WILLOW ROAD
NORTHBROOK, IL 60062

1900 Old Willow Road – Legal Description

LOT 1 IN THE PLAT OF CONSOLIDATION OF THE NORTH SHORE SPORT CENTER BEING A CONSOLIDATION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 2013 AS DOCUMENT 1335022096.

QUIT CLAIM DEED
ILLINOIS STATUTORY

3 2022.02191.PT
8

Prepared By and after Recording return to:
Regina S. Murillo, Esq.
Lawrence, Kamin, LLC
300 S. Wacker Dr., Ste. 500
Chicago, IL 60606

Doc#. 2219333068 Fee: $98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2022 09:49 AM Pg: 1 of 4

Dec ID 20220701674503
ST/CO Stamp 0-722-445-392

Copy Provided by eRecordingCenter Cook County Clerk

THE GRANTOR(S), **RICHLAND CREEK CAPITAL LLC**, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to **1900 OLD WILLOW LLC**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Kendall in the State of Illinois, to wit:

Legal Description

LOT 1 IN THE NORTH SHORE SPORTS CENTER CONSOLIDATION BEING A CONSOLIDATION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 04-22-300-050

Dated as of this 28th day of April, 2022

RICHLAND CREEK CAPITAL LLC

By: _____
Edward G. Leszynski, Manager

By: _____
Robert Koza, Manager

By: _____
Michael Nekritz, Manager

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

On the 28th day of April, 2022, Edward G. Leszynski personally appeared before me and proved to me on the basis of satisfactory evidence that he is the manager of RICHLAND CREEK CAPITAL LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he executed it in his authorized capacity and that by his signature on this instrument, the entity on behalf of which he acted executed this instrument.

Given under my hand and official seal, this 28th day of April, 2022.

Sandra I. Berrios (Seal)
Notary Public
My Commission Expires:

SANDRA I BERRIOS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 29, 2024

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

On the 28th day of April, 2022, Robert Koza personally appeared before me and proved to me on the basis of satisfactory evidence that he is the manager of RICHLAND CREEK CAPITAL LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he executed it in his authorized capacity and that by his signature on this instrument, the entity on behalf of which he acted executed this instrument.

Given under my hand and official seal, this 28th day of April, 2022.

Sandra I. Berrios (Seal)
Notary Public
My Commission Expires:

SANDRA I BERRIOS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 29, 2024

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

On the 28th day of April, 2022, Michael Nekritz, personally appeared before me and proved to me on the basis of satisfactory evidence that he is the manager of RICHLAND CREEK CAPITAL LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he executed it in his authorized capacity and that by his signature on this instrument, the entity on behalf of which he acted executed this instrument.

Given under my hand and official seal, this 28th day of April, 2022.

Notary Public

AYUB MOHAMMED
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 1, 2025
Seal

This deed is Exempt under provisions of Paragraph E Section 31-45, Property Tax Code

4/28/22 (Date) (Signature)
(Buyer, Seller or Representative)

Mail Tax Bills To:
1900 Old Willow LLC
C/O Michael Nekritz
300 S. Wacker Dr., Suite 500
Chicago, IL 60606

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold titile to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7/11/2022

Signature _____
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Arty Pickh
THIS 11th DAY OF July, 2022

CATHY A BISCEGLIE
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 12, 2025

NOTARY PUBLIC _____

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 7/11/2022

Signature _____
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Arty Pickh
THIS 11th DAY OF July, 2022

CATHY A BISCEGLIE
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 12, 2025

NOTARY PUBLIC _____

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

Property of Cook County Clerk's Office

EXHIBIT "A"
Legal Description

File No.: 2022-02191-PT

LOT 1 IN THE NORTH SHORE SPORTS CENTER CONSOLIDATION, BEING A CONSOLIDATION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1900 Old Willow Road, Northbrook, IL 60062

PERMANENT INDEX NO.: 04-22-300-050-0000

Property of Cook County Clerk's Office

Non-Order Search
Doc: 2219333068

Requested By: deborahruh, Printed: 5/15/2023 3:09 I

DocuSign Envelope ID: 10982E02-7234-4DE3-A853-6FE7855EAB4D

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "**Agreement**") is entered into to be effective as of the date of mutual execution on the signature page hereto (the "**Effective Date**"), by and between 1900 Old Willow LLC, an Illinois limited liability company ("**Seller**"), and TBRE LLC, a Nevada limited liability company (or its assignee, "**Purchaser**").

RECITALS

A. Seller is the owner of approximately 5.72 acres of real property located at 1900 Old Willow Road in Northbrook, County of Cook ("**County**"), State of Illinois (the "**State**"), as more particularly described in Exhibit A (the "**Land**"); and

B. Seller desires to sell, and Purchaser desires to purchase, the Property (as defined below) upon and subject to the terms and conditions set forth in this Agreement. The purchase of the Property is referred to herein as the "**Property Transaction**".

C. 3 Step Sports LLC ("**Purchaser Affiliate**"), an affiliate of Purchaser, intends to purchase the operating and business assets of the business located on the Property from Operations Seller (as defined below), the affiliates of Seller that operate the business on the Property, pursuant to the Asset Purchase Agreement (as defined below). The transactions to be contemplated by the Asset Purchase Agreement are the "**Operations Transaction**".

D. The Operations Transaction and Property Transaction are collectively referred to as the "**Transactions**" and shall simultaneously terminate or close.

AGREEMENT

In consideration of the mutual covenants contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Purchaser and Seller agree, and instruct Escrow Agent (as defined below), as follows:

ARTICLE 1
PURCHASE AND SALE

1.1 Agreement of Purchase and Sale. Subject to and on the terms and conditions set forth in this Agreement, Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, all of the property, assets, rights and interests set forth in this Section 1.1 (collectively, the "**Property**"):

(a) The Real Property. The Land, together with all rights and interests appurtenant to the Land, including all of Seller's right, title and interest in and to adjacent streets, alleys, rights-of-way and any adjacent strips and gores of real estate, and all rights, titles and interests of Seller appurtenant to the Land, including transferrable easements and licenses and water rights, and Seller's rights in any common elements under any applicable recorded documents (collectively, the "**Real Property**").

(b) Improvements. All buildings, fixtures and other improvements (collectively, the "**Improvements**") located on the Real Property (such Real Property and Improvements are referred to in this Agreement, collectively, as the "**Premises**").

(c) Intangible Personal Property. All of Seller's right, title and interest, if any, in and to all of the following items as they relate specifically and primarily to the Premises (collectively, the "**Intangible Personal Property**"): (i) to the extent assignable, consents, authorizations, variances or waivers, licenses, permits and approvals from any governmental or quasi-governmental entity, including those with respect to occupancy, foundation, use, utilities, building, fire, life safety, traffic and zoning held by or granted to Seller; (ii) to the extent assignable, guaranties and warranties received by Seller from any contractor, manufacturer or other person in connection with the construction or operation of the Premises; (iii) any and all originals, or copies if originals are not available, and supplemental blueprints, plans, specifications, working drawings, site plans, elevations, surveys, indicia of title, warranties and guarantees, environmental reports, structural reports and similar materials of any kind, character or

DocuSign Envelope ID: 10982E02-7234-4DE3-A853-6FE7855EAB4D

PURCHASER:

TBRE LLC,
a Nevada limited liability company

By: _____

Name: David Hirschfeld

Title: Chief Investment Officer

Date: September 1, 2023

[Escrow Agent's signature page follows]

DocuSign Envelope ID: 10982E02-7234-4DE3-A853-6FE7855EAB4D

ESCROW AGENT'S SIGNATURE PAGE

The undersigned executes the Agreement to which this signature page is attached for the purpose of agreeing to the provisions of Section 1.3 of the Agreement, and designates First American Title Insurance Company as the escrow number assigned to this escrow.

ESCROW AGENT:

First American Title Insurance Company

By: _____

Name: _____

Title: _____

Date: _____

DocuSign Envelope ID: 10982E02-7234-4DE3-A853-6FE7855EAB4D

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

PARCEL1:

Lot 1 in the Plat of Consolidation of the North Shore Sport Center being a consolidation in the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County Illinois according to the plat thereof recorded December 16, 2013 as document 1335022096.

PARCEL 2:

Non-exclusive easement to perform duties as contained in that certain "Assumption of Obligations and Indemnity Agreement" made by and between GK Holste LLC and Richard Creek Capital LLC recorded February 20, 2014 as document 1405134041.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Jonathan Mendel
Cc: Village Board of Trustees
Date: 2023-10-24
Subject: Consideration of various actions to approve the zoning relief application for Rosewater Senior Care - Alpha, LLC at 2944-2960 Dundee Road, Plan Commission Docket No. PCD-22-13.

Overview/Synopsis.
The Applicant requests a Comprehensive Plan Amendment, Rezoning, Lot Consolidation, Special Permit, Variation, and Site Plan approval to allow construction and operation of an assisted living facility for up to 17 residents. The Plan Commission recommends approval of the requested relief. The following documents are included for consideration:

i. An Ordinance Amending the Comprehensive Plan
ii. An Ordinance Rezoning the Subject Property
iii. A Resolution Consolidating the two lots into one
iv. An Ordinance Approving a Special Permit for an Assisted Living Facility with a Variation and site plan approval

Fiscal Impact.
None.

Recommendation.
Approval.

Background.

On October 24, 2023, the Board of Trustees is scheduled to consider approval documents for the application filed by Rosewater Senior Care - Alpha, LLC ("***Applicant***") who is the contractual purchaser of the property commonly known as 2944-2960 Dundee Road ("***Property***"). The Applicant requests the necessary approvals to allow construction of a single-story assisted living facility to serve 17 residents**,** replacing two older single-family homes on Dundee Road.

The Plan Commission conducted a public hearing on the application during its regular meeting on September 19, 2023. During the public hearing the Commission heard several public comments, of which some were in favor of the proposed use, while others opposed the use citing concerns over noise, traffic, and loss of privacy. An attorney representing the Applicant

responded to the public comment noting the use and its appropriateness on the Subject Property. The Commission closed the public hearing and following a brief discussion stated that they found the proposal acceptable and directed staff to prepare a resolution recommending approval of the application. On October 3, 2023 the Plan Commission adopted Resolution No.23-PC-14 recommending approval of the application as presented by a vote of 7-0 with two members absent.

On October 24, 2023, the Board is scheduled to consider the following documents:

i. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook;
ii. An Ordinance Rezoning the Property and Amending the District Zoning Map;
iii. A Resolution Consolidating the two lots into one lot of record; and
iv. An Ordinance Granting Special Permit Approval, a Variation, and Site Plan Approval.

Following the Plan Commission's unanimous approval, this application has been placed on the Consent Agenda for the Board’s consideration. The Applicant and staff will attend the October 24, 2023 meeting in case there are any questions.

i - Rosewater - Ordinance Amending Comprehensive Plan.pdf
ii - Rosewater - Ordinance Rezoning 2944-2960 Dundee.pdf
iii - Rosewater - Resolution Approving Plat of Consolidation.pdf
iv - Rosewater - Ordinance Granting Special Permit Approval.pdf
A - Rosewater - Plan Commission Resolution, Minutes, Report.pdf
B - Rosewater - Staff Comments.pdf
C - Rosewater - Board of Trustees Preliminary Review Minutes 6-28-22.pdf
D - Rosewater - Applicant Submittal.pdf
E- Rosewater - Traffic Study 07.21.2023.pdf
F - Rosewater - Plat of Consolidation 07.21.2023.Pdf
G - Rosewater - Project Plans.pdf
H - Rosewater - Civil Engineer & Retaining Wall Drawings.pdf
I - Rosewater - Landscape Design.pdf
J - Rosewater - Photometrics 08-14-23.pdf
K - Rosewater - Lighting Specs.pdf

Ordinance 2023-

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

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook

(2944-2960 Dundee Road – Rosewater Assisted Living) (Plan Commission Docket No. PCD-22-13)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND.

Rosewater Senior Care - Alpha, LLC ("***Applicant***"), as contractual purchaser, has submitted an application requesting a comprehensive plan amendment of those parcels located at 2944-2960 Dundee Road ("***Property***").

The Property is currently designated for Neighborhood Office use in the Village of Northbrook Comprehensive Plan (2010), as amended ("***Comprehensive Plan***"), and the Applicant has requested an amendment to the Comprehensive Plan to re-designate the Property as appropriate for Senior or Special Residential ("***Amendment***").

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 Northbrook Zoning Code (1988), as amended ("***Zoning Code***"), and pursuant to the Village's home rule powers

Section 2. PUBLIC MEETINGS & HEARINGS.

A public hearing to consider the Amendment was duly advertised on August 31, 2023, in the *Northbrook Herald* and was held at the Plan Commission's regular meeting on September 19, 2023. On October 3, 2023, the Plan Commission formally adopted Resolution No. 23-PC-14 recommending approval of the Amendment to the Comprehensive Plan.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN.

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Property as appropriate for "Senior or Special Residential" as depicted in ***Exhibit A***, and as legally described in ***Exhibit B***, attached to and by this reference incorporated into this Ordinance, in accordance with Section 11-201 E3 of the Zoning Code and pursuant to the home rule powers of the Village of Northbrook.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Clerk in accordance with and pursuant to Paragraph 11-201 E4 of the Zoning Code.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect only upon the occurrence of all of the following events:

A. passage by the Board of Trustees by a majority vote in the manner required by law;

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

C. passage and publication of Ordinances (i) rezoning the Property from the R-3 Single Family Residential to RS Residential Specialty District; and (ii) granting a special permit and variations to Applicant for Assisted Senior Living Facility (SIC No. 9867.00) on the Property.

PASSED: This __ day of _____, 2023.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

DEPICTION OF REZONED PROPERTY

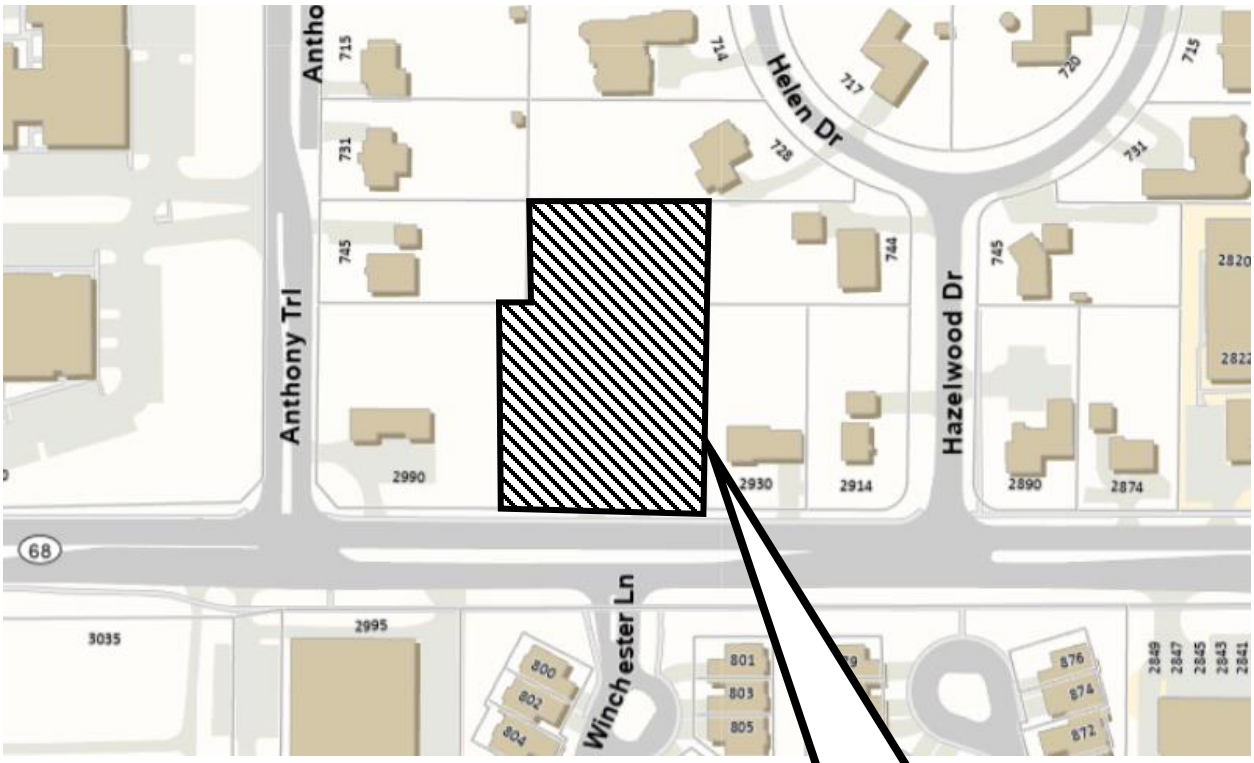


EXHIBIT B

CURRENT LEGAL DESCRIPTION

LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EST ½ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-05-405-022-0000 & 04-05-405-021-0000

Commonly known as 2944 Dundee Road and 2960 Dundee Road, Northbrook, Illinois.

Ordinance 2023-

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 Properties at 2944 and 2960 Dundee Road and Amending the District Zoning Map

(2944-2960 Dundee Road – Rosewater Assisted Senior Living)
(Plan Commission Docket No. PCD-22-13)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND.

Rosewater Senior Care - Alpha, LLC ("***Applicant***"), as contractual purchaser, has submitted an application requesting rezoning of the properties at 2944 and 2960 Dundee Road ("***Property***") to the RS Residential Specialty District.

On [***INSERT DATE***], the Board of Trustees of the Village of Northbrook adopted Ordinance No. 2023-[***INSERT***] which amended the Northbrook Comprehensive Plan (2010) to re-designate the Property as appropriate for Senior or Special Residential.

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 RS Residential Specialty District ("***District Zoning Map Amendment***").

The President and Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the District Zoning Map Amendment in accordance with the Northbrook Zoning Code (1988), as amended ("***Zoning Code***"), and pursuant to the Village's home rule powers.

Section 2. PUBLIC MEETINGS & HEARINGS.

A public hearing to consider the District Zoning Map Amendment was duly advertised on August 31, 2023, in the *Northbrook Herald* and was held at the Plan Commission's regular meeting on September 19, 2023. On October 3, 2023, the Plan Commission formally adopted Resolution No. 23-PC-14 recommending approval of the District Zoning Map 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 RS Residential Specialty 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 in full force and effect only upon the occurrence of all of the following events:

A. passage by the Board of Trustees by a majority vote in the manner required by law;

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

C. passage and publication of an Ordinance granting a special permit and variation to Applicant for an Assisted Senior Living Facility (SIC No. 9867.00) on the Property.

PASSED: This __ day of _____, 2023.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

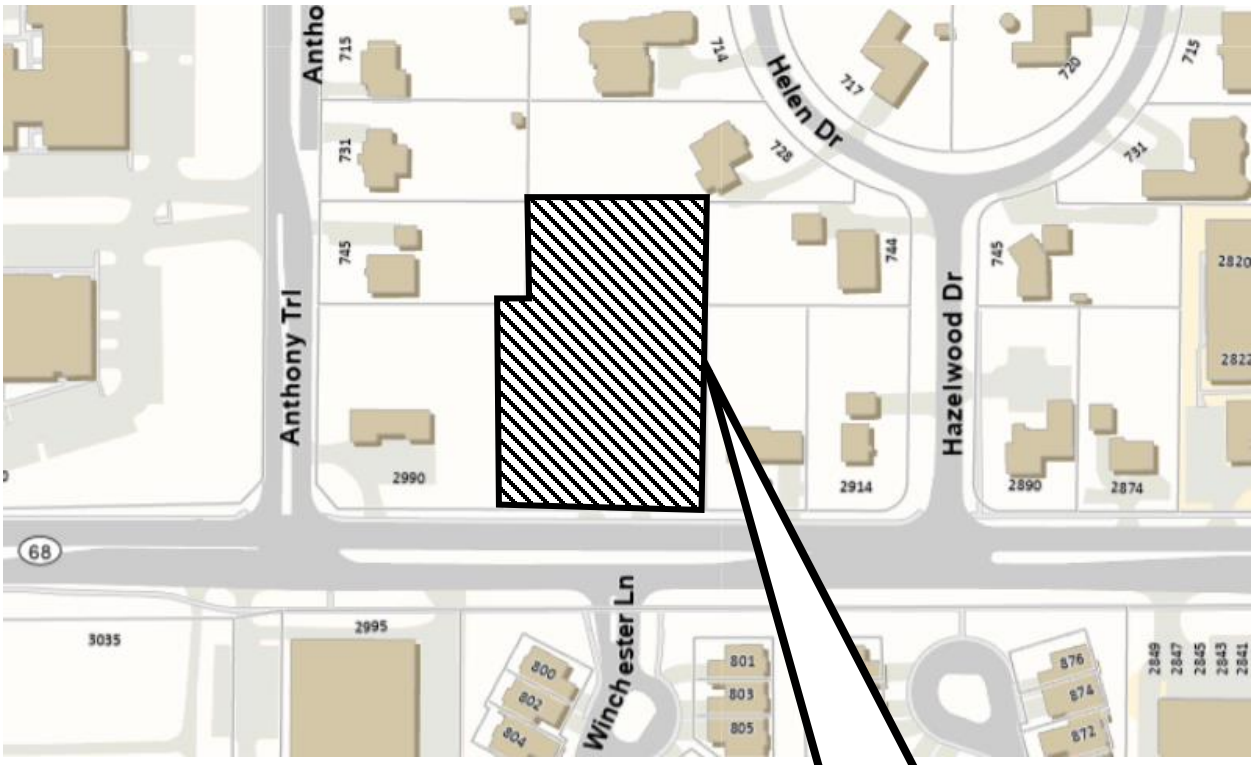
LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EST ½ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-05-405-022-0000 & 04-05-405-021-0000

Commonly known as 2944 Dundee Road and 2960 Dundee Road, Northbrook, Illinois.

EXHIBIT B

DEPICTION OF REZONED PROPERTY



RESOLUTION NO. 2023-R-

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

A Resolution Approving a Plat of Consolidation (Rosewater Assisted Senior Living – Docket No. PCD-22-13)

is hereby adopted, as follows:

Section 1. RECITALS.

Rosewater Senior Care - Alpha, LLC (***"Applicant"***) is the contractual purchaser of those parcels commonly known as 2944 and 2960 Dundee Road (collectively, the ***"Property"***). The Applicant has submitted an application to redevelop the Property with an assisted living facility (***"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 September 19, 2023, the Plan Commission held a public hearing to consider Applicant's request for approval of a lot consolidation ("***Requested Relief"***) for the Property. On October 3, 2023, the Plan Commission recommended approval of the Plat of Consolidation in Resolution No. 2023-PC-14 (***"Requested Relief"***).

The President and Board of Trustees have determined that it is in the best interest of the Village and its residents to grant the Applicant's Requested Relief.

Section 2. APPROVAL OF THE PLAT OF CONSOLIDATION.

The plat of consolidation for the Property, entitled "2960 Dundee Road Consolidation", prepared by United Survey Service, LLC, consisting of two pages, with the most recent revision date of May 2, 2023, ("***Plat of Consolidation***") is hereby approved.

Section 3. AUTHORIZATION.

The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Plat of Consolidation, subject to execution by all necessary non-Village Parties, and certification by the Office of the Cook County Clerk that all the taxes on the Property are paid, as well as all other certifications as necessary.

Section 4. RECORDATION.

The Village Manager is hereby directed to record said Plat of Consolidation with the Cook County Clerk's Office following the completion of all related necessary administrative details in connection with this Plat of Consolidation.

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 (1) an Ordinance Amending the Comprehensive Plan of the Village of Northbrook (Plan Commission Docket No. PCD-22-13); and (2) an Ordinance Rezoning the Property at 2944-2960 Dundee Road and Amending the District Zoning Map (Plan Commission Docket No. PCD-22-13) relating to the Property.

PASSED: This _____ day of _____, 2023.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

Ordinance No. 2023-____

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

An Ordinance Granting Special Permit for an Assisted Living Facility, Variation, and Site Plan Approval

(Rosewater Assisted Senior Living – 2944-2960 Dundee Road)
(Plan Commission Docket No. PCD-22-13)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Rosewater Senior Care - Alpha, LLC ("***Applicant***") is the contractual purchaser of the property commonly known as 2944-2960 Dundee Road ("***Property***"). The Property will be improved with a single-story assisted living facility ("***Facility***").

The Applicant has requested various relief from the Village of Northbrook's Zoning Code (1988), as amended ("***Zoning Code***") to allow the construction of the new assisted living facility including: (i) a special permit for an assisted living facility, (ii) a loading space variation, (iii) and Site Plan Approval ("***Requested Relief***").

The President and the Board of Trustees have determined that it is in the best interest of the Village and its residents to grant the Applicant the Requested Relief in accordance with the terms and conditions of this Ordinance.

Section 2. DESCRIPTION OF PROPERTY.

The Property is commonly known 2944-2960 Dundee Road, which is legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance. The Property is located within the RS Residential Specialty District.

Section 3. PUBLIC MEETINGS & HEARINGS.

A public hearing to consider the Requested Relief was duly advertised on August 31, 2023, in the *Northbrook Herald* and was held at the Plan Commission's regular meeting on September 19, 2023. On October 3, 2023, the Plan Commission formally adopted Resolution No. 23-PC-14 recommending approval of the Requested Relief.

Section 4. SPECIAL PERMIT.

Subject to and contingent upon the restrictions, and provisions set forth in this Ordinance, a special permit to allow the operation of an assisted living facility on the Property is hereby granted to the Applicant in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook.

Section 5. VARIATION.

Subject to, and contingent upon, the restrictions, and provisions set forth in this Ordinance, the Property shall be, and is hereby granted a variation to reduce the required number of loading spaces from one (1) to zero (0) ("***Variation***"), all in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 6. SITE PLAN APPROVAL.

Subject to, and contingent upon, the restrictions, and provisions set forth in this Ordinance, the Landscape Plan for the Property prepared by G Studio Landscape Architecture, consisting of one page, with the most recent revision date of May 8, 2023, a copy of which is attached to, and by this reference, made a part of this Ordinance as ***Exhibit B*** of this Ordinance, shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 7. APPROVAL CONDITIONS FOR SPECIAL PERMIT, VARIATION, AND SITE PLAN.

The special permit granted in Section 4, the Variation granted by Section 5, and the Site Plan approval granted in Section 6 of this Ordinance are contingent upon the development, operations, and maintenance of the Property being and remaining in substantial compliance with the following terms, conditions, and provisions:

1. Compliance with Approvals. Development, construction, use, operation, and maintenance of the Property shall at all times be in substantial compliance with this Ordinance and the engineering plans, landscape plans, building elevations, and signage plans reviewed by the Plan Commission, except for minor changes and site work approved by the Director of Development and Planning Services or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards.

Section 8. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permit granted in Section 4, the Variation granted by Section 5, and the Site Plan approval granted in Section 6 of this Ordinance (collectively, the "***Granted Relief***") shall, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees may not so revoke the Granted Relief unless it shall first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the RS Residential Specialty District, as the same may, from time to time, be amended. Further, in the event of such revocation of the Granted Relief, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant required by this Section has been given.

Section 9. BINDING EFFECT; TRANSFERABILITY.

The privileges, obligations, and provisions of each and every Section of this Ordinance,

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

Section 10. EFFECTIVE DATE.

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

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

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

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

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

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreements and consents referenced in Paragraph 10.A.iii of this Ordinance within 90 days after the date of passage of this Ordinance by the President and Board of Trustees, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED: This __ day of October 2023.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EST ½ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-05-405-022-0000 & 04-05-405-021-0000

Commonly known as 2944 Dundee Road and 2960 Dundee Road, Northbrook, Illinois.

EXHIBIT B

LANDSCAPE PLAN

GENERAL NOTES:

1. PREPARE ALL LANDSCAPE BEDS PRIOR TO INSTALLATION. THIS INCLUDES REMOVING ANY DEBRIS OR PREVIOUS PLANTING NOT IDENTIFIED IN THE LANDSCAPE PLAN. REMOVE ALL ROOTS AND FOREIGN MATERIAL.
2. SOIL SHALL BE AMENDED TO A GARDEN MIX OR SIMILAR MATERIAL. THIS MAY REQUIRE AMENDMENTS SUCH AS COMPOST.
3. MULCH ALL LANDSCAPE BEDS WITH SHREDDED HARDWOOD MULCH WITHOUT ANY DYES. PLACE 2-3 INCHES IN DEPTH AND CLEAR AWAY FROM ROOTS OR BRANCHES.
4. ALL MATERIALS ARE REQUIRED TO MEET THE SIZES AND SPECIFICATIONS OF THE SHEET. IN THE EVENT OF A DISCREPANCY IN SIZE. A LARGER SIZE WILL NEED TO BE INSTALLED.
5. PLANTING AROUND EXISTING TREES WILL NEED TO TAKE EXTRA CARE. SOME REARRANGEMENT OF PLANTING MAY NEED TO OCCUR BECAUSE OF TREE CARE AND ROOTS.

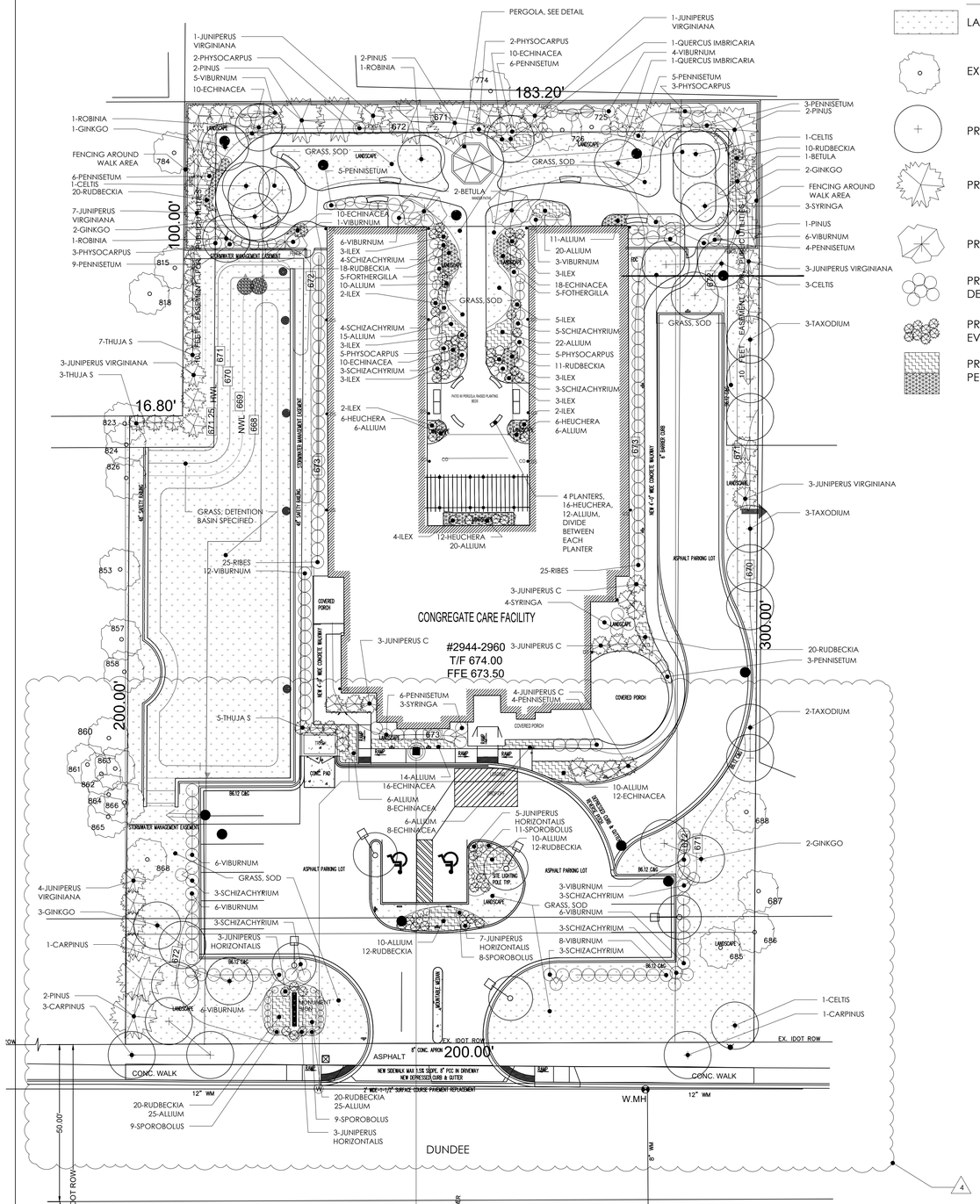

PERGOLA, SEE DETAIL
1-JUNIPERUS VIRGINIANA
2-PHYSOCARPUS
2-PINUS
10-ECHINACEA
6-PENNISETUM
1-QUERCUS IMBRICARIA
4-VIBURNUM
1-QUERCUS IMBRICARIA
5-PENNISETUM
3-PHYSOCARPUS
2-PINUS
1-ROBINIA
183.20'
1-ROBINIA
1-GINKGO
FENCING AROUND WALK AREA
GRASS, SOD
5-PENNISETUM
6-PENNISETUM
1-CELTIS
20-RUDBECKIA
2-BETULA
10-ECHINACEA
1-VIBURNUM
7-JUNIPERUS VIRGINIANA
2-GINKGO
1-ROBINIA
3-PHYSOCARPUS
9-PENNISETUM
100.00'
STORMWATER MANAGEMENT EASEMENT
10 FEET EASEMENT FOR PUBLIC UTILITIES
6-VIBURNUM
3-ILEX
4-SCHIZACHYRIUM
18-RUDBECKIA
5-FORTHERGILLA
10-ALLIUM
2-ILEX
11-ALLIUM
20-ALLIUM
3-VIBURNUM
3-ILEX
18-ECHINACEA
5-FOTHERGILLA
7-THUJA S
3-JUNIPERUS VIRGINIANA
3-THUJA S
4-SCHIZACHYRIUM
5-ALLIUM
3-ILEX
5-PHYSOCARPUS
10-ECHINACEA
3-SCHIZACHYRIUM
3-ILEX
5-ILEX
5-SCHIZACHYRIUM
22-ALLIUM
5-PHYSOCARPUS
11-RUDBECKIA
3-ILEX
3-SCHIZACHYRIUM
3-ILEX
2-LEX
6-HEUCHERA
6-ALLIUM
2-ILEX
6-HEUCHERA
6-ALLIUM
16.80'
NWL 669
HWL 671.25
STORMWATER MANAGEMENT EASEMENT
GRASS, DETENTION BASIN SPECIFIED
4' SKITTI ASPHALT PATH
4' SKITTI ASPHALT PATH
4 PLANTERS, 16-HEUCHERA, 12-ALLIUM, DIVIDE BETWEEN EACH PLANTER
4-ILEX
12-HEUCHERA
20-ALLIUM
25-RIBES
12-VIBURNUM
25-RIBES
3-JUNIPERUS C
4-SYRINGA
CONGREGATE CARE FACILITY
#2944-2960
T/F 674.00
FFE 673.50
3-JUNIPERUS C
3-JUNIPERUS C
6-PENNISETUM
3-SYRINGA
4-JUNIPERUS C
4-PENNISETUM
5-THUJA S
200.00'
14-ALLIUM
16-ECHINACEA
6-ALLIUM
8-ECHINACEA
6-ALLIUM
8-ECHINACEA
5-JUNIPERUS HORIZONTALIS
11-SPOROBOLUS
10-ALLIUM
12-RUDBECKIA
10-ALLIUM
12-ECHINACEA
6-VIBURNUM
GRASS, SOD
3-SCHIZACHYRIUM
6-VIBURNUM
3-SCHIZACHYRIUM
4-JUNIPERUS VIRGINIANA
3-GINKGO
1-CARPINUS
3-JUNIPERUS HORIZONTALIS
7-JUNIPERUS HORIZONTALIS
8-SPOROBOLUS
10-ALLIUM
12-RUDBECKIA
3-VIBURNUM
3-SCHIZACHYRIUM
GRASS, SOD
6-VIBURNUM
3-SCHIZACHYRIUM
8-VIBURNUM
3-SCHIZACHYRIUM
2-PINUS
3-CARPINUS
6-VIBURNUM
MONUMENT SIGN
ASPHALT PARKING LOT
ASPHALT PARKING LOT
ASPHALT PARKING LOT
SITE LIGHTING POLE TYP.
DEPRESSED CURB & GUTTER
RETAINING WALL
RETAINING WALL
RAMP
RAMP
RAMP
RAMP
CONC. PAD
COVERED PORCH
COVERED PORCH
COVERED PORCH
LANDSCAPE
LANDSCAPE
LANDSCAPE

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT OF BUSINESSES

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

WHEREAS, Rosewater Senior Care - Alpha, LLC ("***Applicant***") is the contractual purchaser of the property commonly known as 2944-2960 Dundee Road ("***Property***") and proposes to develop an assisted living facility; and

WHEREAS, the Applicant has requested various relief from the Village of Northbrook's Zoning Code (1988), as amended ("***Zoning Code***") to allow the development of the proposed assisted living facility, including a special permit for an assisted living facility, loading space variation, and site plan approval ("***Requested Relief***"); and

WHEREAS, Ordinance No. 23-__, adopted by the President and Board of Trustees of the Village of Northbrook on _____, 2023 ("***Ordinance***"), grants approval of such Requested Relief for the benefit of Applicant; and

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

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

1. Applicant shall, and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. 23-__, adopted by the Village Board of Trustees on _____, 2023.

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

3. Applicant acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to Applicant required by Section 8 of the Ordinance is given.

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

procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance by Applicant of their obligations under this Unconditional Consent and Agreement.

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

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

ROSEWATER SENIOR CARE - ALPHA, LLC, an Illinois limited liability company

By:_____
Its:_____

SUBSCRIBED and **SWORN** to
before me this _____ day of
_____, 2023.

_____
Notary Public

APPROVED
RESOLUTION NO. 23-PC-14

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-22-13
(2944-2960 DUNDEE ROAD – ROSEWATER ASSISTED LIVING FACILITY)

WHEREAS, an application has been filed by Rosewater Senior Care - Alpha, LLC (the "Applicant") as contractual purchaser of the properties commonly known as 2944-2960 Dundee Road (the "Subject Property"), which is owned by the Pauline Hazelwood Trust (the "Owner"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-22-13) with the Village of Northbrook requesting:

A. Comprehensive Plan Amendment to designate the Subject Property as appropriate for Senior or Special Residential;

B. Rezoning from the R-3 Single Family Residential District to the RS Residential Specialty District;

C. Lot Consolidation;

D. Approval of a Special Use Permit for an Assisted Living Facility;

E. Variation to reduce the required loading space requirement from 1 to 0;

F. Site Plan Approval; and

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

WHEREAS, the Subject Property is designated as appropriate for Neighborhood Office uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on August 31, 2023 in the *Northbrook Herald* and a public hearing was held at the Plan Commission's regular meeting on September 19, 2023; and

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

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

1. Village of Northbrook Plan Commission Application form & attachments received September 26, 2022, and all subsequent additions and revisions to these application materials and attachments.

2. All written and oral testimony concerning the application.

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

1. <u>Findings</u>:

A. <u>Comprehensive Plan Compliance</u>. With respect to Docket No. PCD-22-13A, the Plan Commission hereby finds that the request to amend the Comprehensive Plan to change the designation of the Subject Property from Neighborhood Office to Senior or Special Residential **does comply** with the standards for approval of such requests as established in the Northbrook Zoning Code.

B. Zoning Map Amendment. With respect to Docket No. PCD-22-13B, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from R-3 Single Family Residential to RS Residential Specialty 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. Lot Consolidation. With respect to Docket No. PCD-22-13C, the Plan Commission does hereby find that the evidence submitted to the Plan Commission regarding the Applicant's plat of consolidation **satisfies** the criteria established in Article III of the Village of Northbrook Subdivision and Development Code for approval of the plat of consolidation in the RS District.

D. Special Permit. With respect to Docket No. PCD-22-13D, the Plan Commission hereby finds that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed use of the Subject Property in order to authorize an assisted living facility ("the Facility") on the Subject Property are satisfied as follows:

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

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

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

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

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

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

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

E. Variations. With respect to Docket No. PCD-22-13E, a request to reduce the required number of loading spaces from 1 to 0, the Plan Commission finds that the variation **is consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code.

F. Site Plan Approval. With respect to Docket No. PCD-22-13F, the Plan Commission does hereby find that the proposed improvements on the Subject Property **comply** with the standards for such approvals as established in Section 11-604 of the Zoning Code.

G. Other Relief Necessary. With respect to Docket No. PCD-22-13G, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-22-13A/B/C/D/E/F based on the findings established herein, subject to the following conditions:

A. Comprehensive Plan Amendment. The Future Land Use Classifications component of the Comprehensive Plan shall be amended to designate the Subject Property as appropriate for Senior or Special Residential.

B. Zoning Map Amendment. The Subject Property shall be rezoned to be located in the Residential Specialty District and shall comply with all requirements of the RS District, except for any variations granted.

C. Special Permit. A special permit for an Assisted Living Facility shall be issued to the Applicant.

D. Loading Space Variation. A variation shall be granted to reduce the required number of loading spaces from 1 to 0.

E. Site Plan Approval. The Subject Property shall be constructed and operated in general conformance with the engineering plans, landscape plans, building elevations, and signage plans reviewed by the Plan Commission. A copy of the Landscape Plan, consisting of one page, prepared by G Studio Landscape Architecture, with a recent revision date of 05-08-2023 is attached for reference as ***Exhibit A***.

ADOPTED THIS 3rd day of October 2023.

AYES: (7) DeBartolo, Halperin, Morgen, Sandler, Schwager,Walden, Elisco

NAYS: (0)

ABSENT: (2) Melnick, Torf

ABSTAIN: (0)

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

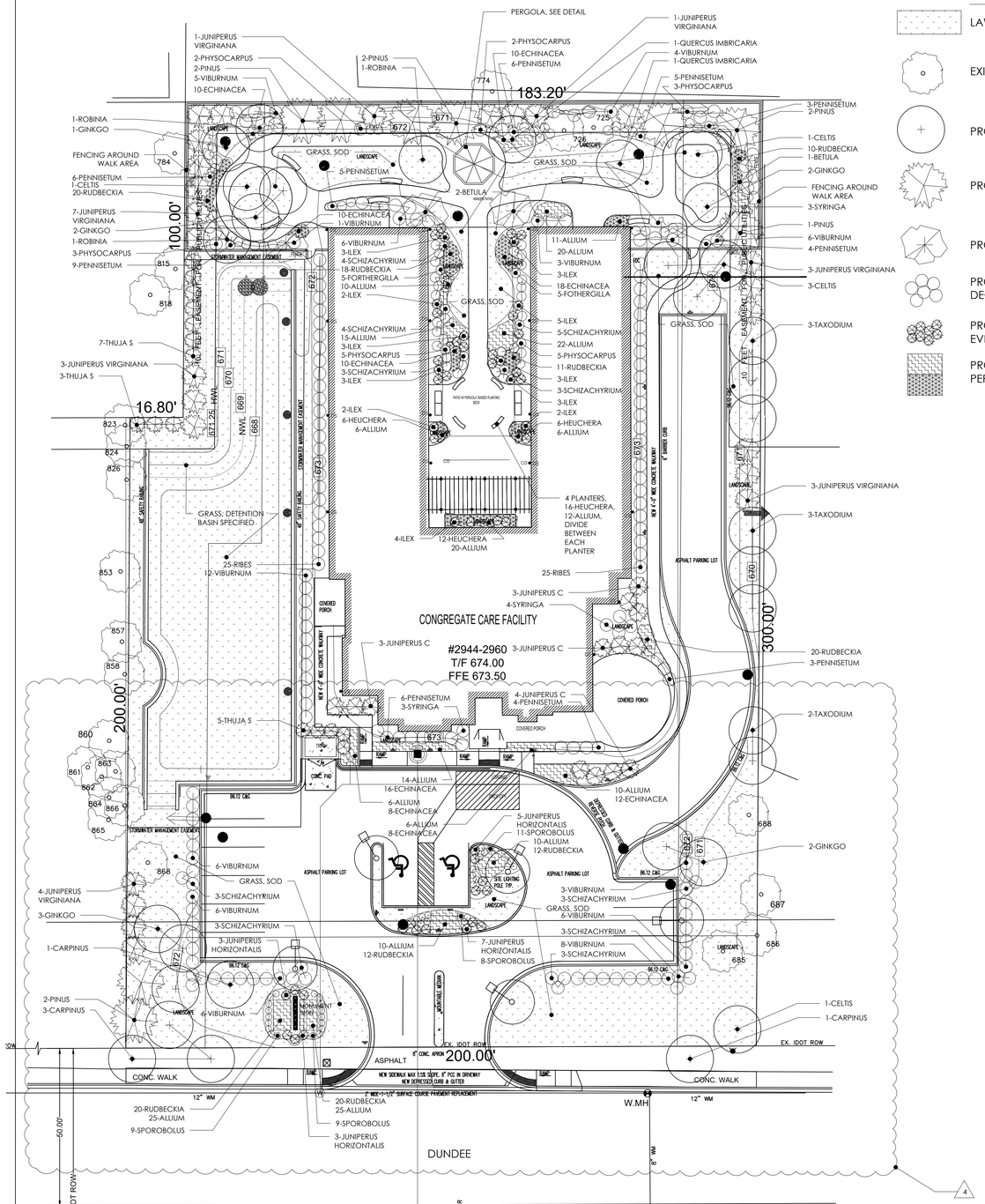
ATTEST:

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

EXHIBIT A

GENERAL NOTES:

1. PREPARE ALL LANDSCAPE BEDS PRIOR TO INSTALLATION. THIS INCLUDES REMOVING ANY DEBRIS OR PREVIOUS PLANTING NOT IDENTIFIED IN THE LANDSCAPE PLAN. REMOVE ALL ROOTS AND FOREIGN MATERIAL.
2. SOIL SHALL BE AMENDED TO A GARDEN MIX OR SIMILAR MATERIAL. THIS MAY REQUIRE AMENDMENTS SUCH AS COMPOST.
3. MULCH ALL LANDSCAPE BEDS WITH SHREDDED HARDWOOD MULCH WITHOUT ANY DYES. PLACE 2-3 INCHES IN DEPTH AND CLEAR AWAY FROM ROOTS OR BRANCHES.
4. ALL MATERIALS ARE REQUIRED TO MEET THE SIZES AND SPECIFICATIONS OF THE SHEET. IN THE EVENT OF A DISCREPANCY IN SIZE, A LARGER SIZE WILL NEED TO BE INSTALLED.
5. PLANTING AROUND EXISTING TREES WILL NEED TO TAKE EXTRA CARE. SOME REARRANGEMENT OF PLANTING MAY NEED TO OCCUR BECAUSE OF TREE CARE AND ROOTS.


PERGOLA, SEE DETAIL
1-JUNIPERUS VIRGINIANA
2-PHYSOCARPUS
2-PINUS
10-ECHINACEA
6-PENNISETUM
1-QUERCUS IMBRICARIA
4-VIBURNUM
1-QUERCUS IMBRICARIA
5-PENNISETUM
3-PHYSOCARPUS
2-PINUS
1-ROBINIA
183.20'
1-ROBINIA
1-GINKGO
FENCING AROUND WALK AREA
GRASS, SOD
5-PENNISETUM
6-PENNISETUM
1-CELTIS
20-RUDBECKIA
2-BETULA
10-ECHINACEA
1-VIBURNUM
7-JUNIPERUS VIRGINIANA
2-GINKGO
1-ROBINIA
3-PHYSOCARPUS
9-PENNISETUM
100.00'
STORMWATER MANAGEMENT EASEMENT
10 FEET EASEMENT FOR PUBLIC UTILITIES
6-VIBURNUM
3-ILEX
4-SCHIZACHYRIUM
18-RUDBECKIA
5-FORTHERGILLA
10-ALLIUM
2-ILEX
11-ALLIUM
20-ALLIUM
3-VIBURNUM
3-ILEX
18-ECHINACEA
5-FOTHERGILLA
4-SCHIZACHYRIUM
5-ALLIUM
3-ILEX
5-PHYSOCARPUS
10-ECHINACEA
3-SCHIZACHYRIUM
3-ILEX
5-ILEX
5-SCHIZACHYRIUM
22-ALLIUM
5-PHYSOCARPUS
11-RUDBECKIA
3-ILEX
3-SCHIZACHYRIUM
3-ILEX
2-ILEX
6-HEUCHERA
6-ALLIUM
7-THUJA S
3-JUNIPERUS VIRGINIANA
3-THUJA S
16.80'
HWL
NWL
STORMWATER MANAGEMENT EASEMENT
GRASS, DETENTION BASIN SPECIFIED
4' SKITTI WALK
4-ILEX
12-HEUCHERA
20-ALLIUM
4 PLANTERS, 16-HEUCHERA, 12-ALLIUM, DIVIDE BETWEEN EACH PLANTER
25-RIBES
12-VIBURNUM
25-RIBES
3-JUNIPERUS C
4-SYRINGA
CONGREGATE CARE FACILITY
#2944-2960
T/F 674.00
FFE 673.50
3-JUNIPERUS C
3-JUNIPERUS C
4-JUNIPERUS C
4-PENNISETUM
6-PENNISETUM
3-SYRINGA
5-THUJA S
COVERED PORCH
CONC. PAD
RAMP
RAMP
ASPHALT
14-ALLIUM
16-ECHINACEA
6-ALLIUM
8-ECHINACEA
6-ALLIUM
8-ECHINACEA
5-JUNIPERUS HORIZONTALIS
11-SPOROBOLUS
10-ALLIUM
12-RUDBECKIA
10-ALLIUM
12-ECHINACEA
DEPRESSED CURB & GUTTER
SITE LIGHTING POLE TYP.
7-JUNIPERUS HORIZONTALIS
8-SPOROBOLUS
6-VIBURNUM
3-SCHIZACHYRIUM
GRASS, SOD
6-VIBURNUM
3-SCHIZACHYRIUM
8-VIBURNUM
3-SCHIZACHYRIUM
4-JUNIPERUS VIRGINIANA
3-GINKGO
1-CARPINUS
2-PINUS
3-CARPINUS
6-VIBURNUM
MONUMENT SIGN
ASPHALT PARKING LOT
BK12 CBC
ASPHALT PARKING LOT
BK12 CBC
ASPHALT PARKING LOT
BK12 CBC

Plan Commission

Plan Commission

~ Minutes ~

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

Debbie Ford
(847) 664-4013

Tuesday, September 19, 2023 7:30 PM Sandra "Sandy" Frum Board Room

1. CALL TO ORDER

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

2. MINUTES APPROVAL - August 15, 2023

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

3. COMMUNITY PLANNING REPORT

Michaela Kohlstedt, Deputy Director, reported the Village Board conducted a preliminary review of a request to amend the paving requirements for driveways to expand paving materials, which the Board favored; however that applicant has not filed a formal application. Furthermore, the Village Board reviewed an application (special permit transfer and restrictive covenant removal) for the 400 Skokie Boulevard building and approved the Vasa fitness center application. The Village hired a new Planning & Zoning Technician named Nya Carr; and the Commission must continue checking their Village email accounts for attendance updates as well as training assignments.

4. HEAR FROM THE AUDIENCE

5. REVIEW OF NEW APPLICATIONS

A. **DOCKET NO. PCD-23-09: 992 WILLOW ROAD - LAZY DOG RESTAURANT (First Public Hearing). An application filed by Lazy Dog Restaurants, LLC as potential tenant of the property at 992 Willow Road, which is owned by Willow Festival Regency, LLC for the purposes of: (A) Approval of a Special Permit to Allow Wall Signs in Excess of District Height Limitations (SIC No. 9966.00); and (B) Approval of any other such variations, waivers, and zoning relief as may be necessary.**

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

Jared Taylor, 5847 Price Road, CA, thanked the Village Board for considering their application. He requested clarification regarding the resolution.

Michaela Kohlstedt, Deputy Director, stated the extended outdoor dining hours will be addressed by the Village Board, and the Plan Commission will issue a recommendation on the signage request.

Commissioner Morgen made a motion to approve resolution for Docket No. PCD-23-09, 992 Willow Road - Lazy Dog Restaurant Wall Sign, as prepared and submitted by staff; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

B. **Docket No. PCD-22-13: 2944-2960 Dundee Road - Rosewater Assisted Living Facility (First Public Hearing). An application filed by Rosewater Senior Care - Alpha, LLC as contractual purchaser of the properties commonly known as 2944-2960 Dundee Road, which is owned by the Pauline Hazelwood Trust for the purposes of: A) Comprehensive Plan Amendment to designate the Subject Property as appropriate for Senior or Special Residential; B) Rezoning from the R-3 Single Family Residential District to the RS Residential Specialty District; C) Lot Consolidation; D) Approval of a Special Use Permit for an Assisted Living Facility; E) Variation to reduce the required loading space requirement from 1 to 0; F) Site Plan Approval; and G) Approval of any other such variations, waivers, and zoning relief as may be necessary.**

Michaela Kohlstedt, Deputy Director, discussed an application submitted by Rosewater Senior Care - Alpha, LLC, for the property located at 2944-2960 Dundee Road. The applicant is requesting zoning relief to accommodate a proposed assisted living facility for 17 residents. The property is zoned R-3 Single Family Residential District; and the Comprehensive Plan's Future Land Use designation is Neighborhood Office. She provided a brief overview of the following: site/floor plan, amenities, operation hours, ground sign, and parking. She noted the requested relief and the primary issues the Plan Commission should consider. She confirmed two single-family homes are located to the east and an office building is located to the west.

Celex Thomas, 701 Main Street, Unit 202, Evanston, IL 60202, discussed the organization's mission to create a new standard of care. He provided a brief overview of the organization's professional experience and needs analysis data.

Matt Elakatt, Co-Founder, Rosewater Senior Care, 8133 Laramie, Skokie, IL 60077, stated the proposal demonstrates the highest and best use of the site. He provided a brief overview of the following: interior design, site plan, landscape design, parking, operations, and onsite activities.

Mr. Thomas spoke on the importance of delivering industry-leading high-quality care.

Dr. Jennifer Stellar, 1462 Fargo Boulevard, Geneva, IL 60134, discussed her professional experience. She provided a brief overview of the following: dementia connection model, assisted care impacts, job creation, and market demand.

Mr. Thomas noted Dr. Tessa McEwen was unable to attend tonight's meeting.

Dr. Stellar explained the daily operations and resident needs. The facility consists of employees, not contractors, and provides long-term care.

Mr. Elakatt spoke on the kitchen operations. The site will receive two large deliveries weekly. Furthermore, the property will be fully enclosed with a 6-foot privacy fence.

Mr. Thomas stated the plan is to open the first facility in Northbrook and expand throughout Chicago in the future.

Bay Ridge, Civil Engineer, 8659 Almo Street, IL, stated IDOT and the traffic study confirmed no road improvements are needed.

Mr. Elakatt clarified the staff ratios and security operations with Commissioner Morgen.

Dr. Stellar spoke on the low risk assessment and staff training.

Mr. Thomas clarified the availability of parking. Furthermore, they plan on utilizing the Villages emergency services, and notices were sent to residents in the community.

Mr. Elakatt clarified the room size (300 square-feet) and design. The architect confirmed the rooms are larger than the industry standard.

Mr. Thomas confirmed the facility will schedule time slots for holiday visits. The plan is to utilize the commercial lots in the area for valet parking. Furthermore, the residents are allowed to leave the facility with their family, and transportation services will be offered.

Daniel Lambert, President of Planning & Communications, Law Office of Daniel Lambert, 7215 Oak Avenue, River Forest, IL, spoke on his professional knowledge of the industry. To note, these types of facilities rarely get holiday visitors. Furthermore, the traffic study results show the facility will generate low traffic and has ample parking. The goal is to support people aging in the community.

Mr. Elakatt stated the facility will charge a flat monthly rate, and they are evaluating market pricing at this time.

Dr. Stellar confirmed the facility is only for individuals with dementia diagnoses.

Smitha Doherty, 4170 Pamela Lane, spoke in support of the application. She noted there is a great need for dementia services.

Jennifer Kenney, 6322 W Greetings Street, Chicago, IL 60630, spoke in support of the application. She shared her family's battle with dementia. Furthermore, she requested the Plan Commission consider the need for dementia services.

Steve Matz, 700 Helen Drive, spoke in opposition of the application. He expressed concern regarding the following: increased noise, loss of privacy, traffic impacts, parking, and pedestrian safety. He asked what the applicant plans on doing with the remaining two properties.

Zbigniew Wolas, 728 Helen Drive, spoke in opposition of the application. He expressed concern regarding the following: increased noise, loss of privacy, traffic impacts, and changing the character of the community. He requested the Commission deny the application.

Irena Junkovic, 714 Helen Drive, spoke in opposition of the application. She expressed concern regarding the following: traffic impacts, and increased noise.

Mr. Lambert stated the proposed use is considered an allowable residential use. To note, studies show community residences do not affect property values and function as a residential use. He

reiterated the traffic study determined the facility will generate low traffic and no road improvements are needed. Furthermore, the facility will be operating a secure operation in the community and generate tax revenue for the Village.

Mr. Elakatt spoke on the property's application history. He requested the Plan Commission consider their application. Furthermore, he clarified the ratios with Chairman Elisco.

Ms. Kohlstedt noted the Affordable Housing Ordinance does not apply to the application.

Mr. Elakatt confirmed laundry services are located onsite.

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

Commissioner DeBartolo favors the application. He expressed concern regarding the following: parking and left turns onto Dundee. He suggested the applicant consider installing solar panels. Furthermore, he favors the following: rezoning, special permit, and lot consolidation.

Commissioner Schwager stated he has no concerns.

Commissioner Morgen favors the application. He expressed concern regarding the following: parking, traffic impacts, and burdening emergency services. He suggested the applicant contract with a private ambulance vendor.

Commissioner Torf favors the application. She expressed concern regarding parking. She suggested the applicant partner with a valet service for parking.

Commissioner Walden favors the application. He anticipates the facility will enhance the area.

Chairman Elisco stated group homes do not negatively impact communities. The applicant presented a successful plan with screening and isolation. Furthermore, the proposed use is appropriate for the area.

Commissioner DeBartolo made a motion to prepare a resolution for Docket No. PCD-22-13, 2944-2960 Dundee Road - Rosewater Assisted Living Facility; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

6. OLD BUSINESS

Chairman Elisco asked when the Commission will be able to review the Zoning Code rewrite project. Michaela Kohlstedt, Deputy Director, explained the work the consultants have performed thus far. The survey responses were posted on the Village Zoning Code Rewrite website; and the consultants will provide an update at a future meeting. Furthermore, the plan is to host workshops to further discuss the project.

7. NEW BUSINESS

8. ADJOURN

Commissioner DeBartolo made a motion, seconded by Commissioner Morgen to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 9:06 p.m.

MEMORANDUM

To: Plan Commission
From: Michaela Kohlstedt, Deputy Director
CC: Jonathan Mendel, Director
Date: September 19, 2023
Subject: PCD-22-13: 2944-2960 Dundee Road – Rosewater Assisted Living Facility

INTRODUCTION

On September 19, 2023 the Plan Commission will conduct the first public hearing on an application filed by Rosewater Senior Care - Alpha, LLC (the "Applicant") as contractual purchaser of the properties commonly known as 2944-2960 Dundee Road (the "Subject Property"), which is owned by the Pauline Hazelwood Trust (the "Owner"). The Applicant requests the following relief to accommodate a proposed assisted living facility for 17 residents:

A. Comprehensive Plan Amendment to designate the Subject Property as appropriate for Senior or Special Residential;

B. Rezoning from the R-3 Single Family Residential District to the RS Residential Specialty District;

C. Lot Consolidation;

D. Approval of a Special Use Permit for an Assisted Living Facility;

E. Variation to reduce the required loading space requirement from 1 to 0;

F. Site Plan Approval; and

G. 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 August 31, 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 on north side of Dundee Road (IDOT) and across the street from Winchester Lane (private road);
- is approximately 58,370 square feet (1.34 acres) in size and currently consists of two detached single family homes;
- is zoned R-3 Single Family District;
- the Comprehensive Plan's Future Land Use designation is Neighborhood Office;
- the surrounding properties zoning and land uses are depicted on the attached Application Summary;
- not located within the 100-year flood plain; and
- is not located in proximity to any areas identified in the Master Stormwater Management Plan.
- is not located in proximity to any areas identified in the Master Bicycle and Pedestrian Plan.

BACKGROUND INFORMATION

In 2006, the Subject Property was included in a proposal called the "Shops of Sky Harbor" for the entire block between Anthony Trail and Hazelwood Drive, and was not well received by way of neighbor/residential opposition. That proposal included a drive-thru McDonald's. Moreover, surrounding neighbors participated in the public participation process during the development of the Comprehensive Plan to ultimately support "Neighborhood Office" as opposed to "Retail Service with Drive-thru" land use.

Preliminary Review

On June 28, 2022, the Board of Trustees conducted a preliminary review of the request for construction of a small assisted living facility serving 16 residents. The Board found the request to be appropriate and a few members of the Board suggested the Applicant consider moving parking to the side of the building to provide a more direct view of the building being designed.

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

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	No concerns
Bob Israel	Trustee	Absent	
Muriel Collison	Trustee	Present	In-favor of the application; have Fire Department review; consider moving parking to side of building
Heather Ross	Trustee	Present	In favor; consider sustainable design elements
Johannah Hebl	Trustee	Present	In favor; consider moving parking
Dan Pepoon	Trustee	Present	In favor
Joy Ebhomielen	Trustee	Present	In favor

Following the preliminary review, the Applicant submitted a formal application. The overall design is consistent with the design presented at preliminary review with the one notable change that the facility was increased from accommodating 16 residents to 17 residents without any significant changes to the building design. The Applicant also maintained the parking design as presented during preliminary review due to overall site design accommodating detention and other needs; however, the entrance drive was revised following the preliminary review.

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by Development & Planning Services (zoning and sustainability), Fire, Police, and the Public Works (engineering and landscaping) departments. The application also underwent review by the Village Attorney and the Village Traffic Consultant. All of the most recent comments from reviewers are attached for reference and all parties involved found the proposed plan acceptable to move forward through the public hearing process.

PROPOSED PROJECT

- The Applicant is proposing to demolish the two existing single-family homes on the Subject Property to construct a new single-story, approximately 11,000 square foot building with 17 suites to offer assisted living and memory care for 17 elderly persons with disabilities. This particular use is classified as "Assisted Living Facility" (SIC Code 9868). Per the proposed floorplan, the minimum area per suite is 300 SF. Additional details regarding the proposed development are outlined in the attached material submitted by the Applicant.

- The proposed site plan shows one curb cut on Dundee Road with an entrance on the east side of the site, and exit on the west side. All internal drive aisles are shown to be one-way access. Parking

is distributed at the front of the site and shows spaces for visitors, staff and accessible parking. The trash enclosure is shown on the west side of the site between the parking lot and building, and the Applicant will modify that design during the permit process to ensure the trash enclosure is not closer to the street than the closest portion of the principal structure (in this case that is the porch of the structure). There is a landscaped walking path covering the entire width of the rear yard, and a detention area on the west side of the Subject Property.

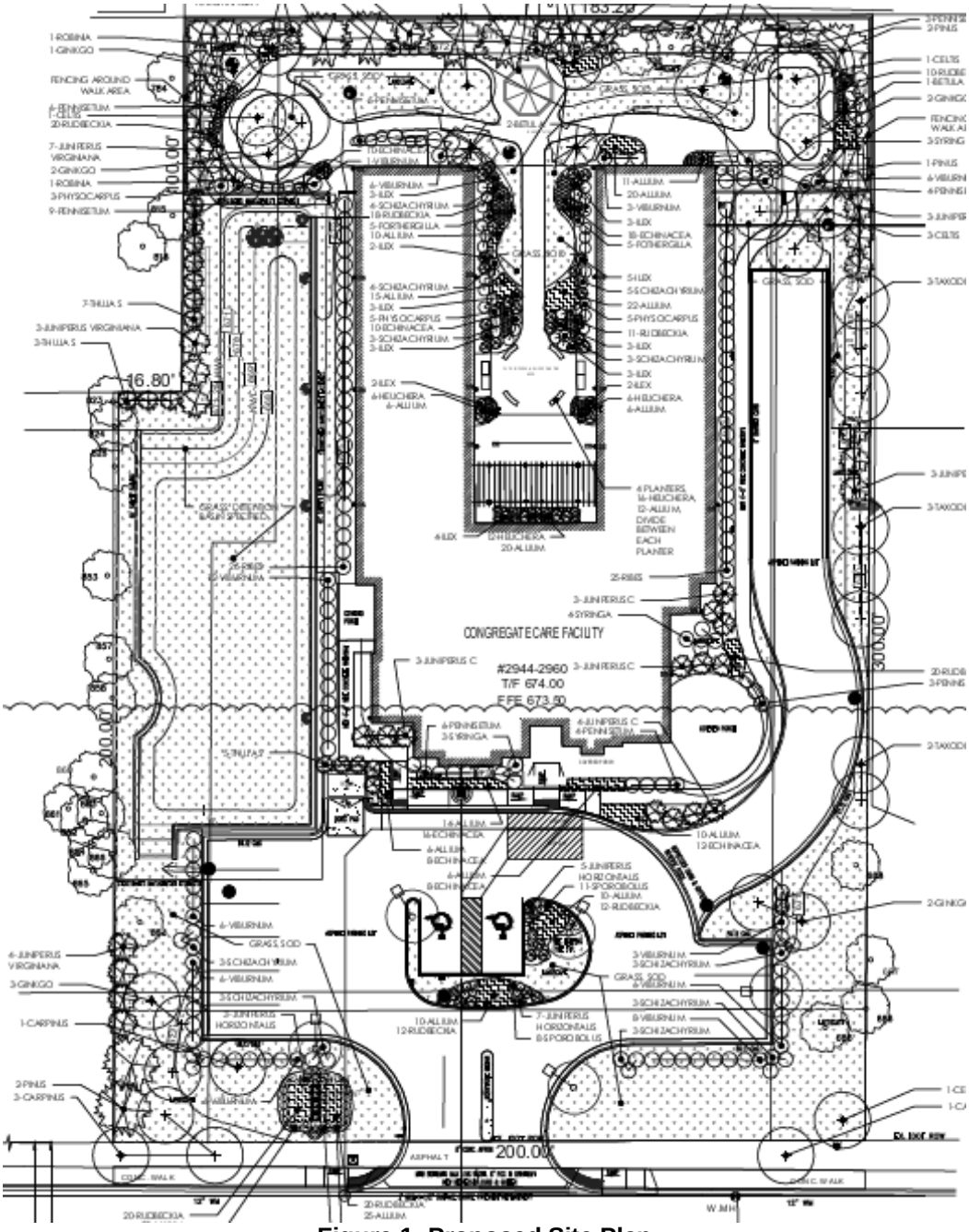


Figure 1: Proposed Site Plan

- The elevations are included in the attached plans submitted by the Applicant depicting a structure that appears residential in design. The building has a single floor, however, it appears 2-story's tall due to the high ceilings of the grand room and dining area. Based on the site data on the attached site plan, the proposed plan meets the bulk, space and yard requirements of an Assisted Living and

Nursing Facility in the RS Residential Specialty District. It should also be noted that while the elevations attached to this report depict a total height of 31'-10" the Applicant has agreed to reduce the height to no more than 30' should the project proceed to the permit process.

The proposed building is also under the permitted maximum height in the currently zoned R-3 Single Family District, and proposed RS Residential Specialty District, which is 35 feet or 3 stories, whichever is less.

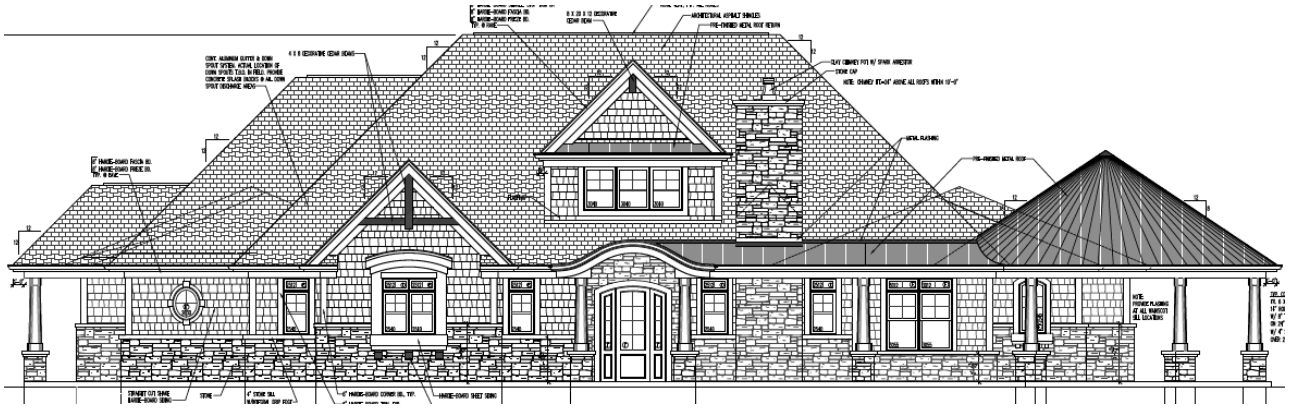


Figure 2: Proposed Front South Elevation

- The building design complies with the Zoning Code minimum dwelling unit size requirement of 300 SF for Assisted Living facilities in the Residential Specialty District.

- The facility will be staffed by a total of 10 employees over three shifts and the building would be staffed 24 hours a day, 7 days a week by at least three employees and one nurse. The proposed site plan shows a compliant 11 number of parking spaces, with a requirement of 9 spaces.

ZONING RELIEF

Comprehensive Plan Amendment, Rezoning, & Lot Consolidation

For the proposed development to occur, the Applicant is requesting to amend the Comprehensive Plan Future Land Use Map to change the land use classification for the Subject Property from neighborhood office uses to senior/special residential uses. The Comprehensive Plan designates the Subject Property as appropriate for neighborhood office uses; a designation assigned during the creation of the current Comprehensive Plan following a thorough discussion with the surrounding property owners at that time. Neighborhood Office category was created to designate an area in the Village where it would be appropriate to have light office uses that would be compatible with adjacent residential uses to provide a transition area.

An excerpt of the Comprehensive Plan is attached to this report noting the purpose, principal land uses, and applicable zoning district for Senior or Special Residential designation in the future land use map. This land use category is intended for assisted living facilities and when the use designation was created it was mapped on parcels located along main thoroughfares such as Techny Road and Waukegan Road.

The Plan Commission will want to consider whether or not it is appropriate to amend the Comprehensive Plan to designate the Subject Property as appropriate for Senior/Special Residential Uses. The properties to the east and west are also designated as appropriate for neighborhood office uses, while the properties to the north are designated as appropriate for single-family residential, and the properties to the south as appropriate for multi-family residential uses. The Senior/Special Residential land use has been mapped on a few parcels in Northbrook of which majority of residential uses adjacent.

COMPREHENSIVE PLAN MAP

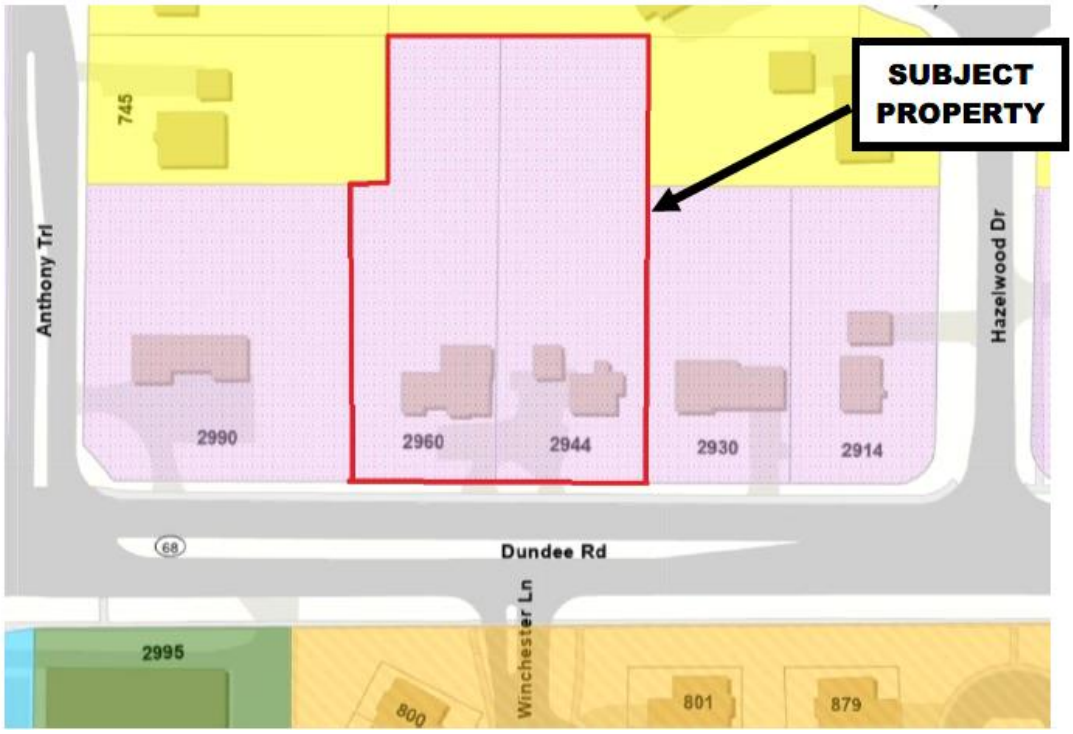


Figure 3: Current Comprehensive Plan Designation

If the Plan Commission finds it appropriate to amend the Comprehensive Plan to designate the Subject Property as appropriate for Senior/Special Residential Uses, the Applicant will also need approval of a rezoning from the R-3 Single Family Residential District to the RS Residential Specialty District. The adjacent properties to the north and east are zoned for single family residential uses and contain single family homes, while the property to the west is zoned O-5 containing a vacant office building, and the properties to the south are zoned R-6 Multi-Family and contain townhomes.

ZONING MAP

Figure 4: Current Zoning

The Zoning Code states that the RS Residential Specialty District is intended to provide opportunities for a wide range of residential uses of an institutional nature that provide housing and may also provide some level of personal care for residents, such as senior living facilities, assisted living facilities, nursing homes and other group homes. The RS District acknowledges that while the uses allowed in the district are generally compatible with other types of multiple family uses, the facilities constructed in this district may be of a different scale and function than other multiple family buildings. The zoning standards need to reflect the different nature of such facilities. The uses allowed in this district are also generally compatible with office and commercial uses and can function as transitional uses between these districts and other residential districts.

If the Commission finds the proposed amendment and rezoning appropriate, the Subject Property would need to be consolidated into one lot of record. At this time, the Applicant is requesting the lot consolidation from two lots into one and a draft plat of consolidation is attached for review. The Applicant has also stated in the submitted material that they intend to bury overhead utilities.

Special Permit

The Village Zoning Code specifies that the assisted living facility use requires a special permit approval in the RS District. The Applicant is requesting special permit approval. The Plan Commission and Board of Trustees must consider the general standards for special permit established in Paragraph 11-602 E1 of the Zoning Code when deciding whether to grant the requested special permit. These standards include the following:

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

Of the special permit standards, items 1, 2, and 4 are particularly relevant to this application.

Compliance with the Zoning Code and Official Comprehensive Plan. As noted earlier, the Subject Property is zoned R-3 Single Family Residential District and the Comprehensive Plan designates the site as appropriate for Neighborhood Office Uses. The proposed senior living facility requires an amendment to the Comprehensive Plan and a rezoning the Subject Property to the RS District which will allow an assisted living facility by special permit.

Adequate Public Facilities. The Subject Property is being developed in a manner that will provide adequate utilities and the required stormwater detention. The engineering plans have been reviewed by the Village Engineer and at this time future comments can be addressed during the permit process if the application is approved. In regards to emergency services, the Fire Department has found the proposed site design to be appropriate in accommodating emergency vehicles.

Impact on Adjacent Properties. The proposed structure is designed to appear like a single family home and is one-story and approximately 30' tall to accommodate the design with cathedral ceilings in the main space, but with majority of the structure only being approximately 15' tall. The structure complies with the district setbacks and the lighting design complies with the requirements that light spillage not exceed 0.5 footcandles at the lot lines. The parking is located in front of the building and the perimeter of the site is designed with landscape screening from the surrounding properties.

The Applicant has included a statement of justification with their application materials addressing the above items for all of the requested special permits. This information is attached to this report with the additional material submitted by the Applicant for review.

Site Plan Approval & Variation

The proposed site design is code compliant in regards to bulk standards for setbacks from the property

lines. The Applicant has incorporated a designated fire lane on the east side of the building as requested by the Fire Department. The location and design of the proposed parking is also code compliant with the Village requirements for parking accessory to an assisted living facility located in the front of the principal structure and screened as required by the Zoning Code. As noted earlier in the memo, the Applicant will further increase the setback of the proposed trash enclosure at the time of building permit should the application proceed forward.

The Applicant is requesting approval of a variation to reduce the required number of loading spaces from 1 to 0, and has incorporated a designated loading area to accommodate potential deliveries to the site. This loading area is depicted on the attached drawings located in front of the structure in proximity to the main entrance. The Applicant has also included a statement of justification and written narrative, which also further explain the justification for the requested relief.

SUSTAINABILITY

Now that the Village has adopted the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. Tessa Murray, Sustainability Coordinator has drafted the attached Sustainability Addendum 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 the Subject Property an appropriate location for a small scale assisted senior living facility?
    a. If so, is it appropriate to amend the Comprehensive Plan to designate the Subject Property appropriate for senior or special residential uses?
    b. Is it appropriate to rezone the Subject Property from R-3 Single Family Residential District to the RS Residential Specialty District?
    c. Is it appropriate to consolidate the two lots into one lot of record in order to accommodate an assisted living facility on the Subject Property?
2. If the Subject Property is an appropriate location for an assisted living facility, are the specifics of the Applicant's proposed facility appropriate on the Subject Property? Specifically:
    a. Is it appropriate to grant special permit approvals for an Assisted Senior Living Facility on the Subject Property? If so, should any operational limitations be placed on the facility?
    b. Does the Plan Commission find the proposed site plan and building configuration adequate? Does the circulation appear to be sufficient for the proposed development?
    c. Is it appropriate to grant a variation to reduce the required number of loading spaces from 1 to 0 with the inclusion of a designated loading area?

The Applicant and staff will attend the September 19, 2023 Plan Commission meeting to answer any questions.

DOCKET REVIEW CHECKLIST – REVIEW #4
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
DOCKET NO.: PCD-22-13 / 2944-60 Dundee / Rosewater Assisted Care
DATE OF REVIEW: July 28, 2023
Comp. Plan, Rezoning R3 to RS and SP for Assisted Living
STAFF REVIEWER: Michaela Kohlstedt ESCROW ACCOUNT: BPZ-22-16

ZONING CODE COMPLIANCE

(A/B) MEETS PURPOSE AND ALLOWED USES OF PROPOSED RS RESIDENTIAL SPECIALTY ZONING DISTRICT

A/B1 Approved subject to the Board approving the following necessary zoning and subdivision relief. The below identified items, are the relief requested by the Applicant and identified by staff to date; there may be additional items following the review of more detailed revised plans. Also, there are blanks as there was insufficient information for some of the items:

a) Approval for Comprehensive Plan Amendment from Neighborhood Office to Senior or Special Residential
b) Approval for Rezoning from R-3 SFR to RS Residential Specialty District
c) Approval for Special Use for Assisted Living Facility
d) Variation to reduce the required number of loading spaces from 1 to 0
e) Approval of Plat of Consolidation
f) Approval of Site Plan

(C) BULK, SPACE, YARD REQUIREMENTS

C1 Maximum Height –Approved
C2 Minimum Lot Area and Dimensions –Approved
C3 Minimum Yards & Setbacks –Approved
C4 Maximum Floor Area Ratio –Approved
C5 Maximum Lot Coverage – Approved with Conditions
a) NOTE: the Lot Coverage is listed as 0.697 with a max permitted of 0.7
C6 Maximum Building Coverage - –Approved

(E) ACCESSORY AND TEMPORARY STRUCTURES/USES (ARTICLE IX, PART 1-A)

E1 Accessory Structures and Uses –Approved
E2 Temporary Uses – Not Applicable

(F) OFF-STREET PARKING

F1 Location –Approved
F2 Design & Maintenance –Approved
F3 Landbanking of Required Parking Spaces – Not Applicable
F4 Required Spaces by Land Use –Approved
F5 Required Handicapped Spaces –Approved

(G) OFF- STREET LOADING (ARTICLE IX, PART I-B, SECTION 9-105)

G1. Location –Not Approved
a) Applicant is requesting a variation to reduce the required number of loading spaces from 1 to 0
G2. Screening –Not Approved
a) Applicant is requesting a variation to reduce the required number of loading spaces from 1 to 0
G3. Design & Dimensions –Not Approved
a) Applicant is requesting a variation to reduce the required number of loading spaces from 1 to 0; Applicant is providing a dedicated loading and unloading area on the site in proximity to the front door.

(H) SIGNS (ARTICLE IX, I-C)

H1. Colors – Not Applicable
H2. Functional Types– Approved
H3. Structural Types –Approved
H4. Number of Signs Per Lot– Approved
H5. Maximum Total Sign Area Per Lot – Approved
H6. Maximum Sign Area Per Sign – Approved
H7. Sign Height –Approved
H8. Setback – Approved
H9. Illumination –Approved

(I) BUFFERS AND LANDSCAPING REQUIREMENTS (ARTICLE IX, I-D)

I1. **Foundation Landscaping –Approved**
I2. **Parking Lots & Garages – Approved**
I3. **Loading Spaces – Not Applicable**
I4. **Perimeter Landscaped Open Space – Not Applicable**
I5. **Special Protective Requirements for Non-Dwelling Uses Abutting Residential Use – Not Applicable**
I6. **Rooftop Mechanical Equipment – Not Applicable**
I7. **Residential Recreational Facilities – Not Applicable**
I8. **Refuse Containers, Outdoor Storage –Approved**
I9. **Screening and Landscaping within Sight Triangles – Not Applicable**
I10. **Fences & Walls –Approved**

OTHER:
The revised photometric plan is non-compliant with the footcandles exceeding 0.5 on the east and south property lines. This must be revised and reduced to comply with the Zoning Code requirement that caps the footcandles at 0.5 at the lot line.

DOCKET REVIEW CHECKLIST – REVIEW #4
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
DOCKET NO.: PCD-22-13 / 2944-60 Dundee / Rosewater Assisted Care
DATE OF REVIEW: July 28, 2023
Comp. Plan, Rezoning R3 to RS and SP for Assisted Living
STAFF REVIEWER: Michaela Kohlstedt ESCROW ACCOUNT: BPZ-22-16

SUBDIVISION & DEVELOPMENT CODE COMPLIANCE

(A) General Standards

A1. Implementation of Official Comprehensive Plan –Not Approved
a) Requesting amendment to the Comprehensive Plan
A2. Lot Standards–Approved
A3. Block Standards– Not Applicable
A4. Easement Standards–Not Approved
a) See Engineering Comments
A5. Public Land Dedication/Contribution Standards– Not Applicable

(B) Transportation & Circulation

B1. Public Streets & R-O-W Standards– Not Applicable
B2. General Transportation & Circulation Systems– Not Applicable
B3. Private Streets – Variation Required– Not Applicable
B4. Intersection Design Improvement– Not Applicable
B5. Cul-de-Sac Streets– Not Applicable
B6. Street Names & Lights– Not Applicable
B7. Sidewalks, Trails, and Bike Paths–Not Approved
a) See engineering comments
B8. Consideration of Mass Transit Service– Not Applicable
B9. Off-Street Parking & Loading Requirements–Approved
B10. Driveways–Approved
B11. Parkway Tree Plantings–Approved

(C) Environmental Protection Design & Improvements

C1. Streams & Natural Drainage Courses–Approved with Conditions
a) See engineering comments
C2. Other Natural or Cultural Features–Approved with Conditions
a) See engineering comments

(D) Public Utility Design & Improvement Standards

D1. Stormwater Detention–Approved with Conditions

a) See engineering comments

D2. Solid Waste Storage & Disposal System–Approved

(F) Other

F1. Burial of Overhead Utility Lines–Approved
F2. Sustainable Development– Approved

DOCUMENTS REVIEWED:
Fourth Submittal

MEMORANDUM

To: SWATI PANDY, SENIOR PLANNER
From JACK BIELAK, VILLAGE ENGINEER/JB
Cc:
Date: July 28, 2023
Subject: 2944-2960 DUNDEE ROAD – ROSEWOOD SENIOR CARE
PLAN COMMISSION DOCUMENT #22-13
FORTH PRELIMINARY REVIEW

We have completed the forth preliminary review of the following documents related to the subject development:

- Preliminary Engineering Plans, prepared by ARV Engineering, Inc. consisting of 16 pages, dated 6-6-23
- Plat of Consolidation, United Survey Service, LLC dated 5-2-23
- Photometric Plans, prepared by A+M dated 7-19-23
- Retaining Wall Plan & Details, prepared by J.V. Henik, Inc. dated 3-6-23

The following comments to ensure compliance with the Village's Subdivision & Development Code and the Standards and Specifications for Public & Private Improvements. The applicant shall provide full responses to the comments with the next submittal. Several of these comments are repeated FOR FUTURE REVIEWS (FFR) to keep them on the most recent review. FFR comments do not need to be addressed by the developer at each review, but must all be addressed before final approval of the engineering drawings. For FFR comments that are not addressed, indicate "Not Addressed" in the response.

PRELIMINARY REVIEW 4

PLAT OF CONSOLIDATION:

1. Remove the School District Certificate from the signature page, and prepare a mylar drawing for signatures at the time of building permit submittal.

GENERAL COMMENTS:

2. FFR: At the time of final engineering, permits from Illinois Department of Transportation (IDOT), the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC), the Illinois Environmental Protection Agency (IEPA) will be required for the Stormwater Pollution Prevention Plans, and North Cook County Soil & Water Conservation District NCCSWCD). The Village should be copied on all permit correspondence with said agencies. The developer should be notified that no site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing, and demolition) can take place prior to issuance of the WMO permit.
3. FFR: An Engineer's Estimate of Probable Costs is required. The developer must provide construction estimates or accepted contractor bids for the site improvements to calculate the amount of the required Performance Guarantee and Engineering Review/Inspection fees. The

developer should read the Subdivision Development Code Section 3-501 to understand the Performance Guarantee Amount. After the EOPC or signed contracts have been provided to the Village Engineer, the developer should expect about 3 weeks before the improvement guarantee and engineering fees are determined. It is suggested to compile the costs involved for the EOPC until after MWRDGC has completed all reviews and approved the engineering plans.

4. FFR: The Developer will need to monitor the sanitary sewer to show dry weather flow and wet weather flow in the existing sanitary pipe. The engineer will provide calculations showing the additional flow from the proposed commercial development will not negatively affect the flow in the existing sanitary sewer pipe.
5. Include a General Note on the coversheet stating "The Developer may not perform and demolition, erosion control, sitework, etc. on the project site until a MWRDGC WMO permit is issued."

EXIST. TOPO. DEMO. & EROSION AND SEDIMENTATION CONTROL PLAN-PHASE I (2 of 16):

6. FFR: The locations of the individual existing sanitary and water services must be identified in the field. This information will assist with determining the extents of the impact to neighboring properties, traffic management, and restoration procedures.

PROPOSED UTILITY PLAN (7 OF 16):

7. There is a storm, sewer pipe run missing graphically at the northwest corner of the property; this was included on previous drawing submittals.
8. Provide a copy of the IDOT Conditional letter granting authority to connect to their storm sewer system.
9. Once the utilities are final, provide a Utility Crossing table for all utilities. An example is provided:

CROSSING	BOTTOM OF PIPE	TOP OF PIPE	SEPARATION
C1	PROP STM 641.78	PROP SAN 639.36	2.42′
C2	PROP WTR 642.01	PROP SAN 640.23	1.78′
C3	PROP STM 642.62	PROP WTR 640.62	2.00′ *
C4	PROP STM 642.74	PROP WTR 640.74	2.00′ *
C5	PROP STM 642.75	PROP WTR 640.75	2.00′ *
C6	PROP WTR 642.14	PROP SAN 639.50	2.64′
C7	PROP STM 642.30	PROP WTR 640.30	2.00′ *

* INDICATES WATER MAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION

WHEN SANITARY OR STORM SEWER CROSSES ABOVE THE WATERMAIN, PVC C900 IS REQUIRED FOR EITHER THE SANITARY OR THE STORM SEWER FOR 10 FEET ON BOTH SIDES OF THE CROSSING.

IDOT CROSS-SECTIONS (Sheets 15)

10. The title is mislabeled, it should read IDOT instead of CDOT.

PHOTOMETRIC LIGHTING PLAN:

11. The location of the light poles #10, 11, 12 is adjacent to a residential property, include the requirement for house side shields to be installed for each light fixture.
12. The location of the light poles #10, 11, 12 is adjacent to a residential property, revise the pole heights to be a maximum of 15 feet.
13. Include cut sheets for the light poles to be used for parking lot lighting.

RETAINING WALL PLAN & DETAILS:

14. The structural engineering plans must be signed and sealed by an Illinois licensed Structural engineer.
15. At the time of final issuance remove the “Progress set for review, not for construction” not from the plan set.
16. Whose responsibility is it to provide a detail for the safety fencing for staff review?
17. The TYP. Fencing Cross Section Alternate has text notes that are cutoff, correct the graphic printing error.

Please be advised that this was a preliminary review, therefor it is expected future submittals will have greater level of detail. This review was to provide the Developer enough information to determine if this project in its current condition is feasible. A detailed review will be performed during the first Final Review. In addition, be sure to direct the Applicant to provide a cover letter with the next submittal indicating how each of our comments has been addressed. Please direct the consultant to contact me if there are any questions concerning these comments. I can be contacted at 847/664-4124 or at jack.bielak@northbrook.il.us.

Cc: Project File

K:\ENGINEERING DIVISION\Projects\Private Commercial Development\Dundee Road 2944-2960 - Rosewood Senior Care Facility\Reviews\Northbrook\Dundee Road 2944-2960 - Rosewood Senior Care Facility Review 4 07282023.docx

MEMORANDUM

To: Swati Pandey, Senior Planner
From Tessa Murray, Sustainability Coordinator
Date: August 7, 2023
Subject: PCD 22-13: 2944-60 Dundee – Rosewater Assisted Care – Sustainability Comments

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.

CAP items were provided to the Applicant for their consideration as a Sustainability Addendum during the preliminary review of their proposed development. *Italicized statements reference what the Applicant's submittals have specified that they intend to include in the development. Underlined items relay sustainability comments that remain unaddressed by the Applicant.*

1) BUILDINGS AND ENERGY

1A: Choose exterior lighting design features that are bird-safe and compliant with the International Dark Sky Association, such as full cutoff, warm white LED, motion sensing or dimming features, and CCT< 3000 K. To meet IDA-compliance, consider revising both fixtures in the Photometric Plan to reduce CCT to 3000 K or lower.

Applicant's updated photometric plan confirms all selected fixtures are LED and meet 3000 K criteria.

For full Dark Sky compliance, all lights should be shielded and footcandles at property line are not to exceed 0.5.

1B: Mitigate urban heat island impacts through utilization of light-colored pavement and "cool-roof" design, such as green roofs, rooftop gardens, white/reflective roofs, or rooftop solar.

Applicant states that the structure is not eligible for rooftop solar due to its geographic positioning and sun exposure. Additionally, the rooftop will be pitched and ineligible for a rooftop garden. Applicant states light-colored pavement was cost-prohibitive and proposes an asphalt parking lot and asphalt shingles for roof.

Consider use of warm-mix asphalt in pavement installation.

Memo

To: Michaela Kohlstedt

From: Mark Cacioppo

CC: Kelly Hamill, Jack Bielak, Terry Cichocki, Jim Baxa

Date: 8/7/23

Re: 2944 Dundee and 2960 Dundee – Rosewater Senior Care Plan Commission Docket PCD-22-13

Tree Preservation Review 4

Message

1. This docket is approved to be reviewed by the plan commission.
2. Previous comments have been addressed.

Kohlstedt, Michaela

From: Caitlyn Culbertson
Sent: Tuesday, March 7, 2023 1:34 PM
To: Kohlstedt, Michaela
Cc: Pandey, Swati; Stewart Weiss
Subject: RE: For Review: Docket PCD-22-13: Rosewater at 2944-2960 Dundee - EMAIL 1 of 2

Michaela-

We have no further comments on the third submittal other than to reiterate what we stated in our attorney comments on the second submittal - we recommend that a condition be included in any ordinance granting a special permit that Developer receive a state license and provide proof of said license to the Village.

Please let us know if you have any questions

Thank you

Caitlyn R. Culbertson

Office: 312.528.5206 | **Mobile:** 630.862.4527
Download Vcard | Connect on LinkedIn

Elrod Friedman LLP
325 North LaSalle Street, Suite 450, Chicago, IL 60654
www.elrodfriedman.com | News & Insights

From: Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us>
Sent: Wednesday, February 22, 2023 3:25 PM
To: Murray, Tessa <Tessa.Murray@northbrook.il.us>; Baxa, Jim <Jim.Baxa@northbrook.il.us>; Cacioppo, Mark <Mark.Cacioppo@northbrook.il.us>; Frangiamore, Kevin <Kevin.Frangiamore@northbrook.il.us>; Meents, Bryan <Bryan.Meents@northbrook.il.us>; Caitlyn R. Culbertson <Caitlyn.Culbertson@ElrodFriedman.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Hamill, Kelly <Kelly.Hamill@northbrook.il.us>
Subject: For Review: Docket PCD-22-13: Rosewater at 2944-2960 Dundee - EMAIL 1 of 2

Attached, and also in BSA, is the Request for Comments for the third submittal for the Rosewater application. Comments are due back on March 8, 2023. A second email with an additional attachment will follow.

If you would like a hard copy set please reply to this email requesting a hard copy and I will route to your attention.

Michaela Kohlstedt, AICP

Director of Development & Planning Services | Village of Northbrook
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4051

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Northbrook Fire Department - Docket Review Checklist
Address: 2944 Dundee Rd - Congregate Care Facility
Docket Number: PCD22-0013 Date of Review: **Revised March 10, 2023**

FIRE CODE COMPLIANCE	NOT APPLICABLE	APPROVED	NOT APPROVED	APPROVED W/CONDITION	TO BE REVIEWED WITH BUILDING PERMIT
Previous or Existing Occupancy Classification		X			
New Occupancy Classification		X			
Existing Compliant Fire Protection		X			
Existing Deficient Life Safety or Fire Protection	X				
Required to be brought up to full compliance with current codes					X
Site Access/Emergency Vehicle Access		X			
• Fire Lane		X			
Fire hydrants		X			
Fire Protection: • Sprinkler					X
• Alarm					X
• Wet Chemical					X
• Special suppression or detection	X				
Egress/ • Signage					X
• Travel distance					X
• Emergency lighting					X
Fire Extinguishers					X
Knox box					X
Elevator compliance required • Recall					X
• Width					X
Standpipe/Hose Stations Required					X

Review Time: _1.5___ hours

Address: 2944 Dundee Rd – Congregate Care Facility
Docket Number: PCD22-0013 Date of Review: **Revised March 10, 2023**

Specific Comments(these comments need to be addressed prior to approval):

1. Appropriate fire department access shall be provided. Access shall be to within 150 feet to all points of the building.

   Northbrook Fire Prevention Bureau: Approved

2. Provide a fire hydrant on the property. A fire hydrant shall be located so all points of the building shall be within 150 feet of a fire hydrant as the hose would lay outside the building.

   Northbrook Fire Prevention Bureau: Approved

Reference Comments:

1. Plans and specifications for the installation / modification of the automatic sprinkler system shall be submitted for review and approval. Provide automatic sprinkler contractor shop drawings for review. Indicate all new or modified existing pipe routing, material catalog cut sheets, and hydraulic calculations (as required by NFPA 13). *IBC Section 106, IFC Section 903.1 NFPA 13 Section 14*

The proposed drawing does not illustrate the location of the required fire department connections. The fire department connection must be oriented to the front side of the building. *A two-hour rated fire room must be constructed with an outside entrance and accessibility to the inside of the building as noted.*

- *All occupancies of Use Groups "A, B, E, F, H, I, M", shall provide the following:*
- *Sprinkler and fire pump rooms. 2-hour fire rated enclosure with an automatic fire suppression system with both an outside door at grade and inside door access. Municipal Ordinance 302.1.1.8, IFC Section 913.6*

2. Fire alarm contractor shop drawings must be submitted for review with the final application. Shop drawings shall indicate all fire alarm devices, wiring diagram, point-to-point wiring, material catalog cut sheets, battery back up calculations, and voltage drop calculations. *IFC Section 907.1.1 NFPA 72 4.4.4.2, 4.5.1, Chapter 14*

3. Provide a drawing indicating the fire extinguisher size, type, and layout/placement for review and comment with the final submittal *IFC Section 906*

4. A fire lane must be establish and approved by the code official. Approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and is replaced or repaired when necessary to provide adequate visibility. Contact the Village of Northbrook Fire Prevention Bureau for a fire lane application. *IFC 503.3*

- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and 26feet where the building exceeds 30 feet in height, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

- The code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capable of supporting the
  imposed load of fire apparatus weighting at least 80,00 pounds.

- The required turning radius of a fire apparatus road shall be determined by the code official. Contact the Village of Northbrook Fire Prevention Bureau for emergency vehicle turning radius templates.

- Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

- The grade of the fire apparatus access road shall be within the limits established by the code official based on fire department's apparatus
  IFC 503.2

5. Fire hydrants shall be installed so that any portion of the property will not be further than one hundred and fifty (150) feet from a fire hydrant. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in the "Fire Suppression Rating Schedule," latest edition, published by the Insurance Service Office. Additionally the fire department connection shall be located not greater than 100 feet from a fire hydrant and be located on the east facing side of the building.

6. An emergency key box (Knox Box) shall be provided for the facility. The key box system provides fire suppression personnel with access to the buildings utility areas (sprinkler, electrical and mechanical rooms, etc.) The key box shall be mounted at a height no higher than 60". AFF, by the main entrance or as directed by the fire department. The key box will be used by the fire service personnel for emergency access only. This Knox box shall be monitored by the fire alarm system.

7. Standpipe system shall be installed per Northbrook amendment to the 2018 IFC section 905.3.1.

8. Provide elevators in accordance with Northbrook amendment to the IFC section 606.1.1: Automatic elevators for Fire Department use . Where elevators are provided in buildings that are: (1) three or more stories above grade plane; (2) three or more stories below grade plane; or (3) are use groups I, R-1 or R-2, at least one elevator shall be provided for fire department emergency access to all floors. The power supply for these elevators shall be normally provided by the premises' electrical supply. In the event of a power supply failure, an emergency electrical system shall automatically provide power for a duration of not less than 24 hours, installed per section 604. Elevators designated as emergency access shall accommodate an 88" long and 26" wide stretcher within the elevator cab, accounting for handrails and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame.

9. If you are to provide a diesel fueled generator you will need to comply with the following requirements of Northbrook amendment to 2018 IFC section 5704.2.9

    - An above-ground tank may be used for the purpose of storing and dispensing Class II or IIIA liquids used to fuel the operation of an emergency generator system, provided that: a. b. c. the above-ground tank has a fuel storage capacity of not more than 2,000 gallons; the above-ground tank is located in compliance with Section 5704.2.9.6.1 and is located not less than 100 feet from any adjoining property line and not less than 25 feet from any building or structure; and the above-ground tank is equipped with secondary containment in accordance with

Section 5704.2 and Section 5704.2.9.6.4 that provides capacity in the amount of no less than 150 percent of the capacity of the above-ground tank; and

Based on the information provided the plans are **"APPROVED"**.

Sincerely,

Kevin Frangiamore
Fire Marshal
Northbrook Fire Department

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
Fax: 630.773.3975

30 N LaSalle Street, Suite 3220
Chicago, IL 60602
Phone: 312.726.5910
Fax: 312.726.5911

Transportation Design
Traffic Engineering
Civil Engineering
Construction Engineering
Environmental Studies
Water Resources
Structural Design
Right of Way
Urban Design
Transportation Planning
Program Management

Technical Memorandum

Date: August 11, 2022

To: Michaela Kohlstedt, AICP
Deputy Director of Development & Planning Services

From: Steve Pautsch, P.E., PTOE
Civiltech Engineering, Inc.

2944-2960 Dundee Road Memory Care Development
Traffic Study Dated March 16, 2023

Civiltech has reviewed the Traffic Impact Study dated March 16, 2023 prepared by KLOA, Inc., and the associated site plan for the proposed 2944 – 2960 Dundee Road memory care development in the Village of Northbrook. We offer the following transportation-related comments on this development proposal.

1. An IDOT permit is required to construct the driveway on Dundee Road. Coordinate the design of the driveway and any potential pavement marking revisions on Dundee Road to serve the driveway with IDOT.
2. Given the very low volume of traffic generated by the development, the outbound portion of the driveway only needs to be one lane wide. If desired, the width of the driveway can be reduced.
3. The site plan indicates pavement markings (Circle E) on the driveway to indicate traffic flow direction. Pavement markings on the inbound side of the driveway are not necessary and should not be installed. If the driveway remains two outbound lanes wide, the through arrows should be revised to show a right turn arrow and a shared left/through arrow. If only one lane wide, no pavement markings are necessary.

Village of Northbrook

Board of Trustees

REGULAR MEETING MINUTES

SANDRA "SANDY" FRUM BOARD ROOM
NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE
TUESDAY, JUNE 28, 2022

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Kathryn Ciesla	Village President	Present	
Bob Israel	Trustee	Absent	
Muriel Collison	Trustee	Present	
Heather Ross	Trustee	Present	
Johannah Hebl	Trustee	Present	
Dan Pepoon	Trustee	Present	
Joy Ebhomielen	Trustee	Present	

COMMITTEE REPORTS

10. PLANNING AND ECONOMIC DEVELOPMENT

C. PRELIMINARY REVIEW - ZONING & DEVELOPMENT APPLICATIONS

1. Preliminary Review 2944-2960 Dundee - Rosewater Assisted Care

Deputy Director of Development and Planning Services Chan Yu discussed an application submitted by Rosewater LLC, for the property located at 2944 & 2960 Dundee Road. The applicant is requesting zoning relief to construct a 16-unit assisted living & memory care facility and rezone the property RS Residential Specialty. The subject property is zoned R-3 Single Family District and is approximately 58,370 square feet (1.34 acres) in size. The property consists of two detached single-family homes, and the Comprehensive Plan's Future Land Use designation is Neighborhood Office. The applicant would like to change the comprehensive plan amendment from Neighborhood Office to Senior or Special Residential.

The proposed site plan consists of a two-story structure (accommodate 16 residents) with a 10,000 square foot building area, and 14 parking spaces. Furthermore, two shift staff will be on-

site 24/7 (7-days a week). The rear yard features a walking path, and two curb cuts are proposed in the front. A ground sign will be located at the entrance, and the detention area will be located on the westside of the property. The applicant is proposing a 6-foot white vinyl privacy fence along the rear of the property. He provided an overview of the floor plan, which shows no kitchens in the suites. He provided an overview of the requested relief, and primary issues the Village Board should consider.

Trustee Hebl questioned if the development is in close proximity to the property line. Director of Development and Planning Services Michaela Kohlstedt explained how the lines are shifted in the zoning map. She will verify if the fence will be located on the property line.

Trustee Collison stated she favors the proposed development project. She suggested moving the parking spaces to the side of the property to show case the beautiful facility. Furthermore, she requested the Plan Commission reach out to the Fire Chief.

Trustee Ross stated she favors the proposed development project. She is very fond of the proposed home design of the facility to support elderly individuals with disabilities.

Trustee Hebl stated she favors the proposed development project. She concurs with Trustee Collison's comments regarding parking.

Trustee concurs with Trustee Collison. He suggested establishing an access point on the side road. Furthermore, he favors the proposed development project.

Trustee Ebhomielen stated she favors the proposed home design of the facility. She asked if the applicant has researched smaller model designs. Matthew Elcot, Rosewater Assisted Care, explained how the design is expanding in the Chicago area.

President Ciesla thanked the applicant for choosing to expand their business in Northbrook. She suggested creating a community partnership to support the elderly community.

Trustee Ross spoke on the importance of incorporating sustainability elements in the development project.

Trustee Collison commented the application will go before the Plan Commission

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: Rosewater Senior Care - Alpha, LLC
Company: Rosewater Assisted Care
Address: 701 Main St, Suite 202
City, State, Zip: Evanston, IL 60202
Phone No.: 847-530-0534
Email: Matt@rosewaterassistedcare.com

Primary Contact Person

Name: Celex Thomas
Company: Rosewater Assisted Care
Address: 701 Main St, Suite 202
City, State, Zip: Evanston, IL 60202
Phone No.: 708-790-9908
Email: Celex@rosewaterassistedcare.com

Consultants *(as applicable)*

Attorney

Name: Daniel Lauber, AICP
Company: Law Office of Daniel Lauber
Address: 7215 Oak Avenue
City, State, Zip: River Forest, IL 60305
Phone No.: 708-366-5200
Email: dan@lauber.law

Architect/Planner

Name: Chris Russo
Company: ALA Architects & Planners, Inc.
Address: 2600 Behan Road
City, State, Zip: Crystal Lake, IL 60014
Phone No.: 815-788-9200
Email: CRusso@alaarchitects.com

Civil Engineer

Name: Abhijit Veer PE
Company: ARV Engineering Inc.
Address: 8653 N. Elmore St.
City, State, Zip: Niles IL 60714
Phone No.: 312-404-3588
Email: abhijitveer@yahoo.com

Other

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

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

Site Location/Address: 2944 & 2960 Dundee Rd, Northbrook, IL 60062

Property Index Numbers: 04-05-405-022-0000 & 04-05-405-021-0000

Size of Property: 1.34 acres (square feet/acres)

Size of Building Space, if applicable: 10,080 sqft (square feet)

Comprehensive Plan Land Use Designation[1]:

Current Zoning: R-3 Single Family District

Current Use of the Property: Two detached single family homes built in 1950

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

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

- ☑ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☑ Rezoning from R-3 to RS
- ☑ Special Permit for Assisted Living Facility - SIC Code 9868
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☑ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☐ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

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

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

Please see attached file prepared by United Survey Service, LLC

☑ **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.

Please see attached form title "Conforming with Compreshenisve Plan

☑ **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.

See attached file

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

Site Ownership and Control

Current Property Owner Information

Legal Name: Restated and Amended Pauline Hazelwood Trust Agreement
Primary Contact: Larry Berg
Address 4669 Eatons Creed Rd
City, State, Zip Nashville, TN 37218
Phone No. 847-965-8282
Email lawoffice@berglaw.co

Proposed Property Owner Information

Legal Name: Rosewater Senior Care - Alpha, LLC
Primary Contact: Matthew Elakatt
Address 701 Main St, Suite 202
City, State, Zip Evanston, IL 60202
Phone No. 847-530-0534
Email Matt@rosewaterassistedcare.com

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

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

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

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

Applicants Involvement with the Property

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

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

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

Additional Required Attachment(s)

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

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

☑ 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.

$ 1,850 Amount of Non-Refundable Fee

$ 21,500 Amount of Escrow

$ 23,350 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:** X
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

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

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** _____
Print Name & Title: Matthew Elakatt - Co-Founder - Rosewater Assisted Care
Signatures of Property Owner(s): _____ **Date** _____
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.**

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

ATTACHMENT A: Current Property Owner – Beneficial Interest

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

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee Pauline Hazelwood Brumit 4669 Eatons Creek Road, Nashville, TN 37218, 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: Pauline Hazelwood Brumit

Address: 4669 Eatons Creek Road, Nashville, TN

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

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

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

Name: Matthew Elakatt

Address: 8133 Laramie Ave, Skokie, IL 60077

Ownership or Trust Interest: _____ %

Name: Celex Thomas

Address: 728 N Morgan, #1215, Chicago, IL 60642

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 C - Applicant – Beneficial Interest

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

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

Name: Matthew Elakatt

Address: 8133 Laramie Ave, Skokie, IL 60077

Ownership or Trust Interest: _____ %

Name: Celex Thomas

Address: 728 N Morgan, #1215, Chicago, IL 60642

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: _____ %

lawoffice@benglaw.co

Larry Beng

3 pages

2944 & 2960 Dundee Village Application
Seller Signature required

Please let me know
you received this

Thanks
Pauline Brumit

☐ 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**_____
Print Name & Title: _____
Signatures of Property Owner(s): Pauline Hazlewood Brumit **Date** 9/20/22
Print Name & Title: Pauline Hazlewood Brumit **Property Address:**_____
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

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

ATTACHMENT A: Current Property Owner – Beneficial Interest

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

☐ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☐ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☒ Trust	If **current property owner** is a trust, please provide the trust number 83-6845195 and name and address of the Trustee Pauline Hazlewood Brumit 4669 Eatons Creek Road, Nashville, TN 37218, 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: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Conformity with Comprehensive Plan

In its 2010 comprehensive plan, the Village recognized that this area is in transition and designated it as a “Neighborhood Office” district. In the spirit of the Village’s comprehensive plan, Rosewater proposes to retain the transitional nature of the site between single-family residential and office uses.

This property is an ideal location for such a home as Rosewater Assisted Care, given that it is located near single family neighborhoods, yet is in a transitional area. The proposed use is also consistent with Northbrook’s future land use plan, which hopes for alternative and relatively low impact uses, appropriate adjacent to single family residential areas.

MAY

29

87

GEORGE E. COLE®
LEGAL FORMS

NO 806
February, 1985

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR PAULINE C. HAZLEWOOD, a widow

of the Village of Northbrook County of Cook
State of Illinois for and in consideration of

Ten and no/100 ($10.00)---------- DOLLARS,
in hand paid,
CONVEYS and WARRANTS to Pauline Hazlewood, Trustee under the Pauline Hazlewood Trust dated May 20, 1986, 4140 Ridgeland Lane, Northbrook, IL
(NAME AND ADDRESS OF GRANTEE)

87290372

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 12 and 13 in Block 4 in Manus North Shore Estates, a subdivision of the East 1/2 of Southeast 1/4 of Section 5, Township 42 North, Range 2 West of the Third Principal Meridian in Cook County, Illinois

87290372

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 04-05-405-022-0000 (2944) & 04-05-405-021-0000 (2960)

Address(es) of Real Estate: 2944 and 2960 Dundee Road, Northbrook, Illinois

DATED this 20th day of May 1986.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Pauline Hazlewood (SEAL) _____ (SEAL)
Pauline Hazlewood
_____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Pauline Hazlewood, a widow

IMPRESS SEAL HERE

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of May 1986

Commission expires June 15 1986

NOTARY PUBLIC

This instrument was prepared by Alan John Forest, 300 Waukegan Rd., Glenview, IL 60025
(NAME AND ADDRESS)

AFFIX "RIDERS" OR REVENUE STAMPS HERE
Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.
5/20/86
Date
Buyer, Seller or Representative

IBM #2
R.O

MILLER, FOREST, DOWNING, AND HUSZAGH, LTD
ATTORNEYS AT LAW
800 WAUKEGAN ROAD
GLENVIEW, ILLINOIS 60025
312-729-3320

MAIL SUBSEQUENT TAX BILLS TO:
Pauline Hazlewood
(Name)
4140 Ridgeland Lane
(Address)
Northbrook, IL 60062
(City, State and Zip)

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

22ST00759SK

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 5215 Old Orchard, #400 Skokie, IL 60077 Main Phone: (847)677-3410 Email: ctskokie@ctt.com	Chicago Title and Trust Company 5215 Old Orchard, #400 Skokie, IL 60077 Main Phone: (847)677-3410 Main Fax: (847)673-0645

Issued By: Berg, Berg & Pandev, P.C.
5215 Old Orchard Road, Suite 220
Skokie, IL 60077

Order Number: 22ST00759SK

Property Ref.: 2944 & 2960 Dundee Road, Northbrook, IL 60062

SCHEDULE A

1. Commitment Date: February 17, 2022
2. Policy to be issued:
   (a) ALTA Owner's Policy 2006
   Proposed Insured: Matthew Elakatt, or Nominee
   Proposed Policy Amount: $625,000.00

   (b) ALTA Loan Policy 2006
   Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured, its successors and/or assigns as their respective interests may appear
   Proposed Policy Amount: $500,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple
4. The Title is, at the Commitment Date, vested in:

   Pauline Hazlewood, Trustee under the Pauline Hazlewood Trust dated May 20, 1986
5. The Land is described as follows:

   LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

9. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ACH payment, which results in an additional $8.00 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.

10. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS 77/70 et seq. as amended). A Certificate of Compliance with the act or a Certificate of Exemption therefrom must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the company, a certificate of compliance or a certificate of exemption must be attached to any mortgage to be recorded.

    Note: for Cook, Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.

11. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART I
REQUIREMENTS
(continued)

B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.

END OF SCHEDULE B, PART I

Title Insurance Agent:

Berg, Berg & Pandev, P.C.
5215 Old Orchard Road, Suite 220
Skokie, IL 60077
Phone: (847)965-8282
Fax: (847)965-8299

_____
Authorized Signatory

Service Provider:

Chicago Land Agency Services
1620 W. Belmont Ave
Chicago, IL 60657
Phone: (773)384-8200
Fax: (773)384-8242

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**

7. 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.

P 8. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

A 9.

1. Taxes for the year(s) 2021 and 2022
2022 taxes are not yet due or payable.

1A. Note: 2021 first installment was due March 1, 2022
Note: 2021 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat
04-05-405-021-0000	1 of 2	2021	$4,632.67	Paid
04-05-405-022-0000	2 of 2	2021	$4,508.54	Paid

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART II
EXCEPTIONS
(continued)

Q 10. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

R 11. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.

S 12. The Company should be furnished the following:

a. A Certification of Trust executed by the trustee in accordance with 760 ILCS 3/1013, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, or
b. In the alternative, the trustee, in his or her sole discretion, may deliver to the Company a full copy of the trust agreement together with all amendments thereto.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

T 13. To assist in our analysis of the name search, the Company should be furnished prior to closing an Information Statement signed by: Pauline Hazelwood

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

U 14. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

V 15. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

N 16. Chain of title
Below find the last conveyance(s) of record including all the conveyance(s) in the last 24 months preceding the effective date of this title commitment.
Warranty Deed recorded May 29, 1987 as document no. 87290372 from Pauline C. Hazlewood, a widow to Pauline Hazlewood, Trustee under the Pauline Hazlewood Trust dated May 20, 1986.

This exception will not appear on the policy when issued.

G 17. A 10 foot easement for public utilities, installation and maintenance as shown on plat of said subdivision.

H 18. Building line 40.00 feet from front line, as shown on plat of said subdivision.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART II
EXCEPTIONS
(continued)

I 19. Covenants, conditions and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the united states code or (b) relates to handicap but does not discriminate against handicapped persons), contained in plat recorded may 24, 1946 as document 13803846 that all buildings constructed in this subdivision must conform with the rules and regulations of the state department of health regarding wells and septic tanks.

O 20. The following endorsements have been approved for the loan policy:

1) ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals);
2) ALTA Endorsement 8.1-06 (Environmental)

END OF SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "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 to be insured by the Policy.

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

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

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

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I-Requirements;

(f) Schedule B, Part II-Exceptions; and

(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I-Requirements;

(ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

(continued)

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars ($2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

TM and © Fidelity National Financial, Inc. and/or an affiliate. All rights reserved

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2021

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

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

Collection of Personal Information

FNF may collect the following categories of Personal Information:

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

We may collect Personal Information about you from:

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

Collection of Browsing Information

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

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

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

Other Online Specifics

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

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

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

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

Use of Personal Information

FNF uses Personal Information for three main purposes:

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

When Information Is Disclosed

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

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

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

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

Security of Your Information

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

Choices With Your Information

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

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

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

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

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

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

Information From Children

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

International Users

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

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

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

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 934-3354 or by mail to:

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

DocuSign Envelope ID: D7D2E03A-E40A-4619-AB62-33F36EA1BAD6

MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0

1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties."
Buyer Name(s) *[PLEASE PRINT]* **Matthew Elakatt (IL licensed real estate agent) OR Nominee**
Seller Name(s) *[PLEASE PRINT]* **Pauline Brumit**
If Dual Agency applies, check here ☐ and complete Optional Paragraph 29.

2. THE REAL ESTATE: Real Estate is defined as the property, all improvements, the fixtures and Personal Property included therein. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with approximate lot size or acreage of **1.0-1.99 Acres** commonly known as:

2944 & 2960 Dundee Rd		**Northbrook**	**IL**	**60062**	**Cook**
Address	Unit # (If applicable)	City	State	Zip	County

Permanent Index Number(s): **04054020220000 & 04054050210000** ☐ Single Family Attached ☐ Single Family Detached ☐ Multi-Unit
If Designated Parking is Included: # of space(s) **N/A**; identified as space(s) # **N/A**; location **N/A**
[CHECK TYPE] ☐ deeded space, PIN: **N/A** ☐ limited common element ☐ assigned space.
If Designated Storage is Included: # of space(s) **N/A**; identified as space(s) # **N/A**; location **N/A**
[CHECK TYPE] ☐ deeded space, PIN: **N/A** ☐ limited common element ☐ assigned space.

3. FIXTURES AND PERSONAL PROPERTY AT NO ADDED VALUE: All of the fixtures and included Personal Property are owned by Seller and to Seller's knowledge are in operating condition on Date of Acceptance, unless otherwise stated herein. Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing, and well systems together with the following items at no added value by Bill of Sale at Closing *[CHECK OR ENUMERATE APPLICABLE ITEMS]*:

__ Refrigerator	__ Wine/Beverage Refrigerator	__ Light Fixtures, as they exist	__ Fireplace Gas Log(s)
__ Oven/Range/Stove	__ Sump Pump(s)	__ Built-in or attached shelving	__ Smoke Detectors
__ Microwave	__ Water Softener (unless rented)	__ All Window Treatments & Hardware	__ Carbon Monoxide Detectors
__ Dishwasher	__ Central Air Conditioning	__ Satellite Dish	__ Invisible Fence System, Collar & Box
__ Garbage Disposal	__ Central Humidifier	__ Wall Mounted Brackets (AV/TV)	__ Garage Door Opener(s)
__ Trash Compactor	__ Central Vac & Equipment	__ Security System(s) (unless rented)	with all Transmitters
__ Washer	__ All Tacked Down Carpeting	__ Intercom System	__ Outdoor Shed
__ Dryer	__ Existing Storms & Screens	__ Electronic or Media Air Filter(s)	__ Outdoor Playset(s)
__ Attached Gas Grill	__ Window Air Conditioner(s)	__ Backup Generator System	__ Planted Vegetation
__ Water Heater	__ Ceiling Fan(s)	__ Fireplace Screens/Doors/Grates	__ Hardscape

Other Items Included at No Added Value: **N/A**
Items Not Included: **N/A**
Seller warrants to Buyer that all fixtures, systems and Personal Property included in this Contract shall be in operating condition at Possession except: **N/A**.
A system or item shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.
If Home Warranty applies, check here ☐ and complete Optional Paragraph 32.

4. PURCHASE PRICE AND PAYMENT: The Purchase Price is $ [redacted]. After the payment of Earnest Money as provided below, the balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing in "Good Funds" as defined by law.

a) **CREDIT AT CLOSING:** *[IF APPLICABLE]* Provided Buyer's lender permits such credit to show on the final settlement statement or lender's closing disclosure, **and if not, such lesser amount as the lender permits,** Seller agrees to credit $ **N/A** to Buyer at Closing to be applied to prepaid expenses, closing costs or both.

b) **EARNEST MONEY:** Earnest Money of $ [redacted] shall be tendered to Escrowee on or before **2** Business Days after Date of Acceptance. Additional Earnest Money, if any, of $ **N/A** shall be tendered by **N/A** DS, 20 **N/A**. Earnest Money shall be held in trust for the mutual benefit of the Parties by

Buyer Initial ME *Buyer Initial* _____ *Seller Initial* PB *Seller Initial* _____
Address: **2944 Dundee Rd, Northbrook, IL 60062** *v7.0*

ME Seller's choice. Buyer responsible for any associated title company EMD escrow costs.

[CHECK ONE]: ☐ Seller's Brokerage; ☐ Buyer's Brokerage; ☑ As otherwise agreed by the Parties, as "Escrowee." **In the event the Contract is declared null and void or is terminated, Earnest Money shall be disbursed pursuant to Paragraph 26.**

c) **BALANCE DUE AT CLOSING:** The Balance Due at Closing shall be the Purchase Price, plus or minus prorations, less Earnest Money paid, less any credits at Closing, and shall be payable in Good Funds at Closing.

5. CLOSING: Closing shall be on 61 days after all contingencies waived, 20 22 or at such time as mutually agreed by the Parties in writing. Closing shall take place at the escrow office of the title insurance company, its underwriter, or its issuing agent that will issue the Owner's Policy of Title Insurance, whichever is situated nearest the Real Estate.

6. POSSESSION: Unless otherwise provided in Optional Paragraph 35, Seller shall deliver possession to Buyer at Closing. Possession shall be deemed to have been delivered when Seller and all occupants (if any) have vacated the Real Estate and delivered keys to the Real Estate to Buyer or to the office of the Seller's Brokerage.

DS ME

7. FINANCING: *[INITIAL ONLY ONE OF THE FOLLOWING SUBPARAGRAPHS a, b, or c]*

a) **LOAN CONTINGENCY:** Not later than **forty-five (45) days after Date of Acceptance or five (5) Business Days prior to the date of Closing**, whichever is earlier, ("Loan Contingency Date") Buyer shall provide written evidence from Buyer's licensed lending institution confirming that Buyer has received loan approval subject only to "at close" conditions, matters of title, survey, and matters within Buyer's control for a loan as follows: *[CHECK ONE]* ☐ fixed; ☐ adjustable; *[CHECK ONE]* ☐ conventional; ☐ FHA; ☐ VA; ☐ USDA; ☑ other **SBA 7a loan** loan for **80** % of the Purchase Price, plus private mortgage insurance (PMI), if required, with an interest rate (initial rate if an adjustable rate mortgage used) not to exceed 7 % per annum, amortized over not less than **20** years. Buyer shall pay discount points not to exceed ____ % of the loan amount. Buyer shall pay origination fee(s), closing costs charged by lender, and title company escrow closing fees.

If Buyer, having applied for the loan specified above, is unable to provide such loan approval and serves Notice to Seller not later than the Loan Contingency Date, this Contract shall be null and void. If Buyer is unable to provide such written evidence not later than the date specified herein or by any extension date agreed to by the Parties, Seller shall have the option of declaring this Contract terminated by giving Notice to Buyer. If prior to the Seller serving such Notice to terminate, Buyer provides written evidence of such loan approval, this Contract shall remain in full force and effect.

Upon the expiration of ten (10) Business Days after Date of Acceptance, if Buyer has failed to make a loan application and pay all fees required for such application to proceed and the appraisal to be performed, Seller shall have the option to declare this Contract terminated by giving Notice to Buyer not later than five (5) Business Days thereafter or any extension thereof agreed to by the Parties in writing.

A Party causing delay in the loan approval process shall not have the right to terminate under this subparagraph. In the event neither Party elects to declare this Contract terminated as specified above, or as otherwise agreed, then this Contract shall continue in full force and effect without any loan contingencies.

Unless otherwise provided in Paragraph 30, this Contract is not contingent upon the sale and/or closing of Buyer's existing real estate. Buyer shall be deemed to have satisfied the financing conditions of this subparagraph if Buyer obtains a loan approval in accordance with the terms of this subparagraph even though the loan is conditioned on the sale and/or closing of Buyer's existing real estate.

If Buyer is seeking FHA, VA, or USDA financing, **required amendments and disclosures shall be attached to this Contract.** If VA, the Funding Fee, or if FHA, the Mortgage Insurance Premium (MIP), shall be paid by Buyer.

b) **CASH TRANSACTION WITH NO MORTGAGE:** *[ALL CASH]* If this selection is made, Buyer will pay at Closing, in the form of "Good Funds," the Balance Due at Closing. Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this subparagraph. Buyer agrees to verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds

ME

Buyer Initial ____ *Buyer Initial* ____ *Seller Initial* PB *Seller Initial* ____

Address: **2944 Dundee Rd, Northbrook, IL 60062** v7.0

to close. Buyer understands and agrees that, so long as Seller has fully complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional or not, that prevents Buyer from satisfying the Balance Due at Closing, shall constitute a material breach of this Contract by Buyer. The Parties shall share the title company escrow closing fee equally. **Unless otherwise provided in Paragraph 30, this Contract shall not be contingent upon the sale and/or closing of Buyer's existing real estate.**

_____ c) **CASH TRANSACTION, MORTGAGE ALLOWED:** If this selection is made, Buyer will pay at closing, in the form of "Good Funds," the Balance Due at Closing. Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this subparagraph. Buyer agrees to verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Notwithstanding such representation, Seller agrees to reasonably and promptly cooperate with Buyer so that Buyer may apply for and obtain a mortgage loan or loans including but not limited to providing access to the Real Estate to satisfy Buyer's obligations to pay the Balance Due at Closing. Such cooperation shall include the performance in a timely manner of all of Seller's pre-closing obligations under this Contract. **This Contract shall NOT be contingent upon Buyer obtaining financing.** Buyer understands and agrees that, so long as Seller has fully complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional or not, that prevents Buyer from satisfying the Balance Due at Closing shall constitute a material breach of this Contract by Buyer. Buyer shall pay the title company escrow closing fee if Buyer obtains a mortgage; provided however, if Buyer elects to close without a mortgage loan, the Parties shall share the title company escrow closing fee equally. **Unless otherwise provided in Paragraph 30, this Contract shall not be contingent upon the sale and/or closing of Buyer's existing real estate.**

8. STATUTORY DISCLOSURES: If applicable, prior to signing this Contract, Buyer:
[CHECK ONE] ☑ has ☐ has not received a completed Illinois Residential Real Property Disclosure;
[CHECK ONE] ☑ has ☐ has not received the EPA Pamphlet, "Protect Your Family From Lead In Your Home;"
[CHECK ONE] ☑ has ☐ has not received a Lead-Based Paint Disclosure;
[CHECK ONE] ☑ has ☐ has not received the IEMA, "Radon Testing Guidelines for Real Estate Transactions;"
[CHECK ONE] ☑ has ☐ has not received the Disclosure of Information on Radon Hazards.

9. PRORATIONS: The requirements contained in this paragraph shall survive the Closing. Proratable items shall be prorated to and including the Date of Closing and shall include without limitation, general real estate taxes, rents and deposits (if any) from tenants; Special Service Area or Special Assessment Area tax for the year of Closing only; utilities, water and sewer, pre-purchased fuel; and Homeowner or Condominium Association fees (and Master/Umbrella Association fees, if applicable). Accumulated reserves of a Homeowner/Condominium Association(s) are not a proratable item.

a) The general real estate taxes shall be prorated to and including the date of Closing based on **100** % of the most recent ascertainable full year tax bill. All general real estate tax prorations shall be final as of Closing, except as provided in Paragraph 23. If the amount of the most recent ascertainable full year tax bill reflects a homeowner, senior citizen, disabled veteran or other exemption, a senior freeze or senior deferral, then Seller has submitted or will submit in a timely manner all necessary documentation to the appropriate governmental entity, before or after Closing, to preserve said exemption(s). **The proration shall not include exemptions to which the Seller is not lawfully entitled.**

b) Seller represents, if applicable, that as of Date of Acceptance Homeowner/Condominium Association(s) fees are $ **N/A** per **N/A** (and, if applicable, Master/Umbrella Association fees are $ **N/A** per **N/A**). Seller agrees to pay prior to or at Closing the remaining balance of any special assessments by the Association(s) confirmed prior to Date of Acceptance.

c) Special Assessment Area or Special Service Area installments due after the year of Closing shall not be proratable items and shall be paid by Buyer, unless otherwise provided by ordinance or statute.

10. ATTORNEY REVIEW: Within five (5) Business Days after Date of Acceptance, the attorneys for the respective Parties, by Notice, may:

a) Approve this Contract; or

b) Disapprove this Contract, which disapproval shall not be based solely upon the Purchase Price; or

c) Propose modifications to this Contract, except for the Purchase Price, which proposal shall be conclusively deemed a counteroffer notwithstanding any language contained in any such proposal purporting to state the proposal is not a counteroffer. If after expiration of ten (10) Business Days after Date of Acceptance written agreement has not been reached by the Parties with respect to resolution of all proposed modifications, either Party may terminate this Contract by serving Notice, whereupon this Contract shall be immediately deemed terminated; or

d) Offer proposals specifically referring to this subparagraph d) which shall not be considered a counteroffer. Any proposal not specifically referencing this subparagraph d) shall be deemed made pursuant to subparagraph c) as a modification. If proposals made with specific reference to this subparagraph d) are not agreed upon, **neither** Buyer nor Seller may declare this contract null and void, and this contract shall remain in full force and effect.

If Notice of disapproval or proposed modifications is not served within the time specified herein, the provisions of this paragraph shall be deemed waived by the Parties and this Contract shall remain in full force and effect. If Notice of termination is given, said termination shall be absolute and the Contract rendered null and void upon the giving of Notice, notwithstanding any language proffered by any Party purporting to permit unilateral reinstatement by withdrawal of any proposal(s).

11. WAIVER OF PROFESSIONAL INSPECTIONS: *[INITIAL IF APPLICABLE]* ____ ____ ____ ____ Buyer acknowledges the right to conduct inspections of the Real Estate and hereby waives the right to conduct any such inspections of the Real Estate, and further agrees that the provisions of Paragraph 12 shall not apply.

12. PROFESSIONAL INSPECTIONS AND INSPECTION NOTICES: *[NOT APPLICABLE IF PARAGRAPH 11 IS INITIALED]* Buyer may conduct at Buyer's expense (unless payment for such expense is otherwise required by governmental regulation) any or all of the following inspections of the Real Estate by one or more licensed or certified inspection services: home, radon, environmental, lead-based paint, lead-based paint hazards or wood-destroying insect infestation, or any other inspections desired by Buyer in the exercise of reasonable due diligence. Seller agrees to make all areas of the Real Estate accessible for inspection(s) upon reasonable notice and to have all utilities turned on during the time of such inspections. Buyer shall indemnify Seller and hold Seller harmless from and against any loss or damage caused by any acts of Buyer or any person performing any inspection on behalf of Buyer.

a) The request for repairs shall cover only the major components of the Real Estate, limited to central heating and cooling system(s), plumbing and well system, electrical system, roof, walls, windows, doors, ceilings, floors, appliances and foundation. A major component shall be deemed to be in operating condition, and therefore not defective within the meaning of this paragraph, if it does not constitute a current threat to health or safety, and performs the function for which it is intended, regardless of age or if it is near or at the end of its useful life. Minor repairs, routine maintenance items and painting, decorating or other items of a cosmetic nature, no matter the cost to remedy same, do not constitute defects, are not a part of this contingency and shall not be a basis for the Buyer to cancel this Contract. **A request by Buyer for credits or repairs in violation of the terms of this subparagraph shall allow Seller to declare this Contract terminated and direct the return of Buyer's Earnest Money.** If radon mitigation is performed, Seller shall pay for any retest.

DS

Buyer Initial ME *Buyer Initial* _____ *Seller Initial* PB *Seller Initial* _____

Address: **2944 Dundee Rd, Northbrook, IL 60062** v7.0

b) Buyer shall serve Notice upon Seller or Seller's attorney of any major component defects disclosed by any inspection for which Buyer requests resolution by Seller within five (5) Business Days (ten (10) calendar days for a lead-based paint or lead-based paint hazard inspection) after Date of Acceptance. **Buyer shall not send any portion of the inspection report with the Notice provided under this subparagraph unless such inspection report, or any part thereof, is specifically requested in writing by Seller or Seller's attorney.** If after expiration of ten (10) Business Days after Date of Acceptance written agreement has not been reached by the Parties with respect to resolution of all inspection issues, either Party may terminate this Contract by serving Notice to the other Party, whereupon this Contract shall be immediately deemed terminated.

c) Notwithstanding anything to the contrary set forth above in this paragraph, in the event the inspection reveals that the condition of the Real Estate is unacceptable to Buyer and Buyer serves Notice to Seller within five (5) Business Days after Date of Acceptance, this Contract shall be null and void. Said Notice shall not include any portion of the inspection reports unless requested by Seller.

d) **Failure of Buyer to conduct said inspection(s) and notify Seller within the time specified operates as a waiver of Buyer's rights to terminate this Contract under this Paragraph 12 and this Contract shall remain in full force and effect.**

13. HOMEOWNER INSURANCE: This Contract is contingent upon Buyer obtaining evidence of insurability for an Insurance Service Organization HO-3 or equivalent policy at standard premium rates within ten (10) Business Days after Date of Acceptance. **If Buyer is unable to obtain evidence of insurability and serves Notice with proof of same to Seller within the time specified, this Contract shall be null and void. If Notice is not served within the time specified, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect.**

14. FLOOD INSURANCE: Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a special flood hazard area. **If Notice of the option to declare contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or by the Loan Contingency Date, whichever is later, Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.** Nothing herein shall be deemed to affect any rights afforded by the Residential Real Property Disclosure Act.

15. CONDOMINIUM/COMMON INTEREST ASSOCIATIONS: *[IF APPLICABLE]* The Parties agree that the terms contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any conflicting terms, and shall apply to property subject to the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable state association law ("Governing Law").

a) Title when conveyed shall be good and merchantable, subject to terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

b) Seller shall be responsible for payment of all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to Date of Acceptance.

c) Seller shall notify Buyer of any proposed special assessment or increase in any regular assessment between Date of Acceptance and Closing. The Parties shall have three (3) Business Days to reach agreement relative to payment thereof. Absent such agreement either Party may declare the Contract null and void.

d) Seller shall, within ten (10) Business Days from Date of Acceptance, apply for those items of disclosure upon sale as described in the Governing Law, and provide same in a timely manner, but no later than the time period provided for by law. This Contract is subject to the condition that Seller be able to procure and provide to Buyer a release or waiver of any right of first refusal or other pre-emptive rights to purchase created by the

Declaration/CCRs. In the event the Condominium Association requires the personal appearance of Buyer or additional documentation, Buyer agrees to comply with same.

e) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in violation of existing rules, regulations or other restrictions or that the terms and conditions contained within the documents would unreasonably restrict Buyer's use of the Real Estate or would result in financial obligations unacceptable to Buyer in connection with owning the Real Estate, then Buyer may declare this Contract null and void by giving Notice to Seller within five (5) Business Days after the receipt of the documents and information required by this paragraph, listing those deficiencies which are unacceptable to Buyer. If Notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract shall remain in full force and effect.

f) Seller shall provide a certificate of insurance showing Buyer and Buyer's mortgagee, if any, as an insured.

16. THE DEED: Seller shall convey or cause to be conveyed to Buyer or Buyer's designated grantee good and merchantable title to the Real Estate by recordable Warranty Deed, with release of homestead rights, (or the appropriate deed if title is in trust or in an estate), and with real estate transfer stamps to be paid by Seller (unless otherwise designated by local ordinance). Title when conveyed will be good and merchantable, subject only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

17. MUNICIPAL ORDINANCE, TRANSFER TAX, AND GOVERNMENTAL COMPLIANCE:

a) The Parties are cautioned that the Real Estate may be situated in a municipality that has adopted a pre-closing inspection or disclosure requirement, municipal Transfer Tax or other similar ordinances. Cost of transfer taxes, inspection fees, and any repairs required by an inspection pursuant to municipal ordinance shall be paid by the Party designated in such ordinance unless otherwise agreed to by the Parties.

b) The Parties agree to comply with the reporting requirements of the applicable sections of the Internal Revenue Code, the Foreign Investment in Real Property Tax Act (FIRPTA), and the Real Estate Settlement Procedures Act of 1974, as amended.

18. TITLE: At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage by a title company licensed to operate in the State of Illinois, issued on or subsequent to Date of Acceptance, subject only to items listed in Paragraph 16 and shall cause a title policy to be issued with an effective date as of Closing. The requirement to provide extended coverage shall not apply if the Real Estate is vacant land. The commitment for title insurance furnished by Seller will be presumptive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. **If the title commitment discloses any unpermitted exceptions or if the Plat of Survey shows any encroachments or other survey matters that are not acceptable to Buyer, then Seller shall have said exceptions, survey matters or encroachments removed, or have the title insurer commit to either insure against loss or damage that may result from such exceptions or survey matters or insure against any court-ordered removal of the encroachments.** If Seller fails to have such exceptions waived or insured over prior to Closing, Buyer may elect to take title as it then is with the right to deduct from the Purchase Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish to Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA Insurance Policy.

19. PLAT OF SURVEY: Not less than one (1) Business Day prior to Closing, except where the Real Estate is a condominium, Seller shall, at Seller's expense, furnish to Buyer or Buyer's attorney a Plat of Survey that conforms

to the current Minimum Standard of Practice for boundary surveys, is dated not more than six (6) months prior to the date of Closing, and is prepared by a professional land surveyor licensed to practice land surveying under the laws of the State of Illinois. The Plat of Survey shall show visible evidence of improvements, rights of way, easements, use and measurements of all parcel lines. The land surveyor shall set monuments or witness corners at all accessible corners of the land. **All such corners shall also be visibly staked or flagged.** The Plat of Survey shall include the following statement placed near the professional land surveyor's seal and signature: "This professional service conforms to the current Illinois Minimum Standards for a boundary survey." A Mortgage Inspection, as defined, is not a boundary survey and is not acceptable.

20. DAMAGE TO REAL ESTATE OR CONDEMNATION PRIOR TO CLOSING: If prior to delivery of the deed the Real Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of either terminating this Contract (and receiving a refund of Earnest Money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the condemnation award or any insurance payable as a result of the destruction or damage, which gross proceeds Seller agrees to assign to Buyer and deliver to Buyer at Closing. Seller shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract, except as modified by this paragraph.

21. CONDITION OF REAL ESTATE AND INSPECTION: Seller agrees to leave the Real Estate in broom clean condition. All refuse and personal property that is not to be conveyed to Buyer shall be removed from the Real Estate at Seller's expense prior to delivery of Possession. Buyer shall have the right to inspect the Real Estate, fixtures and included Personal Property prior to Possession to verify that the Real Estate, improvements and included Personal Property are in substantially the same condition as of Date of Acceptance, normal wear and tear excepted.

22. SELLER REPRESENTATIONS: Seller's representations contained in this paragraph shall survive the Closing. Seller represents that with respect to the Real Estate, Seller has no knowledge of, nor has Seller received any written notice from any association or governmental entity regarding:

a) zoning, building, fire or health code violations that have not been corrected;
b) any pending rezoning;
c) boundary line disputes;
d) any pending condemnation or Eminent Domain proceeding;
e) easements or claims of easements not shown on the public records;
f) any hazardous waste on the Real Estate;
g) real estate tax exemption(s) to which Seller is not lawfully entitled; or
h) any improvements to the Real Estate for which the required initial and final permits were not obtained.

Seller further represents that:

[INITIALS] DS ME PB There *[CHECK ONE]* ☐ are ☑ are not improvements to the Real Estate which are not included in full in the determination of the most recent tax assessment.

[INITIALS] DS ME PB There *[CHECK ONE]* ☐ are ☑ are not improvements to the Real Estate which are eligible for the home improvement tax exemption.

[INITIALS] DS ME PB There *[CHECK ONE]* ☐ is ☑ is not an unconfirmed pending special assessment affecting the Real Estate by any association or governmental entity payable by Buyer after the date of Closing.

[INITIALS] DS ME PB The Real Estate *[CHECK ONE]* ☐ is ☑ is not located within a Special Assessment Area or Special Service Area, payments for which will not be the obligation of Seller after the year in which the Closing occurs. All Seller representations shall be deemed re-made as of Closing. If prior to Closing Seller becomes aware of matters that require modification of the representations previously made in this Paragraph 22, Seller shall

promptly notify Buyer. If the matters specified in such Notice are not resolved prior to Closing, Buyer may terminate this Contract by Notice to Seller and this Contract shall be null and void.

23. REAL ESTATE TAX ESCROW: In the event the Real Estate is improved, but has not been previously taxed for the entire year as currently improved, the sum of three percent (3%) of the Purchase Price shall be deposited in escrow with the title company with the cost of the escrow to be divided equally by Buyer and Seller and paid at Closing. When the exact amount of the taxes to be prorated under this Contract can be ascertained, the taxes shall be prorated by Seller's attorney at the request of either Party and Seller's share of such tax liability after proration shall be paid to Buyer from the escrow funds and the balance, if any, shall be paid to Seller. If Seller's obligation after such proration exceeds the amount of the escrow funds, Seller agrees to pay such excess promptly upon demand.

24. BUSINESS DAYS/HOURS: Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as 8 a.m. to 6 p.m. Chicago time. In the event the Closing or Loan Contingency Date described in this Contract does not fall on a Business Day, such date shall be the next Business Day.

25. ELECTRONIC OR DIGITAL SIGNATURES: Facsimile or digital signatures shall be sufficient for purposes of executing, negotiating, finalizing, and amending this Contract, and delivery thereof by one of the following methods shall be deemed delivery of this Contract containing original signature(s). An acceptable facsimile signature may be produced by scanning an original, hand-signed document and transmitting same by electronic means. An acceptable digital signature may be produced by use of a qualified, established electronic security procedure mutually agreed upon by the Parties. Transmissions of a digitally signed copy hereof shall be by an established, mutually acceptable electronic method, such as creating a PDF ("Portable Document Format") document incorporating the digital signature and sending same by electronic mail.

26. DIRECTION TO ESCROWEE: In every instance where this Contract shall be deemed null and void or if this Contract may be terminated by either Party, the following shall be deemed incorporated: "and Earnest Money refunded upon the joint written direction by the Parties to Escrowee or upon an entry of an order by a court of competent jurisdiction."

In the event either Party has declared the Contract null and void or the transaction has failed to close as provided for in this Contract and if Escrowee has not received joint written direction by the Parties or such court order, the Escrowee may elect to proceed as follows:

a) Escrowee shall give written Notice to the Parties as provided for in this Contract at least fourteen (14) days prior to the date of intended disbursement of Earnest Money indicating the manner in which Escrowee intends to disburse in the absence of any written objection. If no written objection is received by the date indicated in the Notice then Escrowee shall distribute the Earnest Money as indicated in the written Notice to the Parties. **If any Party objects in writing** to the intended disbursement of Earnest Money then Earnest Money shall be held until receipt of joint written direction from all Parties or until receipt of an order of a court of competent jurisdiction.

b) Escrowee may file a Suit for Interpleader and deposit any funds held into the Court for distribution after resolution of the dispute between Seller and Buyer by the Court. Escrowee may retain from the funds deposited with the Court the amount necessary to reimburse Escrowee for court costs and reasonable attorney's fees incurred due to the filing of the Interpleader. If the amount held in escrow is inadequate to reimburse Escrowee for the costs and attorney's fees, Buyer and Seller shall jointly and severally indemnify Escrowee for additional costs and fees incurred in filing the Interpleader action.

27. NOTICE: Except as provided in Paragraph 30 c) 2) regarding the manner of service for "kick-out" Notices, all Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any one of the multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

a) By personal delivery; or

b) By mailing to the addresses recited herein on Page 13 by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or

c) By facsimile transmission. Notice shall be effective as of date and time of the transmission, provided that the Notice transmitted shall be sent on Business Days during Business Hours. In the event Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or

d) By e-mail transmission if an e-mail address has been furnished by the recipient Party or the recipient Party's attorney to the sending Party or is shown in this Contract. Notice shall be effective as of date and time of e-mail transmission, provided that, in the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission. An attorney or Party may opt out of future e-mail Notice by any form of Notice provided by this Contract; or

e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with the overnight delivery company.

f) If a Party fails to provide contact information herein, as required, Notice may be served upon the Party's Designated Agent in any of the manners provided above.

g) The Party serving a Notice shall provide courtesy copies to the Parties' Designated Agents. Failure to provide such courtesy copies shall not render Notice invalid.

28. PERFORMANCE: Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to pursue any legal remedies at law or in equity and the prevailing party in litigation shall be entitled to collect reasonable attorney fees and costs from the non-prevailing party as ordered by a court of competent jurisdiction.

THE FOLLOWING NUMBERED PARAGRAPHS ARE A PART OF THIS CONTRACT ONLY IF INITIALED BY THE PARTIES.

[INITIALS] ____ ____ ____ ____ **29. CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously consented to N/A *[LICENSEE]* acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent with regard to the transaction referred to in this Contract.

____ ____ ____ ____ **30. SALE OF BUYER'S REAL ESTATE:**

a) **REPRESENTATIONS ABOUT BUYER'S REAL ESTATE:** Buyer represents to Seller as follows:

1) Buyer owns real estate (hereinafter referred to as "Buyer's real estate") with the address of:

N/A

Address City State Zip

2) Buyer *[CHECK ONE]* ☐ has ☐ has not entered into a contract to sell Buyer's real estate.
If Buyer has entered into a contract to sell Buyer's real estate, that contract:
a) *[CHECK ONE]* ☐ is ☐ is not subject to a mortgage contingency.
b) *[CHECK ONE]* ☐ is ☐ is not subject to a real estate sale contingency.
c) *[CHECK ONE]* ☐ is ☐ is not subject to a real estate closing contingency.

3) Buyer *[CHECK ONE]* ☐ has ☐ has not publicly listed Buyer's real estate for sale with a licensed real estate broker and in a local multiple listing service.

4) If Buyer's real estate is not publicly listed for sale with a licensed real estate broker and in a local multiple listing service, Buyer *[CHECK ONE]*:
a) ☐ Shall publicly list real estate for sale with a licensed real estate broker who will place it in a local multiple listing service within five (5) Business Days after Date of Acceptance.
[FOR INFORMATION ONLY] Broker: N/A
Broker's Address: N/A Phone: ____
b) ☐ Does not intend to list said real estate for sale.

ME

Buyer Initial ____ *Buyer Initial* ____ *Seller Initial* PB *Seller Initial* ____

Address: 2944 Dundee Rd, Northbrook, IL 60062

b) **CONTINGENCIES BASED UPON SALE AND/OR CLOSING OF REAL ESTATE:**

1) This Contract is contingent upon Buyer having entered into a contract for the sale of Buyer's real estate that is in full force and effect as of **N/A**, 20 ___. Such contract should provide for a closing date not later than the Closing Date set forth in this Contract. **If Notice is served on or before the date set forth in this subparagraph that Buyer has not procured a contract for the sale of Buyer's real estate, this Contract shall be null and void. If Notice that Buyer has not procured a contract for the sale of Buyer's real estate is not served on or before the close of business on the date set forth in this subparagraph, Buyer shall be deemed to have waived all contingencies contained in this Paragraph 30, and this Contract shall remain in full force and effect.** (If this paragraph is used, then the following paragraph **must** be completed.)

2) In the event Buyer has entered into a contract for the sale of Buyer's real estate as set forth in Paragraph 30 b) 1) and that contract is in full force and effect, or has entered into a contract for the sale of Buyer's real estate prior to the execution of this Contract, this Contract is contingent upon Buyer closing the sale of Buyer's real estate on or before **N/A**, 20 ___. **If Notice that Buyer has not closed the sale of Buyer's real estate is served before the close of business on the next Business Day after the date set forth in the preceding sentence, this Contract shall be null and void. If Notice is not served as described in the preceding sentence, Buyer shall have deemed to have waived all contingencies contained in this Paragraph 30, and this Contract shall remain in full force and effect.**

3) If the contract for the sale of Buyer's real estate is terminated for any reason after the date set forth in Paragraph 30 b) 1) (or after the date of this Contract if no date is set forth in Paragraph 30 b) 1)), Buyer shall, within three (3) Business Days of such termination, notify Seller of said termination. **Unless Buyer, as part of said Notice, waives all contingencies in Paragraph 30 and complies with Paragraph 30 d), this Contract shall be null and void as of the date of Notice. If Notice as required by this subparagraph is not served within the time specified, Buyer shall be in default under the terms of this Contract.**

c) **SELLER'S RIGHT TO CONTINUE TO OFFER REAL ESTATE FOR SALE:** During the time of this contingency, Seller has the right to continue to show the Real Estate and offer it for sale subject to the following:

1) If Seller accepts another bona fide offer to purchase the Real Estate while contingencies expressed in Paragraph 30 b) are in effect, Seller shall notify Buyer in writing of same. Buyer shall then have **N/A** hours after Seller gives such Notice to waive the contingencies set forth in Paragraph 30 b), subject to Paragraph 30 d).

2) Seller's Notice to Buyer (commonly referred to as a "kick-out" Notice) shall be in writing and shall be served on Buyer, not Buyer's attorney or Buyer's real estate agent. Courtesy copies of such "kick-out" Notice should be sent to Buyer's attorney and Buyer's real estate agent, if known. Failure to provide such courtesy copies shall not render Notice invalid. Notice to any one of a multiple-person Buyer shall be sufficient Notice to all Buyers. Notice for the purpose of this subparagraph only shall be served upon Buyer in the following manner:
   a) By personal delivery effective at the time and date of personal delivery; or
   b) By mailing to the address recited herein for Buyer by regular mail and by certified mail. Notice shall be effective at 10 a.m. on the morning of the second day following deposit of Notice in the U.S. Mail; or
   c) By commercial delivery overnight (e.g., FedEx). Notice shall be effective upon delivery or at 4 p.m. Chicago time on the next delivery day following deposit with the overnight delivery company, whichever first occurs.

3) If Buyer complies with the provisions of Paragraph 30 d) then this Contract shall remain in full force and effect.

4) If the contingencies set forth in Paragraph 30 b) are NOT waived in writing within said time period by Buyer, this Contract shall be null and void.

5) Except as provided in Paragraph 30 c) 2) above, all Notices shall be made in the manner provided by Paragraph 27 of this Contract.

6) Buyer waives any ethical objection to the delivery of Notice under this paragraph by Seller's attorney or representative.

DS

Buyer Initial ME *Buyer Initial* _____ *Seller Initial* PB *Seller Initial* _____

Address: **2944 Dundee Rd, Northbrook, IL 60062** *v7.0*

d) **WAIVER OF PARAGRAPH 30 CONTINGENCIES:** Buyer shall be deemed to have waived the contingencies in Paragraph 30 b) when Buyer has delivered written waiver and deposited with the Escrowee additional earnest money in the amount of $ N/A in the form of a cashier's or certified check within the time specified. **If Buyer fails to deposit the additional earnest money within the time specified, the waiver shall be deemed ineffective and this Contract shall be null and void.**

e) **BUYER COOPERATION REQUIRED:** Buyer authorizes Seller or Seller's agent to verify representations contained in Paragraph 30 at any time, and Buyer agrees to cooperate in providing relevant information.

31. CANCELLATION OF PRIOR REAL ESTATE CONTRACT: In the event either Party has entered into a prior real estate contract, this Contract shall be subject to written cancellation of the prior contract on or before N/A, 20 ___. **In the event the prior contract is not cancelled within the time specified, this Contract shall be null and void. If prior contract is subject to Paragraph 30 contingencies, Seller's notice to the purchaser under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been satisfied or waived.**

32. HOME WARRANTY: Seller shall provide at no expense to Buyer a Home Warranty at a cost of $ N/A. Evidence of a fully pre-paid policy shall be delivered at Closing.

33. WELL OR SANITARY SYSTEM INSPECTIONS: Seller shall obtain at Seller's expense a well water test stating that the well delivers not less than five (5) gallons of water per minute and including a bacteria and nitrate test and/or a septic report from the applicable County Health Department, a Licensed Environmental Health Practitioner, or a licensed well and septic inspector, each dated not more than ninety (90) days prior to Closing, stating that the well and water supply and the private sanitary system are in operating condition with no defects noted. Seller shall remedy any defect or deficiency disclosed by said report(s) prior to Closing, provided that if the cost of remedying a defect or deficiency and the cost of landscaping together exceed $3,000, and if the Parties cannot reach agreement regarding payment of such additional cost, this Contract may be terminated by either Party. Additional testing recommended by the report shall be obtained at the Seller's expense. If the report recommends additional testing after Closing, the Parties shall have the option of establishing an escrow with a mutual cost allocation for necessary repairs or replacements, or either Party may terminate this Contract prior to Closing. Seller shall deliver a copy of such evaluation(s) to Buyer not less than ten (10) Business Days prior to Closing.

34. WOOD DESTROYING INFESTATION: Notwithstanding the provisions of Paragraph 12, within ten (10) Business Days after Date of Acceptance, Seller at Seller's expense shall deliver to Buyer a written report, dated not more than six (6) months prior to the Date of Closing, by a licensed inspector certified by the appropriate state regulatory authority in the subcategory of termites, stating that there is no visible evidence of active infestation by termites or other wood destroying insects. Unless otherwise agreed between the Parties, if the report discloses evidence of active infestation or structural damage, Buyer has the option within five (5) Business Days of receipt of the report to proceed with the purchase or to declare this Contract null and void.

35. POSSESSION AFTER CLOSING: Possession shall be delivered no later than 11:59 p.m. on the date that is *[CHECK ONE]* ☐ N/A days after the date of Closing or ☐ N/A, 20 ___ ("the Possession Date"). Seller shall be responsible for all utilities, contents and liability insurance, and home maintenance expenses until delivery of possession. Seller shall deposit in escrow at Closing with an escrowee as agreed, the sum of $ N/A (if left blank, two percent (2%) of the Purchase Price) and disbursed as follows:

a) The sum of $ N/A per day for use and occupancy from and including the day after Closing to and including the day of delivery of Possession if on or before the Possession Date;

b) The amount per day equal to three (3) times the daily amount set forth herein shall be paid for each day after the Possession Date specified in this paragraph that Seller remains in possession of the Real Estate; and

DS

c) The balance, if any, to Seller after delivery of Possession and provided that the terms of Paragraph 21 have been satisfied. Seller's liability under this paragraph shall not be limited to the amount of the possession escrow deposit referred to above. Nothing herein shall be deemed to create a Landlord/Tenant relationship between the Parties.

36. "AS IS" CONDITION: This Contract is for the sale and purchase of the Real Estate in its "As Is" condition as of the Date of Offer. Buyer acknowledges that no representations, warranties or guarantees with respect to the condition of the Real Estate have been made by Seller or Seller's Designated Agent other than those known defects, if any, disclosed by Seller. Buyer may conduct at Buyer's expense such inspections as Buyer desires. In that event, Seller shall make the Real Estate available to Buyer's inspector at reasonable times. Buyer shall indemnify Seller and hold Seller harmless from and against any loss or damage caused by the acts of negligence of Buyer or any person performing any inspection. **In the event the inspection reveals that the condition of the Real Estate is unacceptable to Buyer and Buyer so notifies Seller within five (5) Business Days after Date of Acceptance, this Contract shall be null and void. Buyer's notice SHALL NOT include a copy of the inspection report, and Buyer shall not be obligated to send the inspection report to Seller absent Seller's written request for same. Failure of Buyer to notify Seller or to conduct said inspection operates as a waiver of Buyer's right to terminate this Contract under this paragraph and this Contract shall remain in full force and effect.** Buyer acknowledges that the provisions of Paragraph 12 and the warranty provisions of Paragraph 3 do not apply to this Contract. Nothing in this paragraph shall prohibit the exercise of rights by Buyer in Paragraph 33, if applicable.

37. SPECIFIED PARTY APPROVAL: This Contract is contingent upon the approval of the Real Estate by **N/A** Buyer's Specified Party, within five (5) Business Days after Date of Acceptance. In the event Buyer's Specified Party does not approve of the Real Estate and Notice is given to Seller within the time specified, this Contract shall be null and void. If Notice is not served within the time specified, this provision shall be deemed waived by the Parties and this Contract shall remain in full force and effect.

DS ME PB

38. ATTACHMENTS: The following attachments, if any, are hereby incorporated into this Contract *[IDENTIFY BY TITLE]*: **See Commercial/Investment Rider**

39. MISCELLANEOUS PROVISIONS: Buyer's and Seller's obligations are contingent upon the Parties entering into a separate written agreement consistent with the terms and conditions set forth herein, and with such additional terms as either Party may deem necessary, providing for one or more of the following *[CHECK APPLICABLE BOXES]*:

☐ Articles of Agreement for Deed or Purchase Money Mortgage	☐ Assumption of Seller's Mortgage	☑ Commercial/Investment
	☐ Cooperative Apartment	☐ New Construction
☐ Short Sale	☐ Tax-Deferred Exchange	☐ Vacant Land
☐ Multi-Unit (4 Units or fewer)	☐ Interest Bearing Account	☐ Lease Purchase

THE PARTIES ACKNOWLEDGE THAT THIS CONTRACT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS AND IS SUBJECT TO THE COVENANT OF GOOD FAITH AND FAIR DEALING IMPLIED IN ALL ILLINOIS CONTRACTS.

THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.

THE PARTIES REPRESENT THAT THE TEXT OF THIS COPYRIGHTED FORM HAS NOT BEEN ALTERED AND IS IDENTICAL TO THE OFFICIAL MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0.

February 28, 2022	
Date of Offer	DATE OF ACCEPTANCE
Matt Elakatt	Pauline Brumit
Buyer Signature	Seller Signature
Buyer Signature	Seller Signature
Matthew Elakatt (IL licensed real estate agent) OR Nominee	Pauline Brumit
Print Buyer(s) Name(s) [REQUIRED]	Print Seller(s) Name(s) [REQUIRED]
Address [REQUIRED]	Address [REQUIRED]
City, State, Zip [REQUIRED]	City, State, Zip [REQUIRED]
Phone E-mail	Phone E-mail

FOR INFORMATION ONLY

Keller Williams Success Realty	85153	478010424	Coldwell Banker Realty	3970	477012418
Buyer's Brokerage	MLS #	State License #	Seller's Brokerage	MLS #	State License #
600 Hart Rd. Suite 105	Barrington	60010	1420 Waukegan Road	Glenview	60025
Address	City	Zip	Address	City	Zip
Matthew Elakatt	888173	475171329	Marla Schneider	35459	475127366
Buyer's Designated Agent	MLS #	State License #	Seller's Designated Agent	MLS #	State License #
(847) 381-9500			(847) 657-3790		(781) 609-0805
Phone		Fax	Phone		Fax
mattelakatt@kw.com			marla.schneider@cbexchange.com		
E-mail			E-mail		
Neda Nozari	neda@nozarilegal.com				
Buyer's Attorney	E-mail		Seller's Attorney	E-mail	
701 Main St	Evanston	IL 60202			
Address	City	State Zip	Address	City	State Zip
847-861-7900					
Phone		Fax	Phone		Fax
Mortgage Company		Phone	Homeowner's/Condo Association (if any)		Phone
Loan Officer		Phone/Fax	Management Co./Other Contact		Phone
Loan Officer E-mail			Management Co./Other Contact E-mail		

Illinois Real Estate License Law requires all offers be presented in a timely manner; Buyer requests verification that this offer was presented.
Seller rejection: This offer was presented to Seller on _____, 20____ at ___:___ a.m./p.m. and rejected on _____ _____, 20____ at ___:___ a.m./p.m. ____ ____ *[SELLER INITIALS]*

© 2018 Illinois Real Estate Lawyers Association. All rights reserved. Unauthorized duplication or alteration of this form or any portion thereof is prohibited. Official form available at www.irela.org (website of Illinois Real Estate Lawyers Association). Approved by the following organizations, December 2018: Belvidere Board of REALTORS® · Chicago Association of REALTORS® · Chicago Bar Association · DuPage County Bar Association · Heartland REALTOR® Organization · Grundy County Bar Association · Hometown Association of REALTORS® · Illinois Real Estate Lawyers Association · Illini Valley Association of REALTORS® · Kane County Bar Association · Kankakee-Iroquois-Ford County Association of REALTORS® · Mainstreet Organization of REALTORS® · McHenry County Bar Association · North Shore-Barrington Association of REALTORS® · North Suburban Bar Association · Northwest Suburban Bar Association · Oak Park Area Association of REALTORS® · REALTOR® Association of the Fox Valley, Inc. · Three Rivers Association of REALTORS · Will County Bar Association ·

Village of
Northbrook

COMPREHENSIVE PLAN AMENDMENT WORKSHEET

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

The initial submittal MUST contain:

- [x] 3 **collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- [x] **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- [ ] **Statement of Justification**

A written statement of need for the requested comprehensive plan amendment is required. The statement shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed Comprehensive Plan Amendment is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

Please view 1.5b Comprehensive Plan Response-Rosewater - 07.21.2023.

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.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

OVER →

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

l) The community need for the proposed map amendment and for the uses and development it would allow.

Comprehensive Plan Amendment Worksheet
Rosewater Assisted Care

REQUIRED MATERIALS FOR SUBMISSION

Statement of Justification

A written statement of need for the requested comprehensive plan amendment is required. The statement shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed Comprehensive Plan Amendment is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

The site is currently zoned R-3 Single Family Residential and is occupied by two dilapidated single-family houses.

North and east of the subject property are single-family detached dwellings in the R-3 Single Family Residential District. Just one single-family house is east of the subject site.

South of the subject property across Dundee Road are multifamily structures in an R-6 Multiple Family at a density of no more than six dwelling units per acre.

West of the subject property is an O-5 Restricted Office district with one vacant building.

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.

Development north of the subject site has been single family detached housing. South of the site on the south side of Dundee Road, development has been multifamily housing built at up to six dwelling units per acre with large commercial developments nearby.

The properties immediately to the east and west of the subject site remain stagnant.

In *A Plan for Northbrook: The Comprehensive Plan for the Village of Northbrook, Illinois,* village officials determined that this area in which the subject site sits is transitional in nature and assigned a Future Land Use Designation of “Neighborhood Office.” In the spirit of the village’s comprehensive plan, Rosewater Assisted Care’s proposed assisted living home will retain the transitional nature of the subject site between the single-family residential uses to the north and immediately to the east and office use to the west and multifamily, commercial, and indoor recreational uses (Northbrook Racquet Club) on the south side of Dundee Road. However, in order to establish the proposed assisted living home, it is necessary to change the Future Land Use Designation of the subject site to “Senior or Special

Residential." Once that is done, the village can rezone the site from R-3 to RS "Residential Specialty" where the proposed assisted living home can be allowed via a special use.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

While it is difficult to estimate the exact amount to which the existing plan designation as Neighborhood Office and existing zoning classification as R-3 Single Family Residential have reduced the value of the subject property, the free market has clearly spoken. The subject property has been for sale dating back to at least 2006 with only one known offer to buy it.

However, as the Development and Planning Services Department's June 28, 2022 preliminary review explained: "In 2006, the Subject Property was included in a proposal called the "Shops of Sky Harbor" for the entire block between Anthony Trail and Hazelwood Drive, and was not well received by way of neighbor/residential opposition. That proposal included a drive-thru McDonald's. Moreover, surrounding neighbors participated in the public participation process during the development of the Comprehensive Plan to ultimately support "Neighborhood Office" as opposed to "Retail Service with Drive-thru" land use."

Being zoned as R-3 Single Family Residential has not produced any offers to buy for at least 17 years. And 13 years under the Future Land Use designation of "Neighborhood Office has generated just one known offer to buy, the present offer which is contingent on receiving the requested amendment to the comprehensive plan, rezoning, and issuance of a special use.

Given the history of the subject site which has been on the market for at least 17 years, it should be clear that the current plan designation and existing zoning classification have almost certainly diminished its value.

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

It is difficult to imagine how the loss in value thanks to the current plan designation and zoning classification is possibly offset by any "increase in public health, safety, and welfare" given that there is simply no evidence that these regulatory classifications have increased public health, safety and welfare. In fact, it is highly likely that continuing the present uses of the two dilapidated houses more than 70 years old on the subject actually reduces public health, safety, and welfare. As explained in the response to item l), it is the proposed assisted living home that will increase public health, safety, and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The proposed use will have no effect on the ability of the occupants and owners of the adjacent properties to use and enjoy their properties. An assisted living home like Rosewater proposes generates no adverse externalities. The neighbors in the single family homes to the north will likely never notice the presence of the assisted living home. It is difficult to fathom how locating an assisted living home would adversely impact the office use to the west or the residence to the east. And it is even more difficult to imagine how the presence of an assisted

living home would have any impact on the multifamily and commercial uses on the south side of Dundee Road.

Instead the opposite is much more likely to occur. A new, code compliant assisted living facility for 17 people will make the immediate neighborhood more visually pleasing and enjoyable to live and work in than the two current houses that are over 70 years old and in disrepair.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The value of adjacent properties will increase and be more desirable as the current 70+ year-old single-family structures will be replaced by an aesthetically pleasing single-story single-family home-style structure with professionally landscaped grounds. Being subject to state licensing will help assure that the grounds and building will be well-maintained.

We know that a home like Rosewater Assisted Care proposes will not negatively affect the value of neighboring properties according to several dozen studies that have scientifically examined the impact of various congregate living arrangements, including smaller assisted living facilities like that proposed here, on property values, property turnover rates, and neighborhood safety. Taken together, the studies show that as long as such living arrangements are not clustered together on a block and are licensed or certified, they have no impact on the value of properties within the neighborhood, including adjacent properties, no impact on property turnover rates, and no effect on neighborhood safety. An annotated bibliography of more than 20 of these studies is attached to this application.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

Changing the Future Land Use designation to enable remapping the site to “RS” Specialty Residential which will allow Rosewater to apply for and receive a special use to construct the proposed assisted living home will provide the sort of transitional use village officials have envisioned for this immediate area. It will provide a residential use fully compatible with the single family homes to the north and properties on the other three sides. It is nigh impossible to imagine how this compatible use could affect the orderly development of the adjacent properties.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The inability to sell the subject site for at least 17 years reflects the determination of the free market that the subject site is not particularly well-suited for the uses currently permissible in the R-3 Single Family Residential district or “Neighborhood Office” Future Land Use designation.

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

According to the 33-page traffic study conducted earlier this year by the well-respected traffic consultant Kenig, Lindgren, O'Hara, Aboona, Inc (aka KLOA, Inc.), approving the proposed comprehensive plan amendment which would enable approval of the proposed assisted living home will not affect traffic conditions.

The study found that during the weekday morning peak hour, the proposed assisted living home will generate three vehicle trips, two in and one out and during the weekday evening peak hour one trip in and one trip out. In a typical day, the site will likely generate a total of 50 trips.[1]

The study reports concludes that "the proposed site access drive will provide flexible and efficient access to the site." It explains that access to the proposed home will be "provided off Dundee Road via an access drive aligned opposite Winchester Lane. The access drive will provide one 14-foot wide inbound lane and two 10-foot wide outbound lanes. Outbound movements from the site should be under stop sign control. Inbound left-turn movements will be accommodated by the existing striped median on Dundee Road."[2]

The bottom line is that the existing traffic control and area roadway system will adequately accommodate traffic volumes even projected into 2029 thanks to the minimal increase in traffic the proposed home will generate. The study reports that while westbound traffic "queues from the intersection of Dundee Road and Anthony Trail can extend past the proposed site access drive … the queues clear the intersection with every cycle which will allow traffic to enter and exist the site efficiently." The study also concluded that "inbound turns from the west will be able to utilize the painted media to enter the site…. a westbound right-turn lane will not be warranted at the access drive."[3]

The study concluded that:

- "The proposed memory care facility will be a low traffic generator.
- "Given the low estimated traffic to be generated by the proposed facility, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes.
- "The proposed access drive will provide flexible and efficient access to the site.

---

[1] Memorandum to Matt Elakatt, Rosewater Senior Care — Alpha, LLC, from Kelly Pachowicz, Consultant and Luay R. Aboona, Principal, "Subject: Traffic Study, Memory Care Facility, Northbrook, Illinois (Kenig Lindgren, O'Hara, Aboona, Inc, March 16, 2023), 7. A copy of the study is included as part of this application.

While the study was conducted for a 16 person assisted living facility, the addition of one more resident does not affect its conclusions. Thanks to the inflation in costs of the past few years, the applicant had to increase the number of residents by one person to keep the proposal financially viable, a reason that the courts have recognized as a valid basis to grant a reasonable accommodation under the Fair Housing Act. If necessary, the applicant does request a reasonable accommodation to change the Future Land Use designation from "Neighborhood Office" to "Senior or Special Residential."

[2] Ibid. 9.

[3] Ibid.

- "Outbound movements should be under stop sign control."[4]

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

The applicant has been unable to identify any indications that current utilities or essential public services are inadequate to accommodate the uses permissible under the current Future Land Use "Neighborhood Office" designation or the current R-3 Single Family Residential zoning district. Nor is there any indication that the current utilities or essential public services are inadequate for the proposed assisted living home should the village approve this comprehensive plan amendment and approve the requested rezoning.

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property

While the subject property is not vacant (both homes which are in disrepair but occupied by tenants), the properties at 2944 and 2960 Dundee Road have been actively for sale for years without a buyer. The only known offer to purchase was made 17 years ago and failed to come to fruition. According to the Development and Planning Services Department's June 28, 2022 preliminary review: "In 2006, the Subject Property was included in a proposal called the "Shops of Sky Harbor" for the entire block between Anthony Trail and Hazelwood Drive, and was not well received by way of neighbor/residential opposition. That proposal included a drive-thru McDonald's. Moreover, surrounding neighbors participated in the public participation process during the development of the Comprehensive Plan to ultimately support "Neighborhood Office" as opposed to "Retail Service with Drive-thru" land use."

The bottom line is that the subject property has been stagnant and become obsolete and quite out of character with the pace of development in their vicinity.

l) The community need for the proposed map amendment and for the uses and development it would allow

Data on Northbrook's demographics shows that the village's aging population needs the sort of small assisted living home that Rosewater Assisted Care is proposing. Northbrook has the largest proportion of residents aged 65 and over of any North Shore community. Such housing will enable those Northbrook residents in need of memory care to age in their Northbrook community in the least restrictive living arrangement as possible.[5]

---

[4] Ibid. 11.

[5] As the U.S. Department of Justice and Department of Housing and Urban Development jointly noted in 2016, The U.S. Supreme Court's decision in Olmstead v. L.C., 527 U.S. 581 (1999) "ruled that the Americans With Disabilities Act (ADA) prohibits the unjustified segregation of persons with disabilities in institutional settings where necessary services could reasonably be provided in integrated, community-based settings. An integrated setting is one that enables individuals with disabilities to live and interact with individuals without disabilities to the fullest extent possible. By contrast, a segregated setting includes congregate settings populated exclusively or primarily by individuals with disabilities. Although Olmstead did not interpret the Fair Housing Act, the objectives of the Fair

Northbrook's demographics reflect America's aging population. And a growing proportion of that aging population needs the sort of memory care that Rosewater Assisted Care is proposing for 2944-2960 Dundee Road. And as the Baby Boomer cohort ages, the need for assisted living arrangement with memory care only increases. They need assistance with the common tasks of everyday living and memory care as aging takes its toll on the mind and body.

But all of these living arrangements in Northbrook and surrounding communities offer only large scale, institutional-style assisted living with memory care. None offer the small scale, almost family-like living arrangement that Rosewater Assisted Care seeks to establish at 2944-2960 Dundee Road. While this sort of small-scale living arrangement is the norm, for example in Wisconsin, it is just starting to blossom in Illinois.

Instead aging Northbrook residents needing assisted living and memory care are consigned to institutional living environments of 60 to more than 175 occupants with less-than-optimal high resident to care giver ratios. There is a clear void of residential assisted living options of fewer than 20 beds and that deliver an approximate five to one resident to care giver ratio, the industry leading ratio that Rosewater Assisted Care seeks to provide in Northbrook. NIC Map (National Investment Center for Seniors Housing & Care), the leading data provider for Senior Housing, reports an unmet need of 360 beds for memory care within five miles of the subject site.

Providing this housing will only increase the public health, safety, and welfare by giving Northbrook residents in need of assisted living and memory care the much more intimate and personalized housing that Rosewater Assisted Care wishes to provide. And that is possible only if Northbrook, amends its comprehensive plan to change the Future Land Use designation of the subject site from "Neighborhood Office" to "Senior or Special Residential" which then opens the door to rezoning the subject property to RS "Residential Specialty" where the proposed assisted living home can be allowed via a special use.

Housing Act and the ADA, as interpreted in Olmstead, are consistent. *{Emphasis added]* Joint Statement of the Department of Housing and Urban Development and the Department of Justice, *State and Local Land Use Laws and Practices and the Application of the Fair Housing Act,* 11 (Nov. 10, 2016).

Village of
Northbrook

PLAT OF CONSOLIDATION WORKSHEET

In addition to submitting the *Formal Application* form for a plat of consolidation application, the Applicant must include the following information with your application. Lot Consolidation is a minor subdivision procedure under the Northbrook Subdivision and Development Code, reviewed and approved by the Village Board of Trustees. A final plat cannot be reviewed by the Village unless and until a complete application has been filed. All of the required application materials must be submitted to the Department of Development and Planning Services.

The initial submittal MUST contain:

- ❑ **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

❒ **Final Plat of Consolidation**
Per the standards as set out in Section 3-103 and Section 3-303 of the Village of Northbrook Subdivision & Development Code.

❒ **Legal Descriptions**
Legal descriptions for all lots involved in consolidation must be provided on the plat.

❒ **Title Insurance Policy**
Provide title insurance policy or documents showing any relevant easement, covenant or other deed.

❒ **Title Policy Report**
Provide current title policy report, or deed and title search.

❒ **Accompanying Certifications**
Per the Section 3-103 (C) of the Village of Northbrook Subdivision & Development Code.

❒ **Other Notations: Dedications and Restrictions**
Statements concerning the dedication of land or granting of easements, if necessary, as shown on the plat, and any restrictions related thereto.

❒ **Proposed Covenants and/or Association Documents, if applicable**

COMPLIANCE WITH VILLAGE REGULATIONS

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

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

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

Village Departments Involved with the Review of Community Planning Applications

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

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)**: R-3
- ☐ **Specify Requested Zoning District(s)**: RS Residential Specialty
- ☐ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

See attached "Rezoning and Zoning Map Narrative - Rosewater - 09.23.22.pdf" for responses to all Statement of Justification questions a through l

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.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

OVER →

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

l) The community need for the proposed map amendment and for the uses and development it would allow.

Village of Northbrook – Rezoning and Zoning Map Worksheet

Specify Current Zoning District: R-3

Specify Requested Zoning District: RS Residential Specialty District

Statement of Justification

11-301 E

a. Owner's name and address:

Pauline Brumit (see signed consent attached), 4669 Eatons Creek Road, Nashville, TN 37218

b. Applicant's name and address:

Rosewater Assisted Care, 701 Main Street, Unit 202, Evanston, IL 60202

c. Professional Consultants:

Daniel Lauber, Law Office of Daniel Lauber, 7215 Oak Avenue, River Forest, IL 60305

d. Officer or Village Employee interest

Not Applicable

e. Address and Legal Description:

2944 and 2960 Dundee Road, Northbrook, IL 60062
LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EAST 1/2 OF
THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

f. A description or graphic representation of the proposal for which approval is being sought and of the existing zoning classification, use and development of the subject property. The scope and detail of such description shall be appropriate to the subject matter of the application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the application.

To rezone the site from R–3 Single–Family Residential District to RS Residential Specialty District; To grant a special use permit for an "assisted living facility" in the rezoned RS Residential Specialty District; and to amend the Comprehensive Plan to change this site from a "Neighborhood Office" designation to "Senior or Special Residential" designation

g. In the case of any application being filed less than two years after the denial of an

application seeking essentially the same relief, the statement required by Subsection 11-302 B of this Article.

Not Applicable

h. Proof of control or ownership, in the case of site-specific applications.

Please see executed Purchase Agreement attached to Formal Application

Statement of Justification – Continued

a. The existing uses and zoning classifications of properties in the vicinity of the subject property.

Zoning classification of properties in the vicinity are as follows: R-3 North of subject property, R-6 South of subject property, R-3 East of subject property and O-5 West of subject property.

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 vicinity of the subject property is across from multi-family housing and near large commercial developments. In its 2010 comprehensive plan, the Village recognized that this area is in transition and designated it as a "Neighborhood Office" district. In the spirit of the Village's comprehensive plan, Rosewater proposes to retain the transitional nature of the site between single-family residential and office uses.

c. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The value of the subject property as a R-3 Single-Family Residential District will be diminished as it is a less desirable location to place a single-family residence due to its proximity to Dundee Road. The comprehensive plan states a "neighborhood office" as a potential use, an office like structure adjacent could lead to diminished property values for the surrounding single-family homes. The subject property has been for sale for multiple years, which indicates its current use is less desirable and is better aligned with the transitional nature of a residential-like assisted living home, which will enhance the area with its aesthetically pleasing façade and landscaping.

d. The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The diminution in value of the subject property is not offset by an increase in public health, safety, and welfare as the two single family home structures are 70+ years old that are currently not owner occupied. There are no indicators that the factors listed provide an increase that benefits the Village or its residents.

e. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The adjacent properties and their residents/owner's enjoyment would not be affected and will be enhanced as the current 70+ year-old single-family structures will be replaced by a new construction single-story single-family house like structure and professionally landscaped grounds.

f. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The value of the adjacent properties will increase and be more desirable as the current 70+ year-old single-family structures will be replaced by a new construction aesthetically pleasing single-story single-family home-like structure and professionally landscaped grounds.

g. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

Future orderly development of the adjacent properties would not be affected

h. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The present plan designation of "Neighborhood Office" is not well suited for the subject property due to its close proximity to single family homes. The proposed zoning and plan amendment would be better suited, given the transitional nature.

i. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The subject properties, which encompasses two lots, have adequate ingress and egress as demonstrated by the site plan. The traffic conditions in the immediate vicinity would not be affected by the proposed amendment, as none of the residents will be in possession of or operate a vehicle.

j. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

The subject property does have availability to adequate utilities and essential public services to accommodate the uses permitted under its present plan designation and zoning classification.

k. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property

The property is not vacant and has renters living in the two homes on the property currently. 2944 and 2960 Dundee Rd. have been for sale for multiple years.

l. The community need for the proposed map amendment and for the uses and development it would allow

Northbrook has the highest proportion of residents aged 65+ of any North Shore community which results in residents needing assistance of daily living and memory care support that requires them to be placed in an assisted living facility. The current offerings in the Village are comprised of facilities that have 60-175+ residents with less-than-optimal resident to care giver ratios. There is a clear void of residential assisted living options that are less than 20 beds and delivers an approximate 5:1 resident to care giver ratio (industry leading). NIC Map (National Investment Center for Seniors Housing & Care) the leading data provider for Senior Housing, demonstrates that there is an unmet need by 360 beds for memory care within 5 miles of 2944 and 2960 Dundee Road.

Special Permit Worksheet
Rosewater Assisted Care

REQUIRED MATERIALS FOR SUBMISSION (continued)

Written Explanation of Application Request

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

Rosewater Assisted Care seeks this special permit because Northbrook's zoning code requires a special permit to establish any assisted living home in the RS "Residential Specialty" zoning district. Rosewater wishes to build at 2944-2960 Dundee Road, a boutique assisted living home for up to 17 people needing memory care. The home will bring a new more personalized standard of care in senior living by providing an unprecedented low six to one ratio of residents to caregivers. As an assisted living home, Rosewater Assisted Care will of course operate around the clock. It will employ on site up to ten people on a shift basis. The property will provide 11 parking spaces, two of which are handicapped parking spaces. Rosewater Assisted Care will be the only occupant of the property.

Currently two aging and dilapidated rental homes occupy the subject property at 2944 and 2960 Dundee Road. The two homes have dirt driveways, but no clear parking spaces. Both structures will be demolished to make way for the residential-style assisted living structure. The lots will be graded and will include an enclosed backyard for residents to enjoy during warmer months with outdoor seating, raised planter boxes for gardening, and a walking path — just like any other residence.

The proposed home will sit on the major arterial Dundee Road, across from multi-family housing and near large commercial developments. In *A Plan for Northbrook: The Comprehensive Plan for the Village of Northbrook, Illinois,* village officials determined that this area in which the subject site rests is transitional in nature and assigned the Future Land Use "Neighborhood Office" designation to the subject property and adjacent properties to the east and west. In the spirit of the village's comprehensive plan, Rosewater Assisted Care's proposed assisted living home will retain the transitional nature of the subject site between the single-family residences and the multifamily, commercial, and indoor recreational uses (Northbrook Racquet Club) on the south side of Dundee Road. This property is an ideal location for such a home, given that it is located near single family neighborhoods, yet is in a transitional area. The proposed use is

also consistent with Northbrook's future land use plan, which hopes for alternative and relatively low impact uses, appropriate adjacent to single family residential areas. By locating here, Rosewater will give Northbrook residents with disabilities, including memory issues, the opportunity to age "in community" close to relatives and friends when they are no longer able to "age in place," namely in their own homes.

However, in order to establish the proposed assisted living home, Rosewater has also sought to change the Future Land Use Designation of the subject site to "Senior or Special Residential." Following that change, Rosewater has applied to rezone the site from R-3 to RS "Residential Specialty" where its proposed assisted living home can be allowed via the request for a special permit.

Standard Industrial Classification Number & Description

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

SIC Number & Description: Assisted Living Facility (SIC Code 9868)

Visual Representation of Special Permit Request

☒ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**

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

See attached "Site Plan Approval Worksheet."

Statement of Justification

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

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

The Assisted Living Facility SIC Code 9868 is the most appropriate code for Rosewater Assisted Care, as it will operate and be licensed by the state of Illinois Department of Public Health for assisted living and memory care. Rosewater Assisted Care will have experienced supervisory personnel in sufficient numbers 24 hours / 7 days a week. Rosewater Assisted Care will include on-site facilities and services appropriate to the needs of its residents for activities of daily living and residents will be provided with, or reasonable means of access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural and religious activities; consumer goods and services; and transportation.

This proposed assisted living home will help achieve the following overall community goals in *A Plan for Northbrook: The Comprehensive Plan for the Village of Northbrook, Illinois:*

"OG 4*. Maintain the Character of Our Neighborhoods.* Northbrook will continue to be a community comprised of attractive, safe and active residential neighborhoods. Recognizing that Northbrook is largely a "built-up" community, the Village will continue to monitor the effectiveness of its zoning, building and property maintenance standards."

The proposed assisted living home will provide a residential-style building compatible with the single-family homes to its north.

"OG 5*. Celebrate the Community's Diversity*. The Village of Northbrook will celebrate its cultural, religious and social diversity, maintain its diverse housing stock, and recognize the responsibility we have to improve the community for future generations."

The proposed assisted living home will help maintain Northbrook's generational diversity by enabling seniors with memory issues unable to care for themselves to receive the residential support they need to age in their Northbrook community even when they cannot continue to live in their long-time homes. The proposed assisted living home will also contribute to Northbrook's diverse housing stock by providing a housing option currently unavailable in Northbrook and neighboring villages.

"OG 6. *Maintain the "Uniqueness" of Northbrook.* Northbrook will continue to be a high quality suburban community that continues to have its own unique sense of place and identity as reflected in our architecture, landscape, arts and culture. The Village's uniqueness distinguishes it from surrounding municipalities resulting in a place that residents and businesses alike are proud to call "home"."

The proposed assisted living home will also contribute to Northbrook's uniqueness by providing a housing option for seniors currently unavailable within at least a five mile radius of the village.

"OG 10. *Encourage Redevelopment of Key Areas in the Village*. Northbrook will continue to grow modestly over time with changes occurring in selected redevelopment areas. This redevelopment will be in concert with the overall vision of the Comprehensive Plan which

encourages a compatible, logical and efficient land use pattern that has adequate public facilities to support new growth."

> Rosewater Assisted Care will redevelop the subject site in accord with the comprehensive plan's call for transitional uses between the multifamily and commercial uses to the south of the subject site and the single-family houses to its north.

In addition, the proposed assisted living home helps implement two "Neighborhoods, Housing & Community Diversity Goals & Strategies."

"NH 1. ***Provide housing that meets the needs of the entire population of Northbrook***

> "a. Promote zoning regulations which allow a variety of residential densities and housing types with appropriate setbacks, height restrictions and related development standards.
>
> "b. Consider options for development of new and innovative housing styles and other creative responses to Northbrook's housing needs for affordability, variety, and housing that is appropriate for different ages and family types."

If granted, Rosewater Assisted Care's requests for rezoning and a special permit will help achieve NH1. a. by enhancing the "variety of residential densities and housing types…" by providing assisted care housing for residents with memory care issues.

The proposal also helps achieve NH 1. b. by offering an innovative and creative housing option that increases the variety of housing appropriate for people of different ages and family types.

The proposed assisted living home will also help achieve the village's goal:

"NH 5. ***Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods****.*

> "a. Consider amendments to the Zoning Code and other land development regulations that promote high quality site designs that also protect important natural features and are compatible with nearby established neighborhoods.
>
> "b. Protect existing neighborhoods from the encroachment of incompatible land uses and public facilities.
>
> "c. Maintain a mix of housing options for Northbrook residents in a manner that blends with the character of the surrounding community.
>
> "d. Ensure that new development is consistent with Village and applicable neighborhood goals and policies, including but not limited to site standards, landscaping requirements, building design guidelines, and affordability."

Our proposal implements NH 5. a. since it will provide a housing option that is compatible with nearby established neighborhoods. And it implements NJ 5. b. by establishing a compatible land use at the site which prevents encroachment of incompatible land uses on the neighboring properties. This will prevent a recurrence of an attempt to establish incompatible land uses on the subject site. As the Development and Planning Services Department's June 28, 2022 preliminary review explained: "In 2006, the Subject Property was included in a proposal called the "Shops of Sky Harbor" for the entire block between

Anthony Trail and Hazelwood Drive, and was not well received by way of neighbor/residential opposition. That proposal included a drive-thru McDonald's. Moreover, surrounding neighbors participated in the public participation process during the development of the Comprehensive Plan to ultimately support "Neighborhood Office" as opposed to "Retail Service with Drive-thru" land use."

The proposed assisted home also implements NH 5 goals c. and d. by establishing a residential-style housing option that expands the mix of housing options in a manner that blends into the surrounding community and produces new development consistent with village an applicable neighborhood goals and policies.

Under Element Five of the comprehensive plan, "Community Character, Culture & Design," the proposed assisted living home will help achieve the following goal:

"CC 2. ***Maintain and enhance the attractiveness and livability of the Village's residential neighborhoods.***

a. Evaluate the establishment of new "neighborhood edge" zoning districts (as described in the Land Use Element) in order to blend residential and non-residential uses in a manner that creates smooth, natural transitions between commercial and residential districts. The regulations should include necessary landscape, height, setback, building design and land use controls that recognize the need to protect the quality of nearby residential neighborhoods…."

As explained throughout our applications for a comprehensive plan amendment and rezoning, the proposed assisted living home will provide the desired smooth, natural transition from the multifamily and commercial properties to the south of our site to the single-family residential homes to the north. The location of the home on the subject property and its extensive landscaping will, indeed, "protect the quality of" the adjacent residential neighborhood north of our site.

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

It is highly unlikely that the proposed use will have any impact on drainage of neighboring properties. The Development and Planning Services Department reported in its June 28, 2022 preliminary review, the site is not located in the 100-year flood plain and is not near any areas identified in the Storm Management Plan.

With its single-family home-style structure and architecture, the proposed assisted living home will blend in with the single-family residences north of it much better than if the properties were developed as offices or other commercial uses. The proposed use is, indeed, a residential use giving up to 17 frail elderly the opportunity to continue to live in their Northbrook community. Rather than cause any adverse impacts on adjacent properties, the proposed assisted living home will enhance the area with a highly desirable, aesthetically pleasing structure, and professional landscaping that will elevate the area. Its 17 residents will leave the property only when accompanied by family, healthcare providers, or caregivers. Rosewater Assisted Care will deliver unparalleled care for Northbrook's senior citizens, resulting in a positive impact for the residents and community of Northbrook.

The value of adjacent properties will increase and be more desirable since the current 70+ year-old single-family structures will be replaced by an aesthetically pleasing single-story single-family home-style structure with professionally landscaped grounds. Being subject to state licensing will help assure that the grounds and building will be well-maintained and that the residents will be protected.

It is well established that a home like Rosewater Assisted Care proposes will not negatively affect the value of neighboring properties according to several dozen studies that have scientifically examined the impact of various congregate living arrangements, including smaller assisted living facilities like that proposed here, on property values, property turnover rates, and neighborhood safety. Taken together, the studies show that as long as such living arrangements are not clustered together on a block and are licensed or certified, they have no impact on the value of properties within the neighborhood, including adjacent properties, no impact on property turnover rates, and no effect on neighborhood safety. An annotated bibliography of more than 20 of these studies is included with our applications.

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

As the architectural and plat drawings submitted to the Village of Northbrook show, the proposed use will (1) not dominate the immediate vicinity and (2) certainly will not interfere with the use or development of neighboring properties. The single-family residences to the north are well separated by green space from the proposed building. And there is no direct road or pedestrian route between them and the proposed assisted living home. Rosewater Assisted Care's approximately 11,000 square foot residential-style structure looks much like many other single family homes in the village, providing the smooth transition between the multifamily and commercial properties to the south and the single-family detached residences to the north — exactly what the village's comprehensive plan calls for. Greenspace and landscaping are top priorities. The structure will only take up a portion of the 1.3 acre lot, and will be complemented by professional landscaping. It is difficult to imagine any scenario where the proposed use would interfere with the use or development of neighboring properties.

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

By its very nature as assisted living, Rosewater Assisted Care will generate no new demand for schools, libraries, parks, streets, public utilities, drainage structures, police and fire protection, or refuse disposal. It will be a tax positive development, generating more in local tax dollars than it requires in services financed by local tax dollars. Also see the response to item (e) immediately below regarding streets and traffic.

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

Direct access to the subject site is from the major arterial Dundee Road. There is no reason for any driver to utilize the residential streets north of the subject site to visit the proposed assisted care home.

According to the 33-page traffic study conducted earlier this year by the well-respected traffic consultant Kenig, Lindgren, O'Hara, Aboona, Inc (aka KLOA, Inc.), the proposed assisted living home will not affect traffic conditions.

The study found that during the weekday morning peak hour, the proposed assisted living home will generate three vehicle trips, two in and one out and during the weekday evening peak hour one trip in and one trip out. In a typical day, the site will likely generate a total of 50 trips,[1] well within Dundee Road's capacity.

The study reports concludes that "the proposed site access drive will provide flexible and efficient access to the site." It explains that access to the proposed home will be "provided off Dundee Road via an access drive aligned opposite Winchester Lane. The access drive will provide one 14-foot wide inbound lane and two 10-foot wide outbound lanes. Outbound movements from the site should be under stop sign control. Inbound left-turn movements will be accommodated by the existing striped median on Dundee Road."[2]

The bottom line is that the existing traffic control and area roadway system will adequately accommodate traffic volumes even projected into 2029 thanks to the minimal increase in traffic the proposed home will generate. The study reports that while westbound traffic "queues from the intersection of Dundee Road and Anthony Trail can extend past the proposed site access drive … the queues clear the intersection with every cycle which will allow traffic to enter and exist the site efficiently." The study also concluded that "inbound turns from the west will be able to utilize the painted media to enter the site…. a westbound right-turn lane will not be warranted at the access drive."[3]

The study concluded that:

- "The proposed memory care facility will be a low traffic generator.
- "Given the low estimated traffic to be generated by the proposed facility, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes.
- "The proposed access drive will provide flexible and efficient access to the site.

[1] Memorandum to Matt Elakatt, Rosewater Senior Care — Alpha, LLC, from Kelly Pachowicz, Consultant and Luay R. Aboona, Principal, "Subject: Traffic Study, Memory Care Facility, Northbrook, Illinois (Kenig Lindgren, O'Hara, Aboona, Inc, March 16, 2023), 7. A copy of the study is included as part of this application.

While the study was conducted for a 16 person assisted living facility, the addition of one more resident does not affect its conclusions. Thanks to the inflation in costs of the past few years, the applicant had to increase the number of residents by one person to keep the proposal financially viable, a reason that the courts have recognized as a valid basis to grant a reasonable accommodation under the Fair Housing Act. If necessary, the applicant does request a reasonable accommodation to issue the special permit."

[2] Ibid. 9.

[3] Ibid.

- "Outbound movements should be under stop sign control."[4]

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

There are no natural, scenic, or historic features of significant importance on the subject site to damage, destroy, or lose. Currently two nondescript 70+ year old houses that have not been deemed of any significance sit on the 1.3 acres with no known historic significance.

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

The proposed use and development comply with all additional standards imposed on it by the particular provision of this code authorizing such use. Rosewater Assisted Care is and will be compliant of this special permit.

[4] Ibid. 11.

Village of
Northbrook

ZONING VARIATION WORKSHEET

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

The initial submittal MUST contain:

- [X] 3 **collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- [X] **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:** **Please see PDF labeled 1.7 Zoning Variation Response - Rosewater - 07.21.202**

❑ **Statement of Justification**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

COMPLIANCE WITH VILLAGE REGULATIONS

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

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

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

Village Departments Involved with the Review of Community Planning Applications

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

Zoning Variation Worksheet
Rosewater Assisted Care

REQUIRED MATERIALS FOR SUBMISSION

Describe Variation Being Requested

Rosewater Assisted Care seeks a variation from the requirements of Northbrook's Zoning Code to reduce the number of loading spaces from one to zero.

Statement of Justification

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate.

Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

The proposed Assisted Living Home will receive food, goods, and supplies only by van or car much like any other residence. Food will be delivered by van twice a week. Goods will be delivered by the same sort of vehicles that deliver goods to homes throughout Northbrook — homes that are *not* required to dedicate a loading space. There will *not* be any deliveries involving the sort of excessively large vehicles for which the village requires a dedicated loading space. No semis or tractor trailers will be delivering anything to this home. Requiring a dedicated loading space will eliminate off-street parking that is needed for staff and visitors. Consequently, requiring Rosewater Assisted Care to provide a loading space would constitute a practical difficulty and hardship because there is simply no rational need for a loading space and at least one off-street parking space needed for staff and visitors would be lost if this variation is not granted.

Rosewater also requests that this variation be granted as a reasonable accommodation under the nation's Fair Housing Act *42 U.S.C. §3604(f)(3)(B)*. If the village wishes to pursue this request as a reasonable accommodation for the disabled elderly who will occupy the proposed assisted living home, we will explain how waiving the loading space requirement is reasonable, will not fundamentally alter the nature of the village's zoning code, and will not impose any undue financial or administrative burdens on Northbrook.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of

an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The proposed structure, the limited number of deliveries all of which will be conducted by van or car, and the subsequent absence of deliveries by large vehicles like tractor trailers, will create a unique condition that renders any need for a loading space unnecessary. As explained throughout this application, requiring a loading space for which there is simply no need has consequences beyond any "mere inconvenience" to the owner.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

The requested variation is based solely on a need for relief from a zoning code requirement that, based upon the proposed use and operation of the property, is not necessary nor rationally applicable to this particular proposed use. Rosewater Assisted Care is proposing the first small assisted living home in Northbrook. It is extremely likely that the zoning code's load space requirements were drafted and adopted well before the concept of small assisted living homes was established in Illinois. Consequently, this relief sought is not self-created.

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Requiring a loading space for which there is simply no need would force the owners to eliminate at least one off-street parking space which is actually needed for visitors and staff, effectively depriving the applicant of the right to maximize the number of parking spaces on the site. It would require the applicant to make an improvement — a loading space — that is not required for the proposed use to properly and efficiently operate.

(e) Not Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Preserving off-street parking for staff and visitors that would be lost if Rosewater Assisted Care has to comply with the strict letter of §9-105 hardly constitutes a special privilege or additional right not available to others. Granting this requested variance from a requirement likely written well before this type of land use was commonly established in Illinois simply helps to level the playing field. Allowing an additional off-street parking space benefits the

surrounding community by enabling at least one more car to be parked on site and not in the surrounding neighborhood. The absence of a loading space helps preserve the residential appearance and character of the proposed assisted living home.

In addition, it is not uncommon for Northbrook to grant a variation when the applicant shows that a zoning requirement is unnecessary. In this particular instance, Rosewater Assisted Care reports that no vehicles that would need to use a loading space will be coming to the property. Consequently there is no rational reason to require a loading space, especially at the loss of providing off-street parking for staff and visitors. The variation sought simply allows a residential care home that is compatible with the surrounding area as opposed to a special privilege unavailable to others.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The Comprehensive Plan treats the subject property as a transitional area between the multi family and commercial uses south of it and the single-family residential uses to its north. Currently, the plan designates the subject property as “Neighborhood Office” which Rosewater Assisted Care is seeking to change to “Senior or Special Residential” which will be significantly more compatible with the single-family residences adjacent to the subject site than offices and other commercial uses. Upon amending the comprehensive plan, Rosewater Assisted Care is asking the village to then remap the subject site to the “RS” Residential Specialty District which would implement the proposed amendment to the comprehensive plan. If granted the special permit that the village requires, the proposed assisted living home will provide even greater harmony with the adjacent residential uses than offices and commercial uses that very well many require loading spaces to accommodate tractor trailers or semis — loading spaces that the proposed assisted living home does not need and from which it seeks this variation.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of properly or improvements permitted in the vicinity;

Eliminating the loading space will establish a more residential appearance for the proposed assisted living home and that will actually benefit the public welfare and the enjoyment, use and development value of properties in the vicinity by providing a more residential appearance than a loading space and the tractor trailers and semis that would use one.

2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

Waiving the requirement of a loading space, would actually improve the supply of light and air to properties in the vicinity because there will not be any large, polluting tractor trailers or semis coming to the subject site. The proposed use is more than sufficiently distant from neighboring structures that it cannot impair the supply of light and air to nearby properties

or improvements. In addition, the proposed home is just a single story, much like several of the residences in the vicinity.

3. Would substantially increase congestion in the public streets due to traffic or parking;

Not requiring a loading space will actually reduce potential congestion on public streets by enabling Rosewater Assisted Care to provide at least one additional off-street parking space for visitors and staff. Semis and tractor trailers could increase congestion in the public streets, but since none of them will be delivering to the proposed assisted living home, eliminating the requirement of a loading space will not increase congestion at all.

4. Would unduly increase the danger of flood or fire;

The absence of a loading space certainly would not increase the likelihood of flood or fire. In fact, not having to provide a loading space, which is larger than an ordinary parking space, can reduce the impermeable footprint a bit, further reducing the danger of flooding even if only incrementally. As the Development and Planning Services Department reported in its June 28, 2022 preliminary review, the site is not located in the 100-year flood plain and is not near any areas identified in the Storm Management Plan.

5. Would unduly tax public utilities and facilities in the area; or

It is unclear how the absence of a loading space — and the semis and tractor trailers that would require a loading space — could have any negative effect on public utilities and facilities in the area. In fact, the absence of the semis and tractor trailers will reduce any impact of the proposed use on public utilities and facilities in the area.

6. Would endanger the public health or safety.

It is unclear how the absence of a loading space could endanger the public health and safety. In fact, public health and safety will likely be enhanced because the proposed assisted living home will *not* be a destination for the semis and tractor trailers — and the dangers they pose — for which a loading space would be needed.

Village of
Northbrook

SITE PLAN APPROVAL WORKSHEET

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

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

❑ Written Explanation of Application Request

Attach a written statement explaining the proposal for which approval is being sought and of the existing zoning classification, use and development of the subject property. The scope and detail of such description shall be appropriate to the subject matter of the application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the application.

❑ Graphic Depiction of Existing Conditions

A proposed set of plans depicting the existing conditions of the site must be submitted with the application. The plans should include such items as:

- Existing Site Conditions and Topography
- Tree Survey and Protection Plan
- Location of water bodies and courses, wetlands, marshes and special flood hazard areas and floodways on or within 100 feet of the Subject Property
- Existing drainage structures and patterns
- Existing water, sewer, gas, electric, telephone and cable communications lines and easements
- Soil Conditions as they affect development
- Existing structures on the Subject Property (specify location, use, size, and height)

❑ Proposed Plans

A proposed set of plans pursuant to Article 11 Section 604 of the Zoning Code must be provided to illustrate the proposed Special Permit activity. The plans must include such items as:

- Proposed Site Plan Depicting:
  - location of proposed structures in relation to required setbacks and yards (specify location, use, size, FAR, GFA, net floor area, height, and building coverage)
  - where relevant, the number and size of dwelling units, by unit type and number of bedrooms
  - location of parking and loading area dimensions (including sizes of spaces, angles, and aisle widths) in relation to setbacks and yards
  - location of any proposed signs and fences
  - description of the calculation method utilized in computing all required statistics shown
  - location, designation and total area of all usable open space
- Vehicular and Pedestrian Circulation Plan (a traffic study may be necessary as well)
- Proposed Landscape Plan showing location, size and species of all trees, shrubs and other plant material
- Proposed Floor Plans for any proposed buildings.
- Proposed Building Elevations (include any proposed signs that appear on the facades)
- Proposed Exterior Lighting Plan with Fixture Details and Photometrics

OVER →

ROSEWATER
ASSISTED CARE

Rosewater Assisted Care is proposing an alternative on Dundee Road to the typical larger, impersonal and institutional-like 50+ bed assisted living facilities that are common in Chicago's North Shore suburbs: a much more home-like assisted living home for up to 17 residents with memory issues. Our proposed home will provide much more personalized care with an industry leading 6 to 1 resident to caregiver ratio in a boutique residential setting.

We have placed under contract two lots with existing single-family homes at 2944 and 2960 Dundee Road as a potential location for this home for the frail elderly. This site has strong curb appeal and the design of the home offers an aesthetic that aligns well with the architecture of Northbrook and the North Shore (please see the attached façade rendering). Rosewater's intention is to preserve as many trees as possible and aim all exterior lighting downward to prevent light exposure onto adjacent properties.

The proposed home will sit on the major arterial Dundee Road, across from multi-family housing and near large commercial developments. In its 2010 comprehensive plan, the Village recognized that this area is in transition and designated it as a "Neighborhood Office" district. In the spirit of the Village's comprehensive plan, Rosewater proposes to retain the transitional nature of the site between single-family residential and office uses. Rosewater's co-founders Celex Thomas and Matthew Elakatt, would like the Village's support to use the property as an assisted living facility for up to 17 elderly people with disabilities.

This property is an ideal location for such a home, given that it is located near single family neighborhoods, yet is in a transitional area. The proposed use is also consistent with Northbrook's future land use plan, which hopes for alternative and relatively low impact uses, appropriate adjacent to single family residential areas.

By locating here, Rosewater will give Northbrook residents with disabilities, including memory issues, the opportunity to age "in community" close to relatives and friends when they are no longer able to "age in place," namely in their own homes.

Nature of the Proposed Use: As people age, some develop disabilities that make it difficult for them to continue to live independently. There was a time when the options for seniors with disabilities, including memory issues, were to remain at home and be cared for by family or be placed in a nursing home. Illinois has finally joined much of the rest of the nation to allow for an intermediate level of care called "assisted living" and "shared housing" that enable older people with disabilities to get assistance with daily tasks in a home-like living environment without having to be placed in a skilled nursing institution.

Our proposed assisted living/memory care home will provide care in a family-like setting that enables older people with disabilities to continue to live in as residential an environment as possible, much like that people without disabilities enjoy. These care homes look and function like the larger single-family homes, common in Northbrook and surrounding communities. The residents interact as any other family — they dine together with meals prepared in the home's family kitchen; they socialize in the home's living room and rec room; and they engage in activities and provide social support to one another as family members do. Caregiver staff will be present at all times to provide residents with the assistance they need to perform the daily activities, which we tend to take for granted.

The proposed home will be licensed as an assisted living facility under the Illinois Assisted Living and Shared Housing Act (201 ILCS 9/1, Public Act 91–656, effective January 1, 2001). This proposed use is markedly different than uses licensed as "assisted living" under this statute. As this proposed community for the frail elderly is limited to no more than 17 residents and "must be operated in a manner that

provides the least restrictive and most home–like environment and that promotes independence, autonomy, individuality, privacy, dignity, and the right to negotiate risk–taking in residential surroundings." *(Compendium of Residential Care and Assisted Living Regulations and Policy: 2015 Edition,* IL–4[1]). It is very much the polar opposite of an institutional assisted living home.

And while most assisted living in Illinois is provided in large institutional facilities, many people have better health outcomes when they live in the smaller, residential-model home that we propose on Dundee Road. Falls are reduced markedly, and residents report better mental health, engagement in activities, and rapport with staff.

Fair Housing: Though not every impairment is the same, people who reside in an assisted living facility have disabilities that prevent them from living independently, or with their families. These disabilities may include difficulty walking, limitations with self-care, problems seeing or hearing, the need for assistance with medications, and coping with varying levels of dementia. It is well established that seniors with such disabilities fall within the "handicapped" protected class of the nation's Fair Housing Act as well as other federal laws and the State of Illinois Human Rights Act (775 ILCS 5/).

Based on the village staff decision to treat this proposed use as an "assisted living facility," Rosewater asks the village:

- To rezone the site from R–3 Single–Family Residential District to RS Residential Specialty District;
- To grant a special use permit for an "assisted living facility" in the rezoned RS Residential Specialty District; and
- To amend the *Comprehensive Plan* to change this site from a "Neighborhood Office" designation to "Senior or Special Residential" designation.

One of the purposes of fair housing protection for people with disabilities is to ensure that they are integrated into mainstream society as much as practical, rather than segregated far from the neighborhoods where they spent the earlier parts of their lives and where their family and friends live. In addition to being consistent with current zoning and future land use plans, allowing an assisted living home on this property would be in accordance with fair housing law. The nation's Fair Housing Act requires local jurisdictions to make a reasonable accommodation in their zoning policies and practices to give members of this protected class an equal opportunity to live in the housing of their choice. With this application, Rosewater Assisted Care requests that Northbrook grant a reasonable accommodation to establish this use at 2944 and 2960 Dundee Road either through the zoning process or other means.

Proposed Physical Changes: The two existing 70+ year-old single-family home structures now on the property will be replaced by a single, upscale dwelling unit of approximately 11,000 square feet designed to fit the character and aesthetic common to Northbrook and the North Shore. The home will provide more off-street parking than the village requires with 11 parking spaces: six visitor spaces, three staff spaces, plus two handicap spaces. A high grade, code-compliant security system will ensure resident safety. The 17 residents plus shift staff will be onsite 24 hours/7 days a week. Total staffing will consist of approximately ten employees. The property will have a professionally landscaped front and backyard, inclusive of a courtyard that will feature an outdoor sitting area, walking path and a garden for residents.

[1] Available at https://aspe.hhs.gov/reports/compendium–residential–care–assisted–living–regulations–policy–2015–edition–illinois–profile.

ROSEWATER
ASSISTED CARE

Dear Neighbor,

We hope this message finds you well. We are writing to you from Rosewater Assisted Care, an organization passionately committed to setting new standards in memory care and assisted living for our cherished senior community.

Currently, we are working hand-in-hand with the Village of Northbrook to transform the properties at 2944 and 2960 Dundee, where currently two distressed single-family homes are located. We envision this space to blossom into a beautifully designed, single-story assisted living residence, caring for up to 20 residents with memory care needs.

As you might be aware, Northbrook holds one of the largest Senior Citizen populations in the Northshore, and this demographic is steadily growing. In the United States alone, over 10,000 individuals turn 65, and 4,000 turn 85 every day. Our mission at Rosewater Assisted Care is to provide unparalleled care in a nurturing environment, and to embrace this growing need in our very own neighborhood.

Having been a part of the Northbrook and Glenview area for over three decades, we personally understand the challenges associated with memory care. Through our own experiences with loved ones, we recognize the need for quality, person-centered care. We firmly believe Rosewater Assisted Care can make a substantial difference by offering a top-tier level of care to our senior community.

Our proposed location on Dundee is already earmarked for commercial development, sitting adjacent to several commercial properties. However, our vision is not simply to create a commercial facility but to create a "home away from home." We aim to create a space that seamlessly fits into our community's aesthetic, providing an appealing transition between residential and commercial properties.

Attached with this letter is a rendering of our planned building, designed to reflect the warm, inviting charm of a single-family home found within Northbrook. The grounds are planned to include ample green space, professional landscaping, a fully fenced courtyard, and a walking path in the rear, allowing our residents to enjoy the outdoors safely and comfortably.

We invite you to learn more about our mission and our plans at rosewaterassistedcare.com. We also welcome you to join us at the upcoming Village of Northbrook Planning Commission meeting, where we will be discussing our project further.

Rosewater Assisted Care is not just about providing high-quality care. It's about enhancing our community, adding value to our neighborhood, and ensuring our elderly loved ones receive the care they deserve. We look forward to the potential of making this vision a reality.

Warm Regards,

Rosewater Assisted Care

ROSEWATER
ASSISTED CARE

Zoning Code Compliance Comments
Address: 2944 & 2960 Dundee Rd
Docket Number: PCD22-0013 Date of Review: March 10, 2023

(G) OFF- STREET LOADING (ARTICLE IX, PART I-B, SECTION 9-105)

G1. Location –Not Approved

a) Applicant is requesting a variation to reduce the required number of loading spaces from 1 to 0
Please see PDF labeled 1.6 Zoning Variation Worksheet – Rosewater – 07.21.2023

G2. Screening –Not Approved

a) Applicant is requesting a variation to reduce the required number of loading spaces from 1 to 0
Please see PDF labeled 1.6 Zoning Variation Worksheet – Rosewater – 07.21.2023

G3. Design & Dimensions –Not Approved

a) Applicant is requesting a variation to reduce the required number of loading spaces from 1 to 0
Please see PDF labeled 1.6 Zoning Variation Worksheet – Rosewater – 07.21.2023

(H) SIGNS (ARTICLE IX, I-C)

H5. Maximum Total Sign Area Per Lot – Not Approved

a) The total area of the surface the sign is on cannot exceed 25 square feet, please reduce for compliance.
Please see PDF labeled 1.2 Monument Sign Sqft – Rosewater – 07.21.2023. Architect has confirmed exact measurement per Autocad to be in compliance with 25 square feet requirement.

H6. Maximum Sign Area Per Sign –Not Approved

a) The total area of the surface the sign is on cannot exceed 25 square feet, please reduce for compliance.
Please see PDF labeled 1.2 Monument Sign Sqft – Rosewater – 07.21.2023. Architect has confirmed exact measurement per Autocad to be in compliance with 25 square feet requirement.

H8. Setback –Not Approved

a) The sign needs to be a minimum of 6’ from the front lot line; move the sign back on the site plans.
Corrected. Please see PDF labeled 2.1 Civil Engineer Drawings #3 – Rosewater – 07.21.2023, sheet C-7.

(I) BUFFERS AND LANDSCAPING REQUIREMENTS (ARTICLE IX, I-D)

I2. **Parking Lots & Garages – Not Applicable – Approved – Not Approved – Approved with Conditions**

a) The parking lot screening requirement of a minimum of 4’ in height needs to be brought into compliance on the east, south, and west sides.
Corrected. Please see PDFs labeled 1.3Landscape Memo – Rosewater – 07.21.2023 and 1.4 Landscape Design – Rosewater – 07.21.2023.

(A) General Standards

A1. Implementation of Official Comprehensive Plan –Not Approved

a) Requesting amendment to the Comprehensive Plan
Please see PDF labeled 1.5 Comprehensive Plan Amendment – Rosewater – 07.21.2023

A4. Easement Standards–Not Approved

a) See Engineering Comments
Corrected. Please see PDF labeled 2 Engineering Village Response Letter #3 – Rosewater – 07.21.2023 and 2.1 Civil Engineer Drawings #3 – Rosewater – 07.21.2023

(B) Transportation & Circulation

B7. Sidewalks, Trails, and Bike Paths–Not Approved

a) See engineering comments
Corrected. Please see PDF labeled 2 Engineering Village Response Letter #3 – Rosewater – 07.21.2023 and 2.1 Civil Engineer Drawings #3 – Rosewater – 07.21.2023

(C) Environmental Protection Design & Improvements

C1. Streams & Natural Drainage Courses–Approved with Conditions

a) See engineering comments
Corrected. Please see PDF labeled 2 Engineering Village Response Letter #3 – Rosewater – 07.21.2023 and 2.1 Civil Engineer Drawings #3 – Rosewater – 07.21.2023

C2. Other Natural or Cultural Features–Approved with Conditions

a) See engineering comments
Corrected. Please see PDF labeled 2 Engineering Village Response Letter #3 – Rosewater – 07.21.2023 and 2.1 Civil Engineer Drawings #3 – Rosewater – 07.21.2023

(D) Public Utility Design & Improvement Standards

D1. Stormwater Detention–Approved with Conditions

a) See engineering comments
Please see PDF labeled 2 Engineering Village Response Letter #3 – Rosewater – 07.21.2023 and 2.1 Civil Engineer Drawings #3 – Rosewater – 07.21.2023

(F) Other

F2. Sustainable Development–Not Approved

a) Address Sustainability Comments
Addressed. Please see PDF labeled 3. Sustainability Comments Response – Rosewater – 07.21.2023

Memorandum - May 8, 2023

Memo

Re: 2944 - 2960 Dundee Comments, Site Plan Changes, Mar. 17, 2023

The memo is a response to the reviews that incurred site plan changes. This memo response was completed by Gary Lehman, G Studio, project landscape architect. Comments and revised civil plans were received March 17-May 2, 2023..

Landscape Adjustments:

Village Memo Comments and Responses:

1.Arrowwood Viburnums (native shrubs) and Little Blue Stem (native grasses) have been added to screen the parking.

G studio
5834 N. Talman Avenue Chicago, Illinois 60659 www.gstudiodesign.net
773.732.0311

A Representative Sample of the 50+ Studies on the Impacts of Small Assisted Living Facilities and Community Residences for People With Disabilities

No small land use has been studied for its impacts as exhaustively as community residences for people with disabilities *including small assisted living facilities.* More than 50 scientific studies have been conducted to determine if the presence of a community residence (assisted living facility for up to 20 residents, group home, care home, etc.) has any effect on property values, property turnover, or neighborhood safety. *No matter which methodology has been used, every study has concluded that when these land uses are not clustered on the same block and are licensed or certified, they have no impact on property values, even on the houses next door, or on the marketability of nearby homes, neighborhood safety, neighborhood character, parking, traffic, public utilities, or municipal services*. The studies listed here constitute a very representative sample.

Most of the studies report on the different types of community residences separately so that, for example, you'll see the findings on group homes for frail elderly (aka, assisted living) separately from those for group homes for people with developmental disabilities. The populations in most of these community residences are much more active outside the residences than the occupants of assisted living facilities and if their residences are not producing adverse impacts, then assisted living facilities whose residents are significantly less active in the community would have an even lesser effect.

It's frustrating but these days, such studies are rarely conducted for the same reasons that there are no new studies examining the link between smoking and lung cancer. Both questions are just so well settled that funding to conduct new studies is simply rarely, if ever, available.

Daniel Lauber, ***Impacts on the Surrounding Neighborhood of Group Homes for Persons With Developmental Disabilities,*** (Governor's Planning Council on Developmental Disabilities, Springfield, Illinois, Sept. 1986) (found no effect on property values or turnover due to any of 14 group homes for up to eight residents; also found crime rate among group home residents to be, at most, 16 percent of that for the general population). This study is available online as a PDF file from http://www.planningcommunications.com — click on the "Publications" button.

L. Dolan and J. Wolpert, ***Long Term Neighborhood Property Impacts of Group Homes for Mentally Retarded People***, (Woodrow Wilson School Discussion Paper Series, Princeton University, Nov. 1982) (examined long–term effects on neighborhoods surrounding 32 group homes for five years after the homes were opened and found same results as in Wolpert, *infra*).

Julian Wolpert, ***Group Homes for the Mentally Retarded: An Investigation of Neighborhood Property Impacts*** (New York State Office of Mental Retardation and Developmental Disabilities Aug. 31, 1978) (most thorough study of all; covered 1570 transactions in neighborhoods of ten New York municipalities surrounding 42 group homes; compared neighborhoods surrounding group homes and comparable control neighborhoods without any group homes; found no effect on property values; proximity to group home had no effect on turnover or sales price; no effect on property value or turnover of houses adjacent to group homes).

Martin Lindauer, Pauline Tung, and Frank O'Donnell, ***Effect of Community Residences for the Mentally Retarded on Real–Estate Values in the Neighborhoods in Which They are Located*** (State University College at Brockport, N.Y. 1980) (examined neighborhoods around seven group homes opened between 1967 and 1980 and two control neighborhoods; found no effect on prices; found a selling wave just before group homes opened, but no decline in selling prices and no difficulty in selling houses; selling wave ended after homes opened; no decline in property values or increase in turnover after homes opened).

Suffolk Community Council, Inc., ***Impact of Community Residences Upon Neighborhood Property Values*** (July 1984) (compared sales 18 months before and after group homes opened in seven neighborhoods and comparable control neighborhoods without group homes; found no difference in property values or turnover between group home and control neighborhoods).

Christopher Wagner and Christine Mitchell, ***Non–Effect of Group Homes on Neighboring Residential Property***

Values in Franklin County (Metropolitan Human Services Commission, Columbus, Ohio, Aug. 1979) (halfway house for persons with mental illness; group homes for neglected, unruly male wards of the county, 12–18 years old).

Eric Knowles and Ronald Baba, ***The Social Impact of Group Homes: a study of small residential service programs in first residential areas*** (Green Bay, Wisconsin, Plan Commission June 1973) (disadvantaged children from urban areas, teenage boys and girls under court commitment, infants and children with severe medical problems requiring nursing care, convicts in work release or study release programs).

Minnesota Developmental Disabilities Program, ***Analysis of Minnesota Property Values of Community Intermediate Care Facilities for Mentally Retarded (ICF–MRs)*** (Dept. of Energy, Planning and Development 1982) (no difference in property values and turnover rates in 14 neighborhoods with group homes during the two years before and after homes opened, as compared to 14 comparable control neighborhoods without group homes).

Dirk Wiener, Ronald Anderson, and John Nietupski, ***Impact of Community–Based Residential Facilities for Mentally Retarded Adults on Surrounding Property Values Using Realtor Analysis Methods*****,** 17 Education and Training of the Mentally Retarded 278 (Dec. 1982) (used realtors' "comparable market analysis" method to examine neighborhoods surrounding eight group homes in two medium–sized Iowa communities; found property values in six subject neighborhoods comparable to those in control areas; found property values higher in two subject neighborhoods than in control areas).

Montgomery County Board of Mental Retardation and Developmental Disabilities, ***Property Sales Study of the Impact of Group Homes in Montgomery County*** (1981) (property appraiser from Magin Realty Company examined neighborhoods surrounding seven group homes; found no difference in property values and turnover rates between group home neighborhoods and control neighborhoods without any group homes).

Burleigh Gardner and Albert Robles, ***The Neighbors and the Small Group Homes for the Handicapped: A Survey*** (Illinois Association for Retarded Citizens Sept. 1979) (real estate brokers and neighbors of existing group homes for the retarded, reported that group homes had no effect on property values or ability to sell a house; unlike all the other studies noted here, this is based solely on opinions of real estate agents and neighbors; because no objective statistical research was undertaken, this study is of limited value).

Zack Cauklins, John Noak and Bobby Wilkerson, ***Impact of Residential Care Facilities in Decatur*** (Macon County Community Mental Health Board Dec. 9, 1976) (examined neighborhoods surrounding one group home and four intermediate care facilities for 60 to 117 persons with mental disabilities; members of Decatur Board of Realtors report no effect on housing values or turnover).

Metropolitan Human Services Commission, ***Group Homes and Property Values: A Second Look*** (Aug. 1980) (Columbus, Ohio) (halfway house for persons with mental illness; group homes for neglected, unruly male wards of the county, 12–18 years old).

Tom Goodale and Sherry Wickware, ***Group Homes and Property Values in Residential Areas*****,** 19 Plan Canada 154–163 (June 1979) (group homes for children, prison pre–parolees).

City of Lansing Planning Department, ***Influence of Halfway Houses and Foster Care Facilities Upon Property Values*** (Lansing, Mich. Oct. 1976) (No adverse impacts on property values due to halfway houses and group homes for adult ex–offenders, youth offenders, alcoholics).

Michael Dear and S. Martin Taylor, ***Not on Our Street,*** 133–144 (1982) (group homes for persons with mental illness have no effect on property values or turnover).

John Boeckh, Michael Dear, and S. Martin Taylor, ***Property Values and Mental Health Facilities in Metropolitan Toronto*****,** 24 The Canadian Geographer 270 (Fall 1980) (residential mental health facilities have no effect on the volume of sales activities or property values; distance from the facility and type of facility had no significant effect on price).

Michael Dear, ***Impact of Mental Health Facilities on Property Values*****,** 13 Community Mental Health Journal 150 (1977) (persons with mental illness; found indeterminate impact on property values).

Stuart Breslow, ***The Effect of Siting Group Homes on the Surrounding Environs*** (1976) (unpublished) (although data limitations render his results inconclusive, the author suggests that communities can absorb a "limited" number of group homes without measurable effects on property values).

P. Magin, ***Market Study of Homes in the Area Surrounding 9525 Sheehan Road in Washington Township, Ohio*** (May 1975) (available from County Prosecutors Office, Dayton, Ohio). (found no adverse effects on property values.) ■

Copyright © 2023 by Daniel Lauber. All rights reserved. Used by permission.

ARV Engineering Inc.

July 13, 2023

Mr. Chan Yu,
Deputy Director

Re: 2944-2960 Dundee Road – Rosewater Senior Care
Plan Commission Document #22-13 Review #3

Dear Sir,

We are resubmitting the revised drawings per your comments dated 03-08-23.

PLAT OF CONSOLIDATION:
1. In the Restrictive Covenant for Stormwater Easement, correct the spelling in paragraph #2.
Spelling has been corrected.
2. Provide a separate General Note stating "All utility services servicing the subject property are private, and the responsibility of the property owner to maintain, test, inspect, repair, replace, alter, remove or abandon in place."
Note has been added.

GENERAL COMMENTS:
3. FFR: At the time of final engineering, permits from Illinois Department of Transportation (IDOT), the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC), the Illinois Environmental Protection Agency (IEPA) will be required for the Stormwater Pollution Prevention Plans, and North Cook County Soil & Water Conservation District NCCSWCD). The Village should be copied on all permit correspondence with said agencies. The developer should be notified that no site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing, and demolition) can take place prior to issuance of the WMO permit.
Noted
4. FFR: An Engineer's Estimate of Probable Costs is required. The developer must provide construction estimates or accepted contractor bids for the site improvements to calculate the amount of the required Performance Guarantee and Engineering Review/Inspection fees. The developer should read the Subdivision Development Code Section 3-501 to understand the Performance Guarantee Amount. After the EOPC or signed contracts have been provided to the Village Engineer, the developer should expect about 3 weeks before the improvement guarantee and engineering fees are determined.
Noted
5. FFR: The Developer will need to monitor the sanitary sewer to show dry weather flow and wet weather flow in the existing sanitary pipe. The engineer will provide calculations showing the

additional flow from the proposed commercial development will not negatively affect the flow in the existing sanitary sewer pipe.

Noted

6. During final design (the stage of plan review this project is currently in), changes to the plans shall be bubbled and identified with an indicator number and tracked in the revisions box. Once all changes have been made through multiple reviews and the plan set is ready for final Village approval, all bubbling and indicator numbers shall be removed from the plan set, but the revision box will still list all the revisions. In a future review I will notify the design engineer when the bubbles can be removed.

Noted

7. Provide a General Note on the Utility Plan stating that all proposed sanitary, storm sewer, and detention areas are to be maintained/replaced by the property owner.

A note has been provided.

8. The Developer may intend to perform demolition prior to obtaining a Northbrook Site Work permit. This can be accommodated with proper erosion control/construction fence plans. The demolition plans shall be reviewed under separate cover.

Noted

9. The Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.

Noted

EXIST. TOPO. DEMO. & EROSION AND SEDIMENTATION CONTROL PLAN-PHASE I (2 of 16):

10. FFR: The locations of the individual existing sanitary and water services must be identified in the field. This information will assist with determining the extents of the impact to neighboring properties, traffic management, and restoration procedures.

Noted

PROPOSED GRADING PLAN (6 of 16):

11. Replace the proposed barrier curb along the fire access driveway with Combination curb & gutter (reversed pitched).

Barrier curb has been replaced.

12. Extend the proposed reversed pitch curb & gutter two feet past the Accessible sidewalk ramps.

reverse pitch curb & gutter has been extended.

13. Provide a General Notes stating that the proposed retaining wall is to be designed and signed/sealed by a Structural Engineer. A separate engineering plan sheet will be required to be added to the current plan set. *TO DATE: We have not received Structural Engineering drawings for the proposed retaining wall, this will be a requirement prior to submitting for a building permit.*

See attached plans.

14. Correct all bubbled revision balloons throughout the plans that are offset from the intended revision note..

Revision bubbles have been corrected.

15. The proposed cross-section locations must be labeled on the site plans for reference.

Cross-section locations are labeled on plans.

16. To better depict the proposed berming at the north end of the property, it is suggested to provide 0.5’ contours in the breakout exhibit

0.4' Contour has been added.

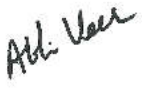
PROPOSED UTILITY PLAN (7 OF 16):
17. The proposed storm sewer on Dundee Road is owned and maintained by IDOT, their authorization will be required for the proposed connection to the existing storm sewer system.
A conditional approval has been received from IDOT for storm sewer tie-in.
18. Contact IDOT regarding if a casing pipe will be required under Dundee Road for the private sewer services.
Casing pipe is shown on plans.
19. Depict the locations of underdrains within the detention basin bottoms, per the requirement outlined in the MWRDGC Technical Guidance Manual.
Underdrain is shown below the bottom of the detention pond.
20. Show water main quality pipe (C900 @ 20' length) for sanitary and storm sewer where crossings occur with the water main and required by the IEPA regulations.
20' length of C900 is shown.
21. Once the utilities are final, provide a Utility Crossing table for all utilities. An example is provided:
Noted.

CONSTRUCTION DETAILS (Sheets 10-14)
22. Revise the Asphalt Driveway with Concrete Curb detail to reference Northbrook's Combination Curb & Gutter Detail, and to included curb & gutter on both sides of the roadway.
Detail has been revised.

PHOTOMETRIC LIGHTING PLAN:
23. There is minimum foot candle requirement of 0.2fc for all paved surfaces, this is also required for the east driveway.
Lighting plan has been updated.
24. Include cut sheets in the Details for every item installed concerning lighting. Typically, cut sheets have multiple versions of the same item on the sheet. Red line out the items not used.
Cutsheets have been marked.

Please do not hesitate to give us a call, if you have any comments or questions at 312-404-3855

Sincerely,



Abhi Veer P.E.
Project Manager
ARV Engineering Inc.

ROSEWATER
ASSISTED CARE

TO: TESSA MURRAY, SUSTAINABILITY COORDINATOR

FROM: ROSEWATER ASSISTED CARE

DATE: JULY 21, 2023

SUBJECT: PCD-22-13: 2944-60 DUNDEE – ROSEWATER ASSISTED CARE

RESPONSE TO SUSTAINABILITY COMMENTS

Below are the remaining Climate Action Plan items generated from the review of the Applicant's proposed project.

(2) BUILDING AND ENERGY

2A: Choose exterior lighting design features that are bird-safe and compliant with the International Dark Sky Association, such as full cutoff, warm white LED, motion sensing or dimming features, and CCT< 3000 K. To meet IDA-compliance, consider revising both fixtures in the Photometric Plan to reduce CCT to 3000 K or lower.

Please see updated photometrics and corresponding light spec sheets. Fixtures selected meet 3000 K criteria.

2D: Mitigate urban heat island impacts through utilization of light-colored pavement and "cool-roof" design, such as green roofs, rooftop gardens, white/reflective roofs, or rooftop solar.

After consulting rooftop solar experts, it has been determined with structure is not a candidate for rooftop solar due to geographic positioning and sun exposure. Additionally, roof shall be pitched and is not eligible for a rooftop garden. With the increased surface area of the fire lane access, light-colored pavement was determined to be cost prohibitive. Applicant proposes an asphalt parking lot and asphalt shingles for roof.

2E: Prioritize sustainable materials throughout development, including pavements, utility services, and appliances. This includes maximizing recycled content, domestic production, and lower embodied carbon costs of materials.

Zero natural gas shall be supplied to the structure. The **entire structure shall be climate controlled by heat pumps, versus gas forced air furnaces, kitchen stove shall be an induction stove and water heaters shall be tankless, electric coil water heaters. Combined with upgraded windows, insulation, building envelope, etc. shall result in approximately 59,000 kilowatts saved annually and approximately 42 metric tons of reduced CO2 emissions. (Estimated saved energy based on energy audit conducted by EE Consultants, LLC)**

ROSEWATER
ASSISTED CARE

Memo

To: Mark Cacioppo

From: Rosewater, LLC

Date: 07/21/2023

Re: 2944 Dundee and 2960 Dundee – Rosewater Senior Care Plan Commission Docket PCD-22-13 Tree Preservation Review 3

Message

1. This docket is approved to be reviewed by the plan commission. - Noted
2. Previous comments have been addressed. - Noted
3. Minor construction/silt fencing change is needed near tree 858. The fencing should be shown 10 feet outward from the tree. Please show change on future submittals. Corrected. Please see PDF labeled 2.1 Civil Engineering Drawings #3 – Rosewater – 07.21.2023, sheet C-2.1.

ROSEWATER
ASSISTED CARE

Northbrook Fire Department - Docket Review Checklist
Address: 2944 Dundee Rd - Congregate Care Facility
Docket Number: PCD22-0013 Date of Review: January 10, 2023

Specific Comments (these comments need to be addressed prior to approval):

1. Appropriate fire department access shall be provided. Access shall be to within 150 feet to all points of the building.
Noted, fire lane has been incorporated along East side of building. Please see page 8 of 16 in PDF labeled 3.1 Prelim Issue #3 Project Plans – 02.23.2023 - Rosewater.

2. Provide a fire hydrant on the property. A fire hydrant shall be located so all points of the building shall be within 150 feet of a fire hydrant as the hose would lay outside the building.
Per phone discussion with Fire Marshal, comment 2 has been addressed in previous submission.

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Matt Elakatt
Rosewater Senior Care – Alpha, LLC

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: March 16, 2023

SUBJECT: Traffic Study
Memory Care Facility
Northbrook, Illinois

This memorandum summarizes the results and findings of a traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed memory care facility to be located at 2944-2960 Dundee Road in Northbrook, Illinois. As proposed, the facility will provide 16 beds. Access to the site will be provided off Dundee Road, opposite Winchester Lane. **Figure 1** shows an aerial view of the site. The purpose of this evaluation is to determine the trip generation characteristics of the proposed development and any necessary recommendations with respect to external roadway improvements and/or traffic control modifications.

Existing Traffic Conditions

The site is located on the north side of Dundee Road at its intersection with Winchester Lane. Land uses in the vicinity of the site are primarily residential with the Northbrook Racquet Club and 3000 Dundee Road Executive Office Center to the west. The primary roadways serving the site include the following:

Dundee Road (IL Route 68) is an east-west other principal arterial that provides two lanes in each direction in the vicinity of the site. At its unsignalized intersection with Winchester Lane, Dundee Road provides a through lane and a right-turn lane on the eastbound approach and a combined left-turn/through lane and a through lane on the westbound approach. There is a 14-foot-wide painted median that those making left-turns can pull out of the main traffic lanes. Dundee Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of approximately 26,400 vehicles (IDOT 2019), and has a posted speed limit of 40 miles per hour.

Aerial View of Site **Figure 1**

Winchester Lane is a north-south local roadway that provides one lane in each direction. At its unsignalized intersection with Dundee Road, Winchester Lane provides a left-turn lane and a right-turn lane that are each approximately 10 feet wide. Winchester Lane is under the jurisdiction of the Village of Northbrook.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. performed peak period traffic counts on Tuesday, February 14, 2023, at the intersection of Dundee Road with Winchester Lane.

The traffic counts were performed during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 to 8:45 A.M. and the weekday evening peak hour of traffic occurs from 4:30 to 5:30 P.M.

Figure 2 illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Additionally, traffic observations of the westbound queues at the signalized intersection of Dundee Road with Anthony Trail were also conducted. During the weekday morning peak hour, the queues were noted to extend past Winchester Lane one time, at approximately 7:55 A.M. During the weekday evening peak hour, the queues were noted to extend past Winchester Lane 16 times with queues typically extending five to ten vehicles east of Winchester Lane. However, all the queues cleared the intersection during the green light signal phase.

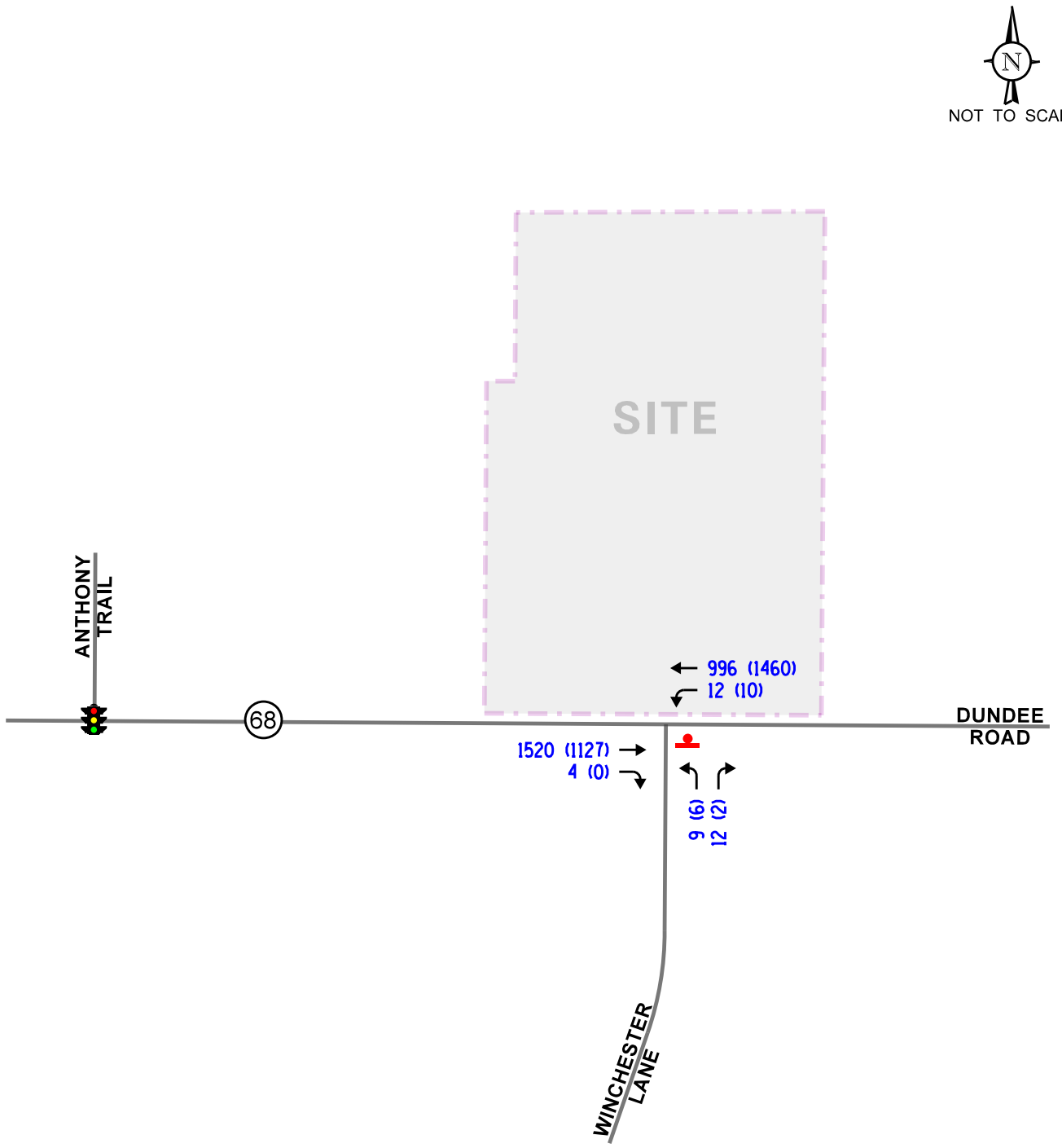
Traffic Characteristics of the Proposed Memory Care Facility

The site will be developed into an 16-bed, one-story memory care facility. A parking lot with 11 parking spaces will be provided. Access to the proposed facility will be provided off Dundee Road via an access drive aligned opposite Winchester Lane. The access drive will provide one 14-foot wide inbound lane and two 10-foot wide outbound lanes. Outbound movements from the site should be under stop sign control. Inbound left-turn movements will be accommodated by the existing striped median on Dundee Road. A copy of the proposed site plan is included in the Appendix.

Development Traffic Generation

The estimates of traffic to be generated by the proposed memory care facility were based upon the proposed land use type and size using data published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. Land-Use Code 620 ("Nursing Home") was utilized for the proposed facility. **Table 1** shows the vehicle trips estimated to be generated by the facility during the weekday morning and weekday evening peak hours. A copy of the ITE trip generation sheets is included in the Appendix.

Figure 3 illustrates the directional distribution of traffic along Dundee Road. **Figure 4** illustrates the site-generated traffic volumes, assigned according to the directional distribution.

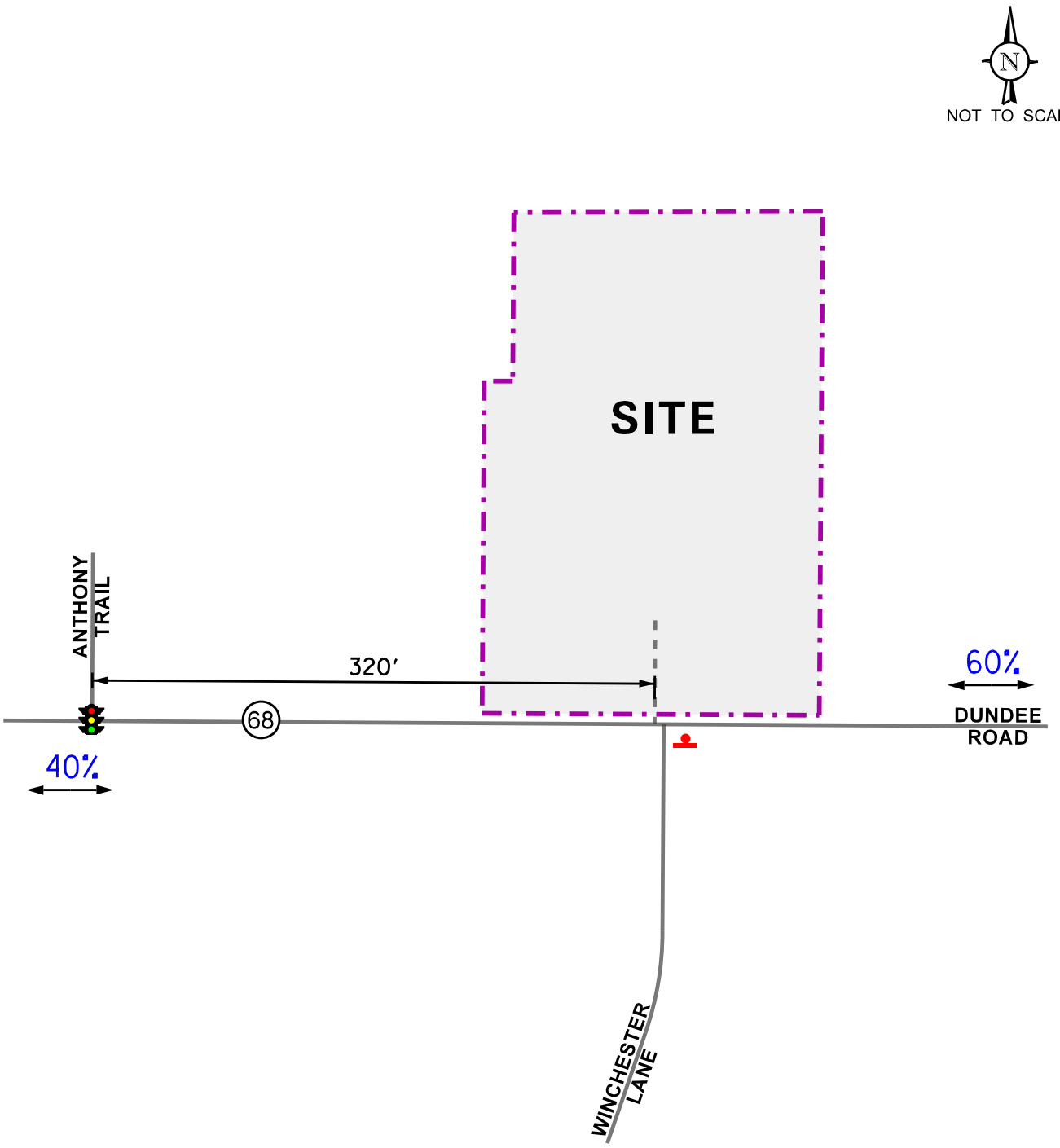


LEGEND

00 - AM PEAK HOUR (7:45-8:45 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

Memory Care Facility Northbrook, Illinois	Existing Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 23-049 Figure: 2

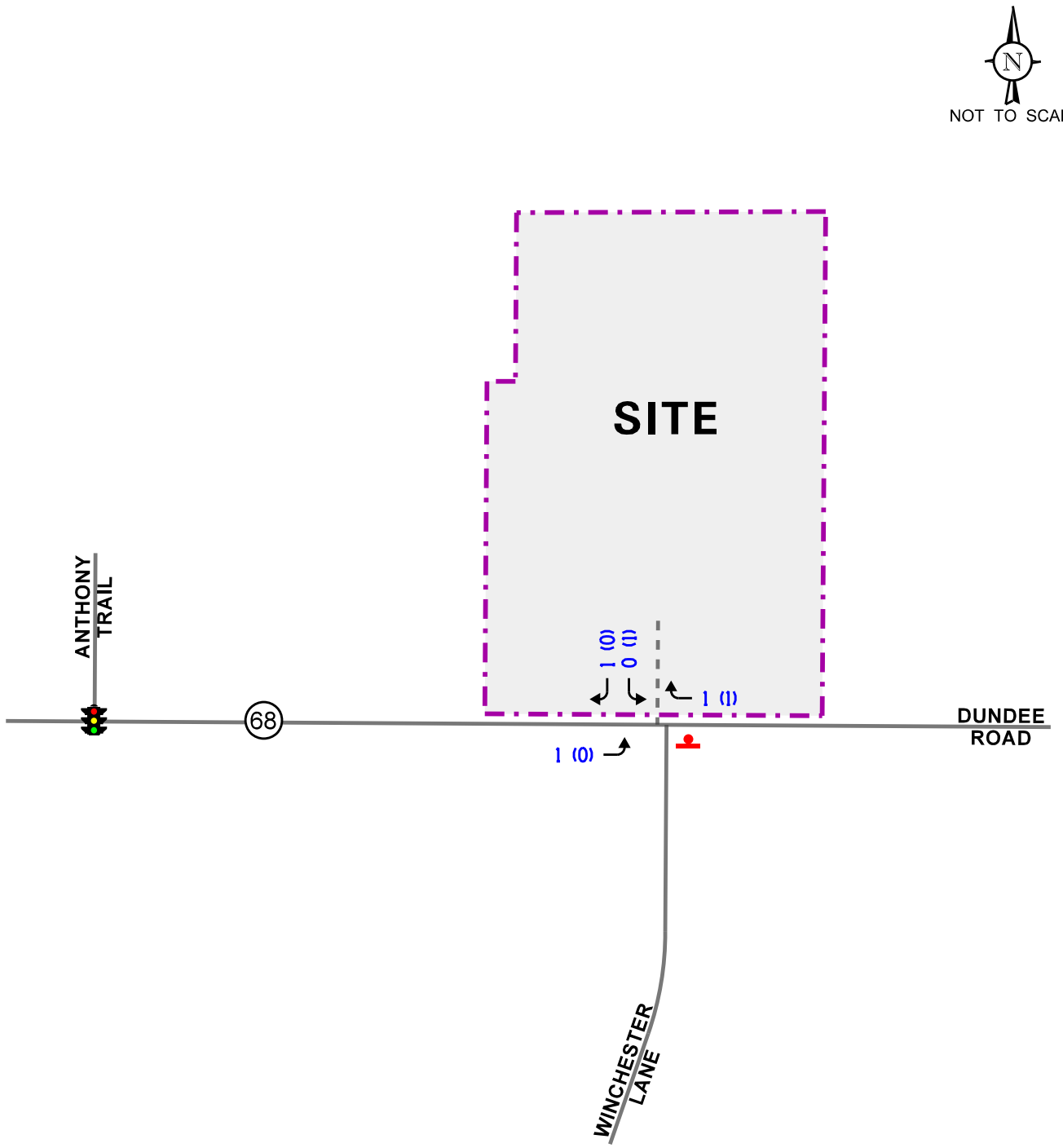


Memory Care Facility
Northbrook, Illinois

Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 23-049 Figure: 3



LEGEND

00 - AM PEAK HOUR (7:45-8:45 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

Memory Care Facility
Northbrook, Illinois

Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 23-049 Figure: 4

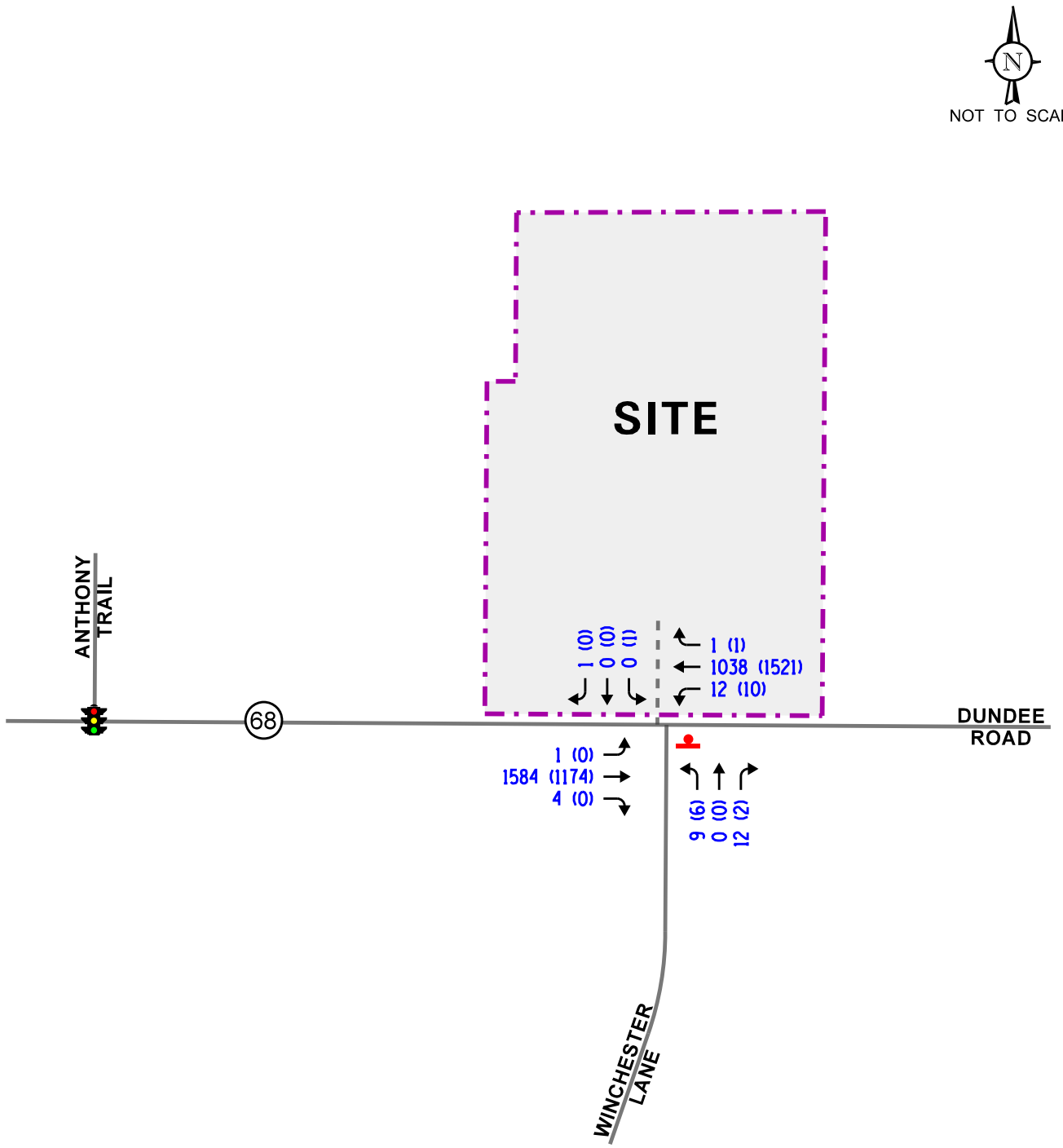
Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
620	Nursing Home (16 Beds)	2	1	3	1	1	2	50

Total Projected Traffic Volumes

To project Year 2029 conditions, the Year 2023 existing volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on population growth as determined from U.S. Census data for the Village, the existing traffic volumes were increased by an annually compounded growth rate of 0.7 percent for six years (one-year buildout plus five years) totaling approximately four percent.

The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed facility were assigned to the roadway system and were combined with the existing traffic volumes increased by the regional growth factor of four percent to determine Year 2029 total projected traffic volumes, as illustrated in **Figure 5**.



LEGEND

00 - AM PEAK HOUR (7:45-8:45 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

Memory Care Facility
Northbrook, Illinois

Year 2029 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 23-049 Figure: 5

Traffic Evaluation

The total projected traffic volumes include the existing traffic volumes increased by background traffic due to growth and the traffic estimated to be generated by the proposed facility. Traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 computer software. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report. The capacity analysis was performed for the intersection of Dundee Road with Winchester Lane/proposed site access drive. **Tables 2** and **3** summarize the results of the capacity analysis for existing and Year 2029 projected conditions, respectively. Copies of the capacity analysis summary sheets are included in the Appendix.

The results of the capacity analysis indicate that the northbound approach from Winchester Lane currently operates at Level of Service (LOS) D during the weekday morning and weekday evening peak hours. The westbound left turn currently operates at LOS B during the peak hours.

Under Year 2029 total projected conditions, the northbound approach is projected to continue operating at LOS D during the weekday morning and evening peak hours, with increases in delay of approximately seven seconds or less. The southbound approach from the site is projected to operate at LOS B during the weekday morning peak hour and at LOS E during the weekday evening peak hour. This delay is common and expected when an arterial such as Dundee Road intersects with an access drive. 95th percentile queues are projected to be one to two vehicles. The eastbound and westbound left turns are projected to operate at LOS B or better during the peak hours.

It should be noted that, as mentioned earlier, westbound queues from the intersection of Dundee Road with Anthony Trail can extend past the proposed site access drive. However, as discussed earlier, the queues clear the intersection with every cycle which will allow site traffic to enter and exit the site efficiently.

As indicated earlier, inbound left turns from the west will be able to utilize the painted median to enter the site. When the projected right-turn volumes were compared with the right-turn lane warrants provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*, a westbound right-turn lane will not be warranted at the access drive. A copy of the warrant is included in the Appendix.

As such, given the minimal increase in traffic to be generated by the proposed development, the existing traffic control and area roadway system will be adequate in accommodating the Year 2029 total projected traffic volumes. Additionally, the proposed site access drive will provide flexible and efficient access to the site.

Table 2
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Dundee Road with Winchester Lane[1]				
• Northbound Approach	D	26.3	D	25.7
• Westbound Left Turn	B	14.3	B	11.3

LOS = Level of Service
1 – Two-way stop control
Delay is measures in seconds.

Table 3
CAPACITY ANALYSIS RESULTS – YEAR 2028 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Dundee Road with Winchester Lane[1]				
• Northbound Approach	D	33.7	D	31.7
• Southbound Approach	B	12.4	E	47.9
• Eastbound Left Turn	B	10.6	A	0.0
• Westbound Left Turn	B	14.6	B	11.4

LOS = Level of Service
1 – Two-way stop control
Delay is measures in seconds.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed memory care facility will be a low traffic generator.
- Given the low estimated traffic to be generated by the proposed facility, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes.
- The proposed access drive will provide flexible and efficient access to the site.
- Outbound movements should be under stop sign control.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
Level of Service Criteria
Capacity Analysis Summary Sheets
Turn Lane Warrant

Traffic Count Summary Sheets

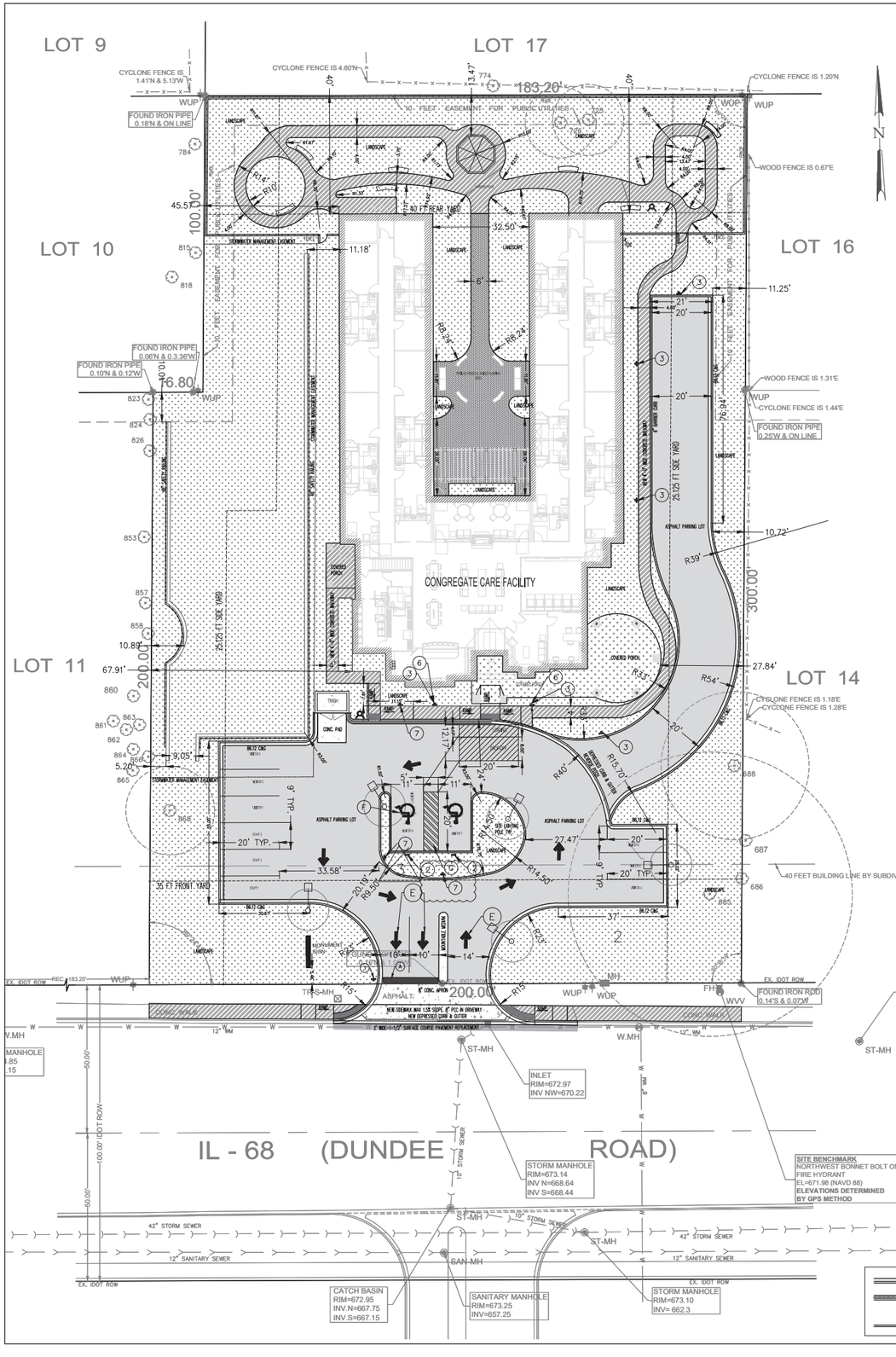
Northbrook Peak Period Traffic Study (Dundee Rd. and Winchester Lane)
Study Date: Tuesday - February 14, 2023

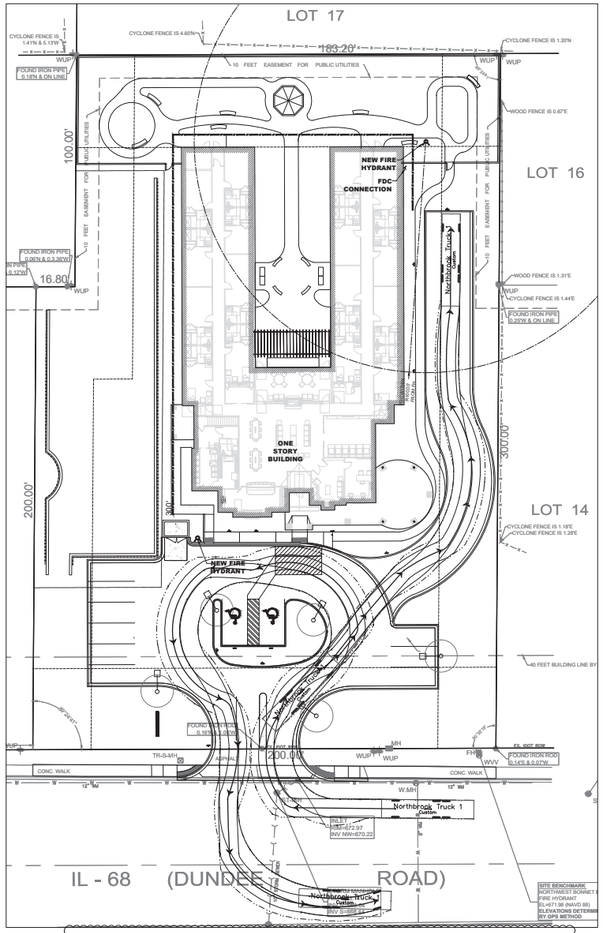
	N - Approach			S - Approach				E - Approach		W - Approach			Total			
Movement	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT				
Time														60-min		
7:00 - 7:15 a.m.				1		0		140	0	0	276		417	2161		
7:15 - 7:30 a.m.				5		0		177	0	2	294		478	2403		
7:30 - 7:45 a.m.				5		0		182	1	2	390		580	2540		
7:45 - 8:00 a.m.				5		1		278	3	0	399		686	2553		0.930394
8:00 - 8:15 a.m.				1		4		255	4	0	395		659	2459		
8:15 - 8:30 a.m.				3		7		210	2	3	390		615			
8:30 - 8:45 a.m.				0		0		253	3	1	336		593			
8:45 - 9:00 a.m.				2		3		259	1	1	326		592			
4:00 - 4:15 p.m.				1		1		280	2	1	214		499	2279		
4:15 - 4:30 p.m.				2		0		288	3	2	222		517	2480		
4:30 - 4:45 p.m.				2		0		397	5	0	255		659	2605		0.930357
4:45 - 5:00 p.m.				1		0		324	2	0	277		604	2532		
5:00 - 5:15 p.m.				0		1		377	1	0	321		700	2516		
5:15 - 5:30 p.m.				3		1		362	2	0	274		642			
5:30 - 5:45 p.m.				2		0		330	1	2	251		586			
5:45 - 6:00 p.m.				1		2		349	2	1	233		588			
Morning Totals				**22**		**15**		**1754**	**14**	**9**	**2806**		**4620**			
Afternoon Totals				**12**		**5**		**2707**	**18**	**6**	**2047**		**4795**			
Notes: The total column represents all movements across the four approaches																

Approach Totals	**North**	**South**	**East**	**West**	**Total**
Time					
6:30 - 6:45 a.m.	0	1	140	276	417
6:45 - 7:00 a.m.	0	5	177	296	478
7:00 - 7:15 a.m.	0	5	183	392	580
7:15 - 7:30 a.m.	0	6	281	399	686
7:30 - 7:45 a.m.	0	5	259	395	659
7:45 - 8:00 a.m.	0	10	212	393	615
8:00 - 8:15 a.m.	0	0	256	337	593
8:15 - 8:30 a.m.	0	5	260	327	592
3:00 - 3:15 p.m.	0	2	282	215	499
3:15 - 3:30 p.m.	0	2	291	224	517
3:30 - 3:45 p.m.	0	2	402	255	659
3:45 - 4:00 p.m.	0	1	326	277	604
4:00 - 4:15 p.m.	0	1	378	321	700
4:15 - 4:30 p.m.	0	4	364	274	642
4:30 - 4:45 p.m.	0	2	331	253	586
4:45 - 5:00 p.m.	0	3	351	234	588
Morning Totals	**0**	**37**	**1768**	**2815**	**4620**
Afternoon Totals	**0**	**17**	2725	**2053**	**4795**

Cool and light afternoon rain

Site Plan



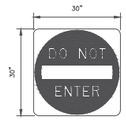


FIRE TRUCK TURNING & HOSE TRAVEL DISTANCE PLAN

1"=30'-0

SITE PLAN NOTES:

A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY UNITED SURVEY. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
H. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
I. ~~EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.~~
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
L. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
M. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
O. TOTAL LAND AREA IS 1.338+/- ACRES. DISTURBED AREA OF THE SITE 1.338 ACRES.
P. WETLANDS WERE NOT PRESENT ON THIS SITE.
Q. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
R. MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
U. ~~ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.~~
V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE



STANDARD RED AND WHITE SIGN

R5-1
"DO NOT ENTER" SIGN
N.T.S.

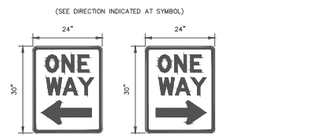
	SIGNAGE LEGEND
1	STOP SIGN (R1-1)
2	ACCESSIBLE PARKING SIGN (R7-8)
3	NO PARKING SIGN FIRE LANE (R8-31)
4	DO NOT ENTER (R5-1)
5	~~PEDESTRIAN CROSSING SIGN~~
6	PICK-UP AND DROP-OFF ONLY - NO PARKING SIGN
7	ONE-WAY SIGN
8	~~LEFT TURN ONLY SIGN~~

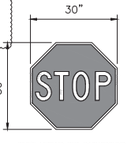
	PAVEMENT MARKING LEGEND
A	24" WHITE SOLID STOP BAR
B	4" YELLOW SOLID LINE
C	~~8" SOLID WHITE LINE~~
D	~~LETTERS & SYMBOLS PAVEMENT MARKINGS~~
E	~~TRAFFIC FLOW DIRECTIONAL ARROWS~~
F	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
G	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
H	~~4" SOLID WHITE LINE~~

PAVEMENT LEGEND
PAVEMENT REPLACEMENT ALONG NEW CURB & GUTTER [NOT USED] 2' WIDE PAVEMENT REMOVAL & CLASS D PATCH - MINIMUM 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 8" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE CA-6, TYPE B
STANDARD DUTY PAVEMENT (SN=2*0.4+2*0.33+10*.13=2.76)[NOT USED] 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 10" AGGREGATE BASE COURSE CA-6, TYPE B
CONCRETE PAVEMENT/APRON 8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF, IF ALLOWED IN ROW)* 8" COMPACTED AGGREGATE BASE CA-6, TYPE B
CONCRETE PADS - TRASH CORAL & UTILITY PADS 8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF* 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
SIDEWALKS 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B
DETECTABLE WARNING AND DEPRESSED CURB REPLACEABLE RED POLYMER COMPOSITE PLATES
*REFER TO CONCRETE JOINT DETAILS (IF ANY).

ZONING ANALYSIS

1.	ZONING	(REZONE) RS & SP	
2.	LOT SIZE	58,317.10 SQFT / 1.339 ACRES	
3.	ALLOWABLE BUILDING AREA	20,626.29 SQFT (35%)	
4.	ALLOWABLE FAR	23,572.90 SQFT (40%)	
5.	PROPOSED BUILDING AREA (GROSS)	11,080.50 SQFT	
6.	COVERED PORCH	1,176.26 SQFT	
7.	FAR	(11,080.50/58317.10 = 0.190)	19.00 %
8.	FAR W/PORCH	(12261.26/58317.10 = 0.210)	21.00 %
9.	PARKING SPACES		
	TOTAL PARKING REQUIRED	(3 STAFF SPACES, 1 SPACE PER 3 LIVING UNITS) = 8 PARKING SPACES	
	TOTAL PARKING PROVIDED	9 REGULAR + 2 ADA = 11 PARKING SPACES	





R1-1
30"X30"
"STOP" SIGN
N.T.S.

REVISIONS	ISSUE	DATE
PRELIMINARY PLAN	1	09.21.20
PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	2	12.07.20
PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	3	01.30.20

PROJECT STAFF
PROJECT MANAGER: A. KESHFI
ENGINEER

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH : (312) 404-3855
NILES, IL 60714 abhijhveer@yahoo.com

SITE PLAN & GEOMETRIC PLAN
OVERALL SITE

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

SHEET TITLE | PROJECT ADDRESS
NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: 1"=20'-0

SHEET NUMBER
C-7
8 OF 16

ITE Trip Generation Sheets

Land Use: 620
Nursing Home

Description

A nursing home is a facility whose primary function is to provide care for persons who are unable to care for themselves. Examples include rest homes, chronic care, and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Residents often require treatment from a registered healthcare professional for ongoing medical issues. A nursing home resident is not capable of operating a vehicle. Traffic is entirely generated by employees, visitors, and deliveries. Assisted living (Land Use 254) and continuing care retirement community (Land Use 255) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The average numbers of person trips per vehicle trip at the three general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.0 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.1 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, New Jersey, New York, Ontario, Canada, and Texas.

Source Numbers

436, 502, 598, 734, 878, 971, 972

Nursing Home
(620)

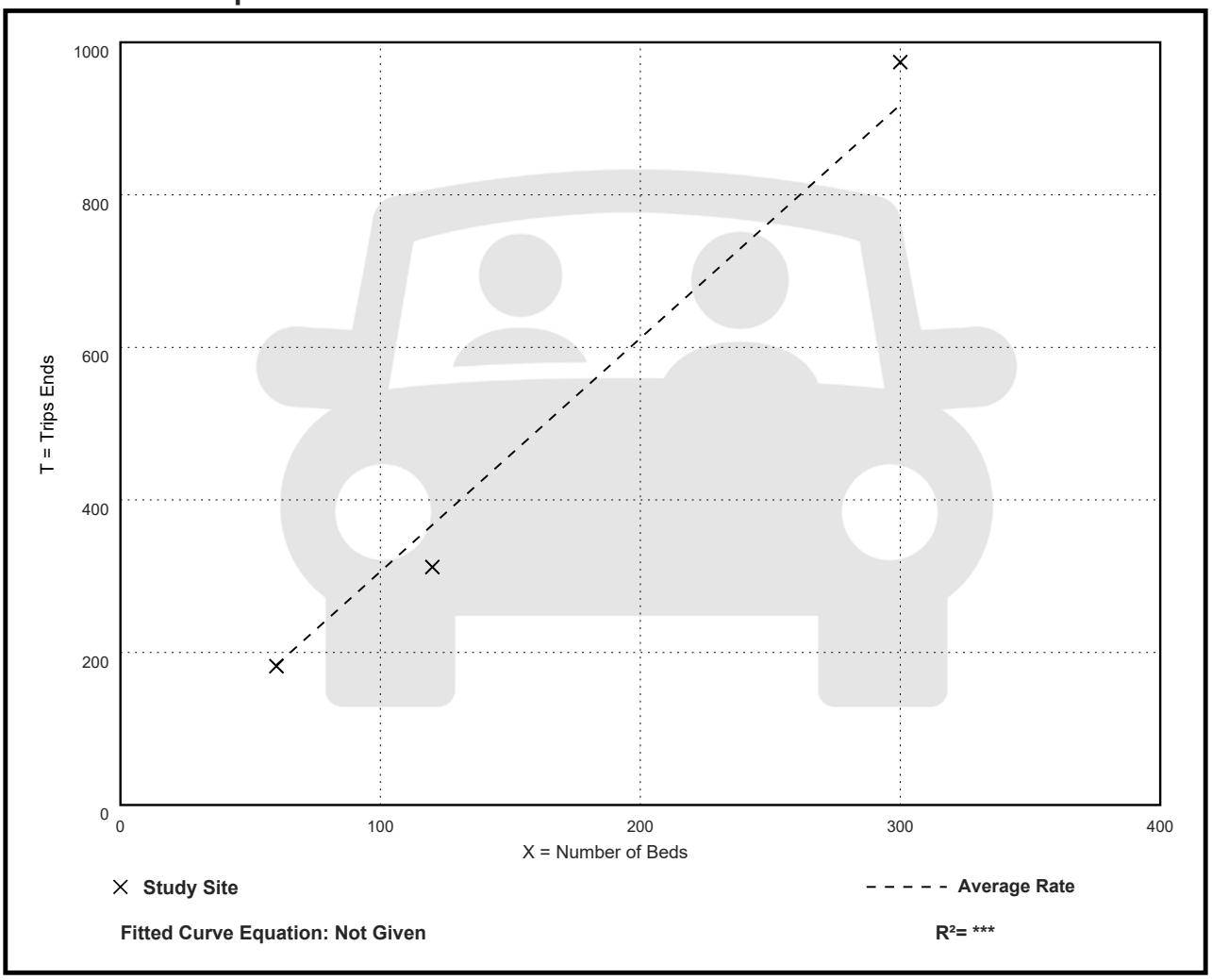
Vehicle Trip Ends vs: Beds
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Beds: 160
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
3.06	2.60 - 3.25	0.33

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

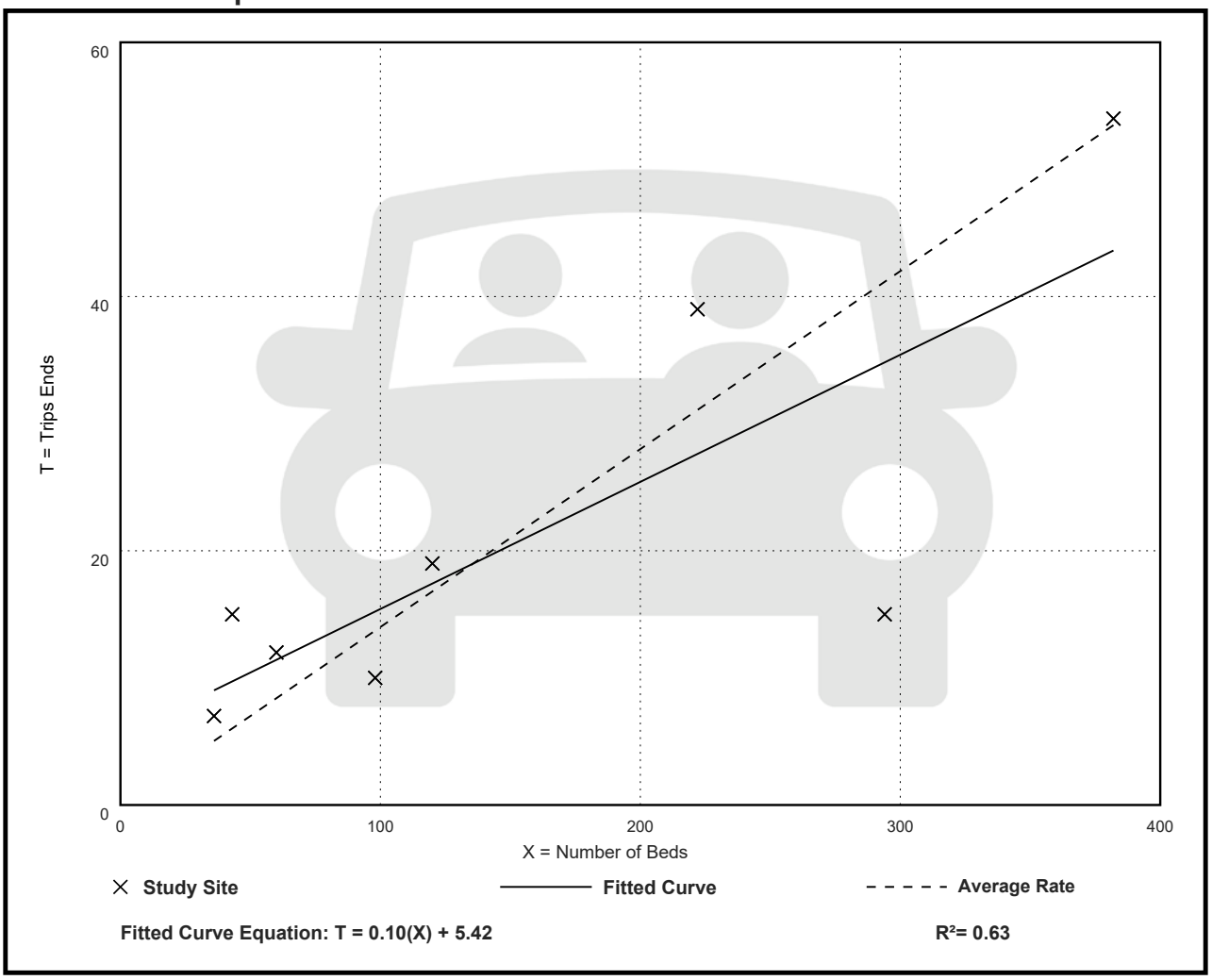
Nursing Home
(620)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Beds: 157
Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.05 - 0.35	0.07

Data Plot and Equation



Fitted Curve Equation: T = 0.10(X) + 5.42

R^2= 0.63

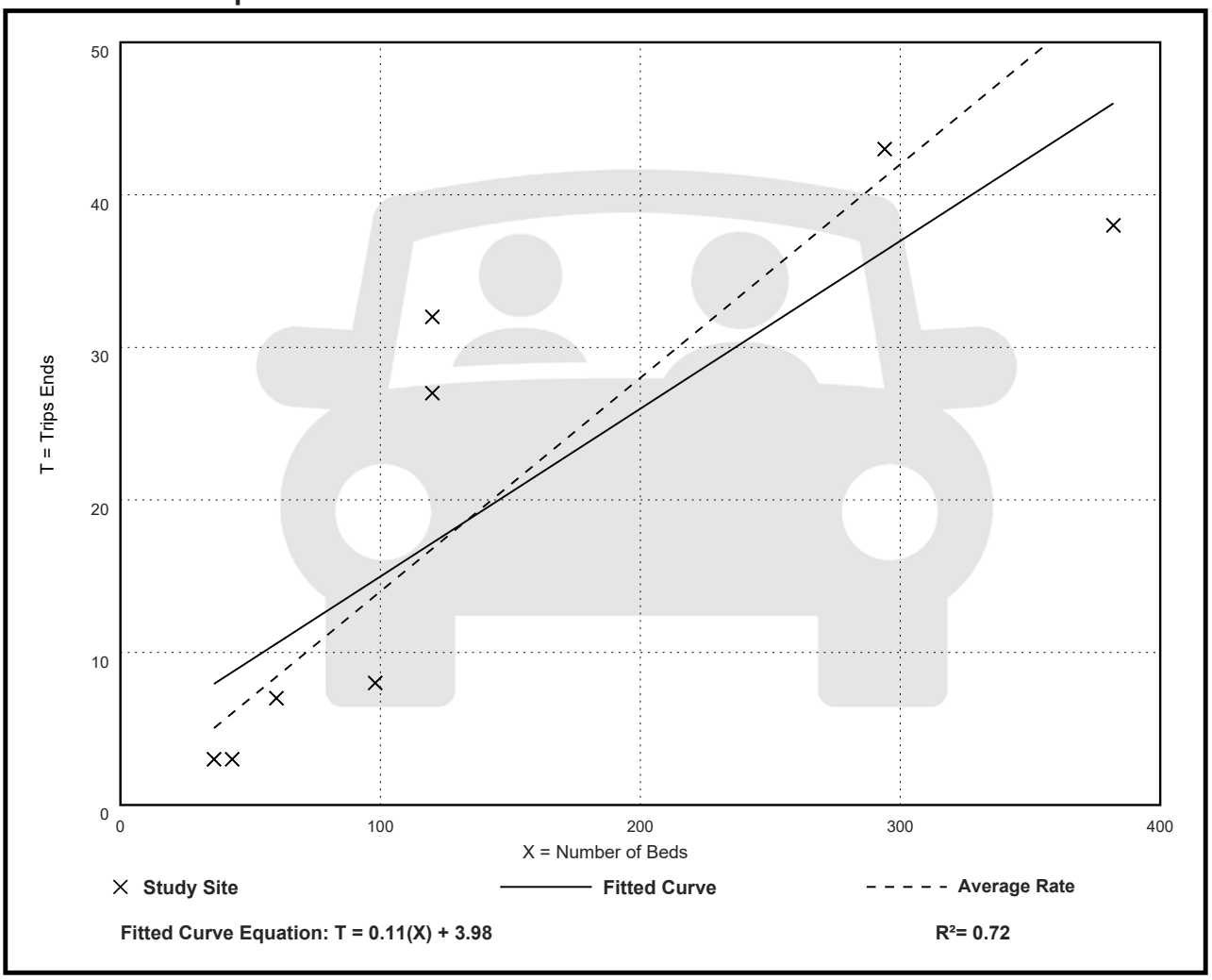
Nursing Home
(620)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Beds: 144
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.07 - 0.27	0.06

Data Plot and Equation



Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1520	4	12	996	9	12
Future Vol, veh/h	1520	4	12	996	9	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1634	4	13	1071	10	13

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1638	0	2198	819
Stage 1	-	-	-	-	1636	-
Stage 2	-	-	-	-	562	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	401	-	39	323
Stage 1	-	-	-	-	147	-
Stage 2	-	-	-	-	540	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	401	-	36	323
Mov Cap-2 Maneuver	-	-	-	-	115	-
Stage 1	-	-	-	-	147	-
Stage 2	-	-	-	-	497	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	26.3
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	115	323	-	-	401	-
HCM Lane V/C Ratio	0.084	0.04	-	-	0.032	-
HCM Control Delay (s)	39.2	16.6	-	-	14.3	0.6
HCM Lane LOS	E	C	-	-	B	A
HCM 95th %tile Q(veh)	0.3	0.1	-	-	0.1	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1127	0	10	1460	6	2
Future Vol, veh/h	1127	0	10	1460	6	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1212	0	11	1570	6	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1212	0	2019	606
Stage 1	-	-	-	-	1212	-
Stage 2	-	-	-	-	807	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	583	-	52	445
Stage 1	-	-	-	-	248	-
Stage 2	-	-	-	-	404	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	583	-	44	445
Mov Cap-2 Maneuver	-	-	-	-	151	-
Stage 1	-	-	-	-	248	-
Stage 2	-	-	-	-	344	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	25.7
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	151	445	-	-	583	-
HCM Lane V/C Ratio	0.043	0.005	-	-	0.018	-
HCM Control Delay (s)	29.9	13.1	-	-	11.3	0.8
HCM Lane LOS	D	B	-	-	B	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Morning Peak Hour

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑			↑↑↑			↑	↱		↑	↱
Traffic Vol, veh/h	1	1584	4	12	1038	1	9	0	12	0	0	1
Future Vol, veh/h	1	1584	4	12	1038	1	9	0	12	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	1	1667	4	13	1093	1	9	0	13	0	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1094	0	0	1671	0	0	2244	2791	836	1956	2793	547
Stage 1	-	-	-	-	-	-	1671	1671	-	1120	1120	-
Stage 2	-	-	-	-	-	-	573	1120	-	836	1673	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	645	-	-	389	-	-	24	19	315	39	19	486
Stage 1	-	-	-	-	-	-	102	154	-	223	284	-
Stage 2	-	-	-	-	-	-	477	284	-	332	154	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	645	-	-	389	-	-	22	17	315	34	17	486
Mov Cap-2 Maneuver	-	-	-	-	-	-	80	94	-	130	89	-
Stage 1	-	-	-	-	-	-	100	151	-	218	260	-
Stage 2	-	-	-	-	-	-	436	260	-	312	151	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.8	33.7	12.4
HCM LOS			D	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	80	315	645	-	-	389	-	-	-	486
HCM Lane V/C Ratio	0.118	0.04	0.002	-	-	0.032	-	-	-	0.002
HCM Control Delay (s)	56	16.9	10.6	0.1	-	14.6	0.6	-	0	12.4
HCM Lane LOS	F	C	B	A	-	B	A	-	A	B
HCM 95th %tile Q(veh)	0.4	0.1	0	-	-	0.1	-	-	-	0

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Evening Peak Hour

Intersection	
Int Delay, s/veh	0.7

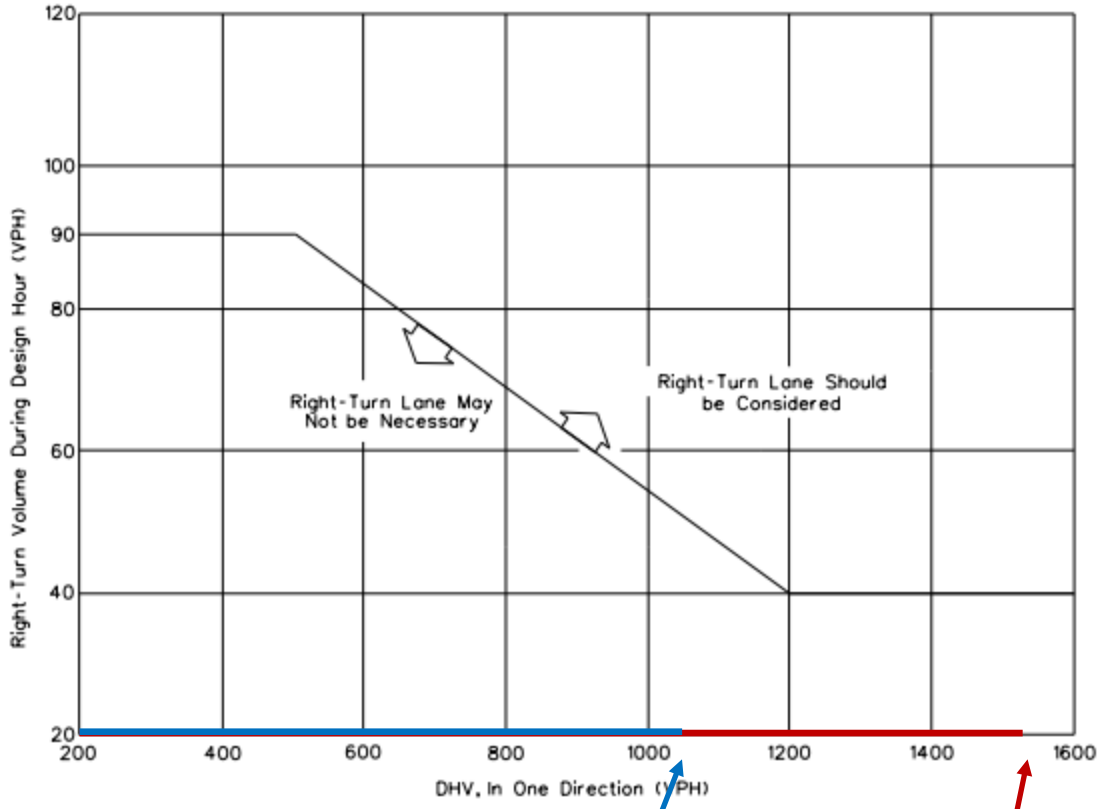
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↱			↑↑↱			↑	↱		↑	↱
Traffic Vol, veh/h	0	1174	0	10	1521	1	6	0	2	1	0	0
Future Vol, veh/h	0	1174	0	10	1521	1	6	0	2	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	0	1236	0	11	1601	1	6	0	2	1	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1602	0	0	1236	0	0	2059	2860	618	2242	2860	801
Stage 1	-	-	-	-	-	-	1236	1236	-	1624	1624	-
Stage 2	-	-	-	-	-	-	823	1624	-	618	1236	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	414	-	-	571	-	-	33	17	437	24	17	332
Stage 1	-	-	-	-	-	-	190	250	-	109	163	-
Stage 2	-	-	-	-	-	-	338	163	-	448	250	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	414	-	-	571	-	-	29	14	437	21	14	332
Mov Cap-2 Maneuver	-	-	-	-	-	-	116	85	-	85	84	-
Stage 1	-	-	-	-	-	-	190	250	-	109	134	-
Stage 2	-	-	-	-	-	-	279	134	-	446	250	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.1	31.7	47.9
HCM LOS			D	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	116	437	414	-	-	571	-	-	85	-
HCM Lane V/C Ratio	0.054	0.005	-	-	-	0.018	-	-	0.012	-
HCM Control Delay (s)	37.8	13.3	0	-	-	11.4	1	-	47.9	0
HCM Lane LOS	E	B	A	-	-	B	A	-	E	A
HCM 95th %tile Q(veh)	0.2	0	0	-	-	0.1	-	-	0	-

Turn Lane Warrant



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

AM Peak (1051, 1)

PM Peak (1532, 1)

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

2960 DUNDEE ROAD CONSOLIDATION

OF

LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

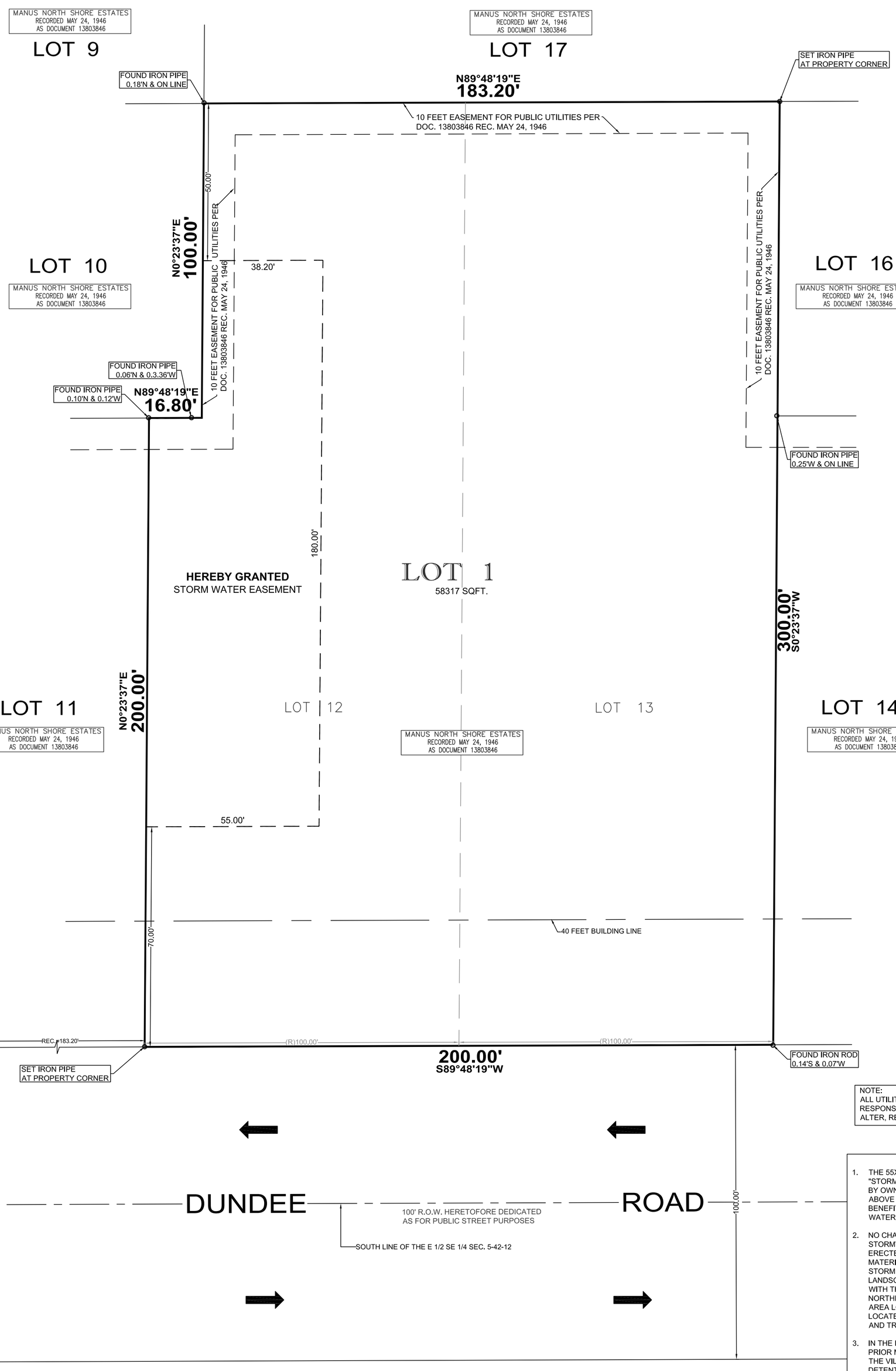
KNOWN AS: 2944-60 DUNDEE ROAD, NORTHBROOK, ILLINOIS

0' 10' 20' 50'

COOK COUNTY PERMANENT IDENTIFICATION NUMBERS:
04 - 05 - 405 - 022 - 0000
04 - 05 - 405 - 021 - 0000

AREA SUMMARY:

AREA =58,317 SQ. FT. OR 1.338 ACRES MORE OR LESS



NOTE:
ALL UTILITY SERVICES SERVICING THE SUBJECT PROPERTY ARE PRIVATE, AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE.

RESTRICTIVE COVENANTS FOR STORM WATER EASEMENT

1. THE 55X180 FOOT WIDE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORMWATER EASEMENT" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF LOT 1 (THE "DETENTION EASEMENT LOT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORMWATER EASEMENT IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORMWATER EASEMENT, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORMWATER EASEMENT THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORMWATER EASEMENT ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). EACH OWNER OF A DETENTION AREA LOT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF HIS LOT LOCATED WITHIN THE STORMWATER EASEMENT AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORMWATER EASEMENT IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE DETENTION EASEMENT LOTS, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE DETENTION EASEMENT LOTS FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORMWATER EASEMENT.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNERS OF THE DETENTION EASEMENT LOTS AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNERS OF THE DETENTION EASEMENT LOTS WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE DETENTION EASEMENT LOTS AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORMWATER EASEMENT OR OF THE DETENTION EASEMENT LOTS TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

EASEMENT FOR PUBLIC UTILITIES:

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

LEGEND

- BOUNDARY LINE OF SUBDIVISION
- EXISTING LOT LINE
- EASEMENT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTIONAL'S
- (R) RECORD DATA

NOTE:
BEARING SYSTEM
BASIS OF BEARING SYSTEM IS ASSUMED

PROJECT No.: 2022-30426-1	PLAT PREPARED FOR: ROSEWATER ASSISTED CARE 847.530.0534 rosewaterassistedcare.com	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM
ISSUE DATE: 9/16/22		
SCALE: 1"=20		
SHEET NUMBER 1 OF 2		

NO.	REVISIONS	DATE
1	REVISED	1/31/23
2	REVISED	5/2/23
3		
4		
5		
6		

SEND TAX BILL TO :
PAULINE BRUMIT
4669 EATONS CREEK ROAD
NASHVILLE, TN 37218

2960 DUNDEE ROAD CONSOLIDATION

OF

LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2944-60 DUNDEE ROAD, NORTHBROOK, ILLINOIS

MAIL PLAT TO :

VILLAGE OF NORTHBROOK
1225 CEDAR LANE
NORTHBROOK, IL 60611

OWNER'S CERTIFICATE:

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

PAULINE BRUMIT, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED IN THE MANNER HEREON DRAWN .

IN WITNESS WHEREOF SAID **PAULINE BRUMIT**, AS OWNER OF SAID PROPERTY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE HEREON AFFIXED THIS _____DAY OF _____, A.D. 20___.

TO THE BEST KNOWLEDGE OF THE OWNER THE PROPERTY IS LOCATED WITHIN **NORTHBROOK SCHOOL DISTRICT 27**
HIGH SCHOOL DISTRICT 225

BY:_____
TITLE:

ATTEST:_____
TITLE:

ADDRESS: 2944-60 DUNDEE ROAD, NORTHBROOK, ILLINOIS
P.I.N.:
04 - 05 - 405 - 022 - 0000
04 - 05 - 405 - 021 - 0000

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME:_____, TITLE:_____
NAME:_____, TITLE:_____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE:_____ AND TITLE:_____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID TITLE:
_____ DID ALSO THAN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF
_____, 20___.

BY:_____
NOTARY PUBLIC

COMMISSION
EXPIRES_____

VILLAGE PRESIDENT CERTIFICATE:

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

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

BY:_____
VILLAGE PRESIDENT

ATTEST:_____
VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE:

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

I, _____ COLLECTOR FOR THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON DRAWN.

DATED THIS_____ DAY OF_____, A.D. 20__.

BY:_____
VILLAGE COLLECTOR

SCHOOL DISTRICT CERTIFICATE:

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

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE TITLE OWNER OF THE LAND DESCRIBED IN THE **2960 DUNDEE ROAD CONSOLIDATION** AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE **2960 DUNDEE ROAD CONSOLIDATION** LIES IN THE FOLLOWING SCHOOL DISTRICTS:

NORTHBROOK SCHOOL DISTRICT 27
HIGH SCHOOL DISTRICT 225

DATED AT_____, ILLINOIS,

THIS_____DAY OF_____,A.D. 20___.

ADDRESS: 2944-60 DUNDEE ROAD, NORTHBROOK, ILLINOIS

BY:_____
OWNER

VILLAGE ENGINEER CERTIFICATE:

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

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

BY:_____
VILLAGE ENGINEER

NOTARY CERTIFICATE:

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

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT,OWNERS OF THE TRACT OF LAND COMMONLY KNOWN AS THE **2960 DUNDEE ROAD CONSOLIDATION**, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, 20__.

NOTARY PUBLIC:_____

COMMISSION EXPIRES:_____

DRAINAGE STATEMENT:

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

DATED THIS _____DAY OF _____,A.D. 20___.

BY:_____
OWNER

BY:_____
OWNER

ADDRESS: 2944-60 DUNDEE ROAD, NORTHBROOK, ILLINOIS

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §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
REGION ONE ENGINEER

REGISTERED PROFESSIONAL ENGINEER AND OWNER :

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

OWNER
_____
NAME:_____
DATE:_____

REGISTERED PROFESSIONAL ENGINEER
_____
NAME:_____
FIRM:_____
DATE:_____

LAND SURVEYOR'S CERTIFICATION:

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

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS UNSHADED ZONE -"X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, COMMUNITY NUMBER 170132, PANEL NUMBER 0088 J, MAP 17031C0088 J EFFECTIVE DATE AUGUST 19, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PLAT OF SUBDIVISION IS DRAWN TO THE SCALE OF ONE INCH PER 20 FEET.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF MAY, 2023 AT RIVER FOREST, ILLINOIS.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

PROJECT No.: 2022-30426-1	PLAT PREPARED FOR: ROSEWATER ASSISTED CARE 847.530.0534 rosewaterassistedcare.com	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM
ISSUE DATE: 9/16/22		
SCALE: 1"=20		
SHEET NUMBER 2 OF 2		

NO.	REVISIONS	DATE
1	REVISED	1/31/23
2	REVISED	5/2/23
3		
4		
5		
6		

ROSEWATER ASSISTED CARE

2944-60 DUNDEE ROAD
NORTHBROOK, IL 60062

A000 LOCATION PLAN

NTS

PROJECT DATA

CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
CURRENT ILLINOIS ACCESSIBILITY CODE
2015 NFPA LIFE SAFETY CODE
VILLAGE OF NORTHBROOK AMENDMENTS

USE CLASSIFICATION: R-4

CONTRUCTION TYPE: VB, SPRINKLERED

BUILDING AREA:

FIRST FLOOR	11,085
BASEMENT	3,824

ALLOWABLE AREA BY TABLE: 28,000 S.F.

OCCUPANT LOAD

RESIDENTS:	MAX. ALLOWABLE BY CODE =	16
STAFF:	(3) CARE GIVERS + NURSE =	4
	TOTAL =	20

FLAME SPREAD RATING:

CLASS B - REQUIRED VERTICAL EXITS AND PASSAGEWAYS
CLASS C - CORRIDORS PROVIDING EXIT ACCESS
CLASS C - ROOMS OR ENCLOSED SPACES

DESIGN VALUES:

FLOORS -	100 PSF LIVE FOR LOBBIES
	50 PSF LIVE FOR OFFICE
	60 PSF LIVE FOR STAIRS
	40 PSF LIVE PRIVATE ROOMS
ROOFS -	30 PSF SNOW
WALLS -	20 PSF WIND FOR 0-20' HT.
	25 PSF WIND FOR 21'-29' HT.
	30 PSF WIND FOR 30' AND ABOVE
RAILS & GUARDS -	50 PSF LIVE LOAD, 200 LB CONCENTRATED LOAD
INTERMEDIATE RAILS -	50 LBS CONCENTRATED LOAD
GRAB BARS, SHOWER SEATS, WALL MOUNT BENCH SEATS -	250 LBS CONCENTRATED LOAD

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/30/22 11/23/2022
Cert. No. Exp. Date

COPYRIGHT AS DATED ©
A.L.A Architects & Planners, Inc.

DESIGN STAGE

CONCEPTUAL DESIGN	8-24-21 DW
PRELIMINARY DESIGN	5-31-22 BJ
DESIGN DEVELOPMENT	10-18-22 DW
FINAL SET FOR BID	11-23-22 DW
RELEASE FOR PERMIT	
REVISION	

REVISIONS

1	
2	9-24-21 DW
3	11-11-21 DW
4	1-27-22 DW
5	4-18-22 DW

ROSEWATER ASSISTED CARE
2944-60 DUNDEE ROAD (IL ROUTE 68)
NORTHBROOK, ILLINOIS 60062

SHEET INDEX, LOCATION PLAN,
PROJECT DATA, NOTES & CODES

Architects & Planners, Inc.
2600 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 21287

Sheet Number: A000

File Name: 21287000

GENERAL NOTES:

REFERENCE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR OPENINGS, SLEEVES, CURBS, INSERTS, BLOCK-OUTS, ETC.

ALL CONCRETE WORK SHALL COMPLY WITH CURRENT CODES FOR REINFORCED CONCRETE CONSTRUCTION (ACI STANDARDS)

EXCAVATE TO DESIGN ELEVATIONS AS REQUIRED TO INSTALL FOOTINGS AND FOUNDATION WALLS. EXCAVATED AREAS TO REMAIN OPEN UNTIL INSPECTED BY QUALIFIED SOILS ENGINEER. FOUNDATIONS TO BEAR ON UNDISTURBED SOIL OR APPROVED FILL HAVING A SAFE SOIL BEARING CAPACITY OF 3000 PSF. IF BEARING CAPACITY OF THIS AMOUNT IS NOT FOUND, NOTIFY ARCHITECT PRIOR TO PRECEEDING WITH THE WORK.

IF REQUIRED, COMPACTED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 9" IN THICKNESS AND SHALL BE OF AN APPROVED MATERIAL COMPACTED TO A MINIMUM OF 95% DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS. CONCRETE CONTRACTOR SHALL PROVIDE 4 TEST CYLINDERS FOR EACH 150 CUBIC YARDS OF CONCRETE. CYLINDERS TO BE TESTED BY AN APPROVED TESTING AGENCY AT 7, 14, AND 28 DAYS. IN ACCORDANCE WITH ASTM C-31 AND C-39. PROVIDE RESULTS TO ARCHITECT FOR REVIEW.

THE CONCRETE CONTRACTOR SHALL INSTALL FOUNDATION REINFORCING, ANCHOR BOLTS, ECT. AS SPECIFIED IN THE DRAWINGS AND AS REQUIRED DUE TO THE NATURE OF THE WORK.

CONTINUOUS REINFORCING BARS SHALL LAP 36 DIAMETERS WHERE SPLICED BUT NOT LESS THAN 12".

PROVIDE TWO #4 BARS AT TOP AND BOTTOM OF FOUNDATION WALLS. PROVIDE TWO #4 CORNER BARS AT EACH CORNER (24" LEGS). REINFORCEMENT SHALL BE GRADE 60 TESTED IN ACCORDANCE WITH ASTM A615.

CONCRETE PROTECTION FOR REINFORCEMENT IN ACCORDANCE WITH ACI 318 7.7.
- CONCRETE CAST AGAINST OR PERMANENTLY EXPOSED TO EARTH = 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER (#6 THRU #8 BARS) = 2"
- CONCRETE EXPOSED TO EARTH OR WEATHER (#5 BARS, W31 OR D31 WIRE AND SMALLER) = 1-1/2"

POUR ALL FOUNDATION WALLS MONOLITHICALLY OR PROVIDE ADEQUATE JOINT CONNECTION AND WATER STOP. CONSTRUCTION JOINT LOCATIONS SHALL BE DETERMINED BY THE CONCRETE CONTRACTOR.

CONSTRUCTION JOINTS FOR CONCRETE SLABS ON GROUND TO BE SPACED AT A MINIMUM OF 20'-0" O.C. AND SHALL BE A DEPTH OF 1/4 THE SLAB THICKNESS.

NO ALUMINUM OF ANY TYPE SHALL BE IMBEDDED IN THE CONCRETE.

BACK FILL CONCRETE WALLS AS FOLLOWS:
INTERIOR WALLS - GRANULAR MATERIAL (CA-6)
EXTERIOR WALLS - GRANULAR MATERIAL (CA-6)

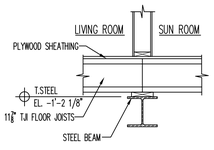
EXTERIOR FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL.

REFER TO SOIL REPORT FOR ALLOWABLE SOIL BEARING PRESSURES.

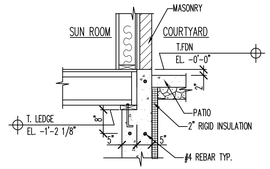
FOUNDATION EXCAVATIONS SHALL BE COMPACTED TO A LEVEL SURFACE (OR FORMED WHERE SOIL CONDITIONS DO NOT ALLOW).

THE EXCAVATION SHALL BE PROTECTED FROM WEATHER IF CONCRETE PLACEMENT DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION OF THE FOOTING.

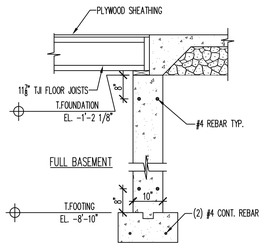
TOP OF FLOOR/FOUNDATION TO BE 0'-0".



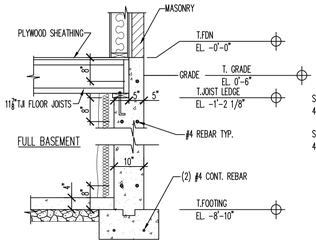
2A / A100 FOUNDATION SECTION
RECESSED JOIST LEDGE 1/2"=1'-0"
W/WOOD FRAMED WALL ABOVE
@ LIVING RM. & SUN ROOM



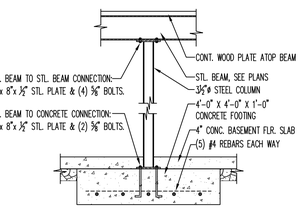
3A / A100 FOUNDATION SECTION
RECESSED JOIST LEDGE 1/2"=1'-0"
W/ MASONRY WALL ABOVE
@ SUN ROOM & COURTYARD



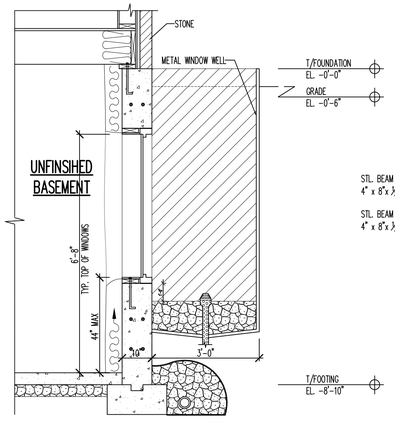
3B / A100 FOUNDATION SECTION
KNEE WALL BETWEEN 1/2"=1'-0"
FULL BASEMENT
& SLAB ON GRADE



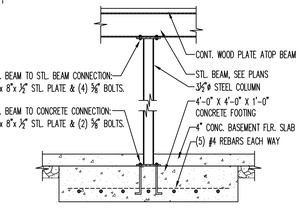
2C / A100 FOUNDATION SECTION
RECESSED JOIST LEDGE 1/2"=1'-0"
W/ MASONRY WALL ABOVE
@ FULL BASEMENT



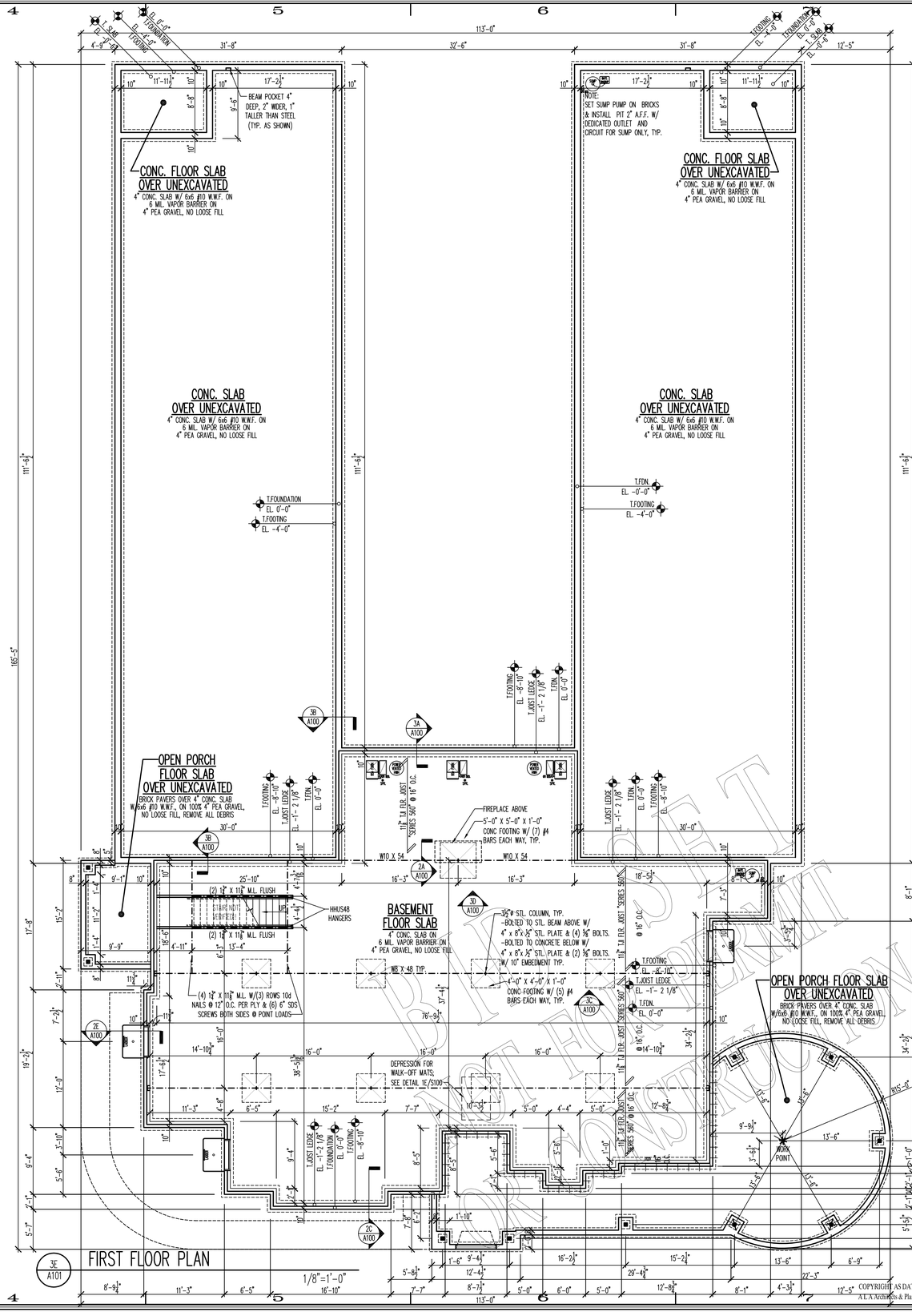
3C / A100 FOUNDATION SECTION
TYP. STEEL COLUMN 1/2"=1'-0"
ON 4' X 4' CONC. FOOTING



2E / A100 ESCAPE WINDOW DETAIL
1/2"=1'-0"



3D / A100 FOUNDATION SECTION
TYP. STEEL COLUMN 1/2"=1'-0"
ON 5' X 5' CONC. FOUNDATION



PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS		
1	6-24-21	DJW
2	9-24-21	DJW
3	11-11-21	DJW
4	1-27-22	DJW
5	4-18-22	DJW

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
FINAL BIDDING
RELEASE FOR PERMIT
REVISION

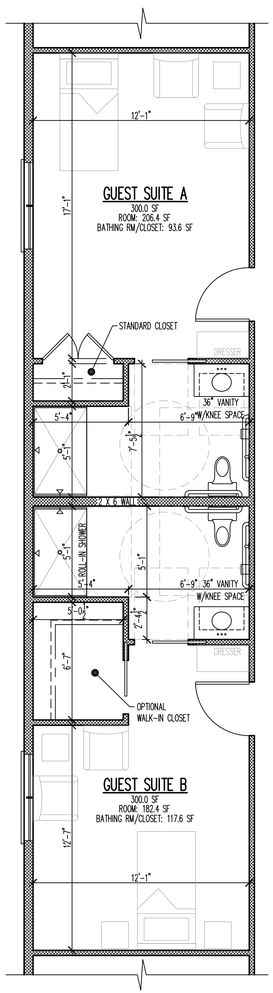
ROSEWATER ASSISTED CARE
294-60 DUNDEE ROAD (IL ROUTE 68)
NORTHBROOK, ILLINOIS 60062

FOUNDATION PLAN

A.L.A. Architects & Planners, Inc.
2600 Belton Road at Rt. 176
Crystal Lake, Illinois 60012
Telephone: 815-788-9200 Fax: 815-788-9201

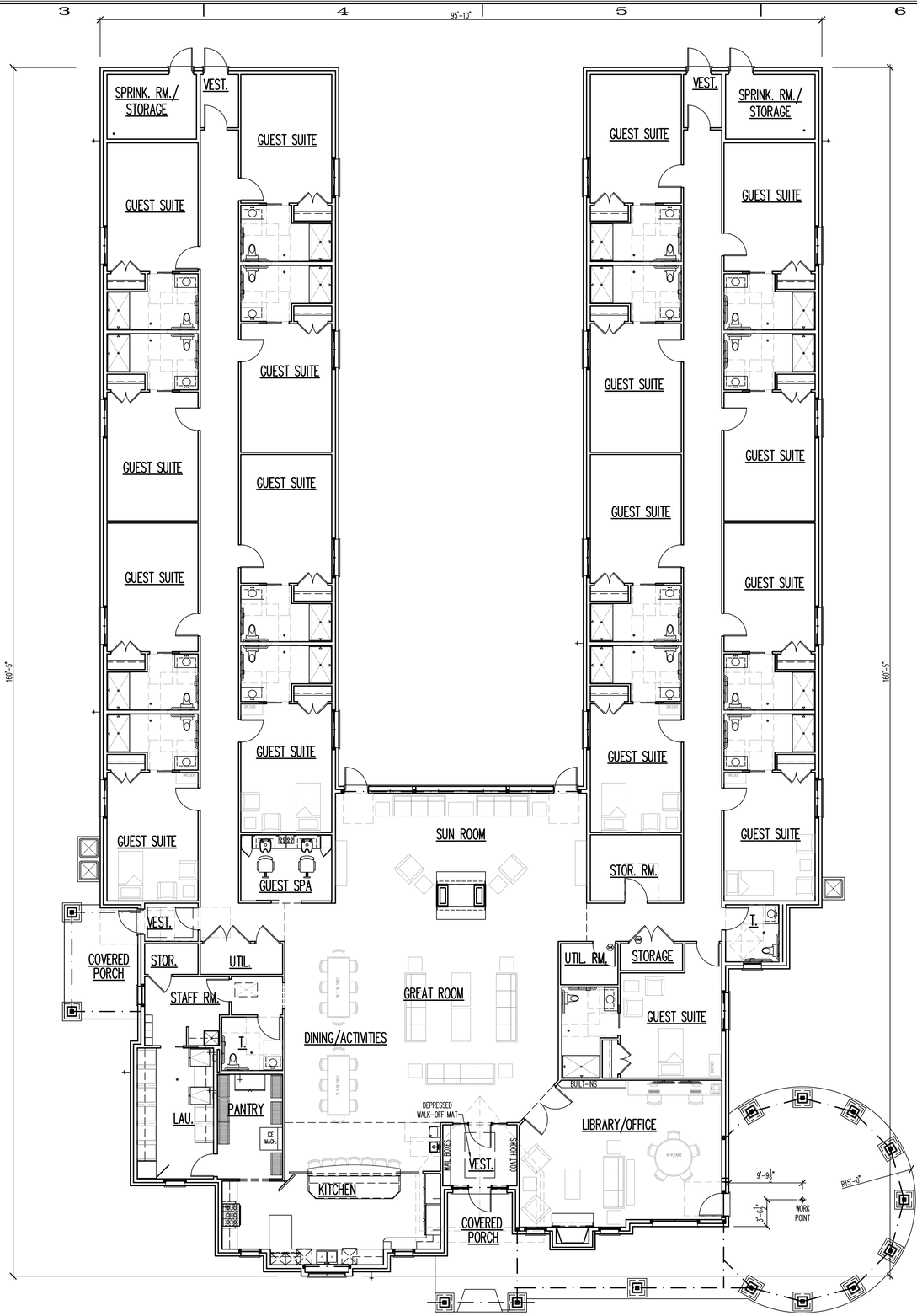
Job Number: 21287
Sheet Number: A100
File Name: 21287100

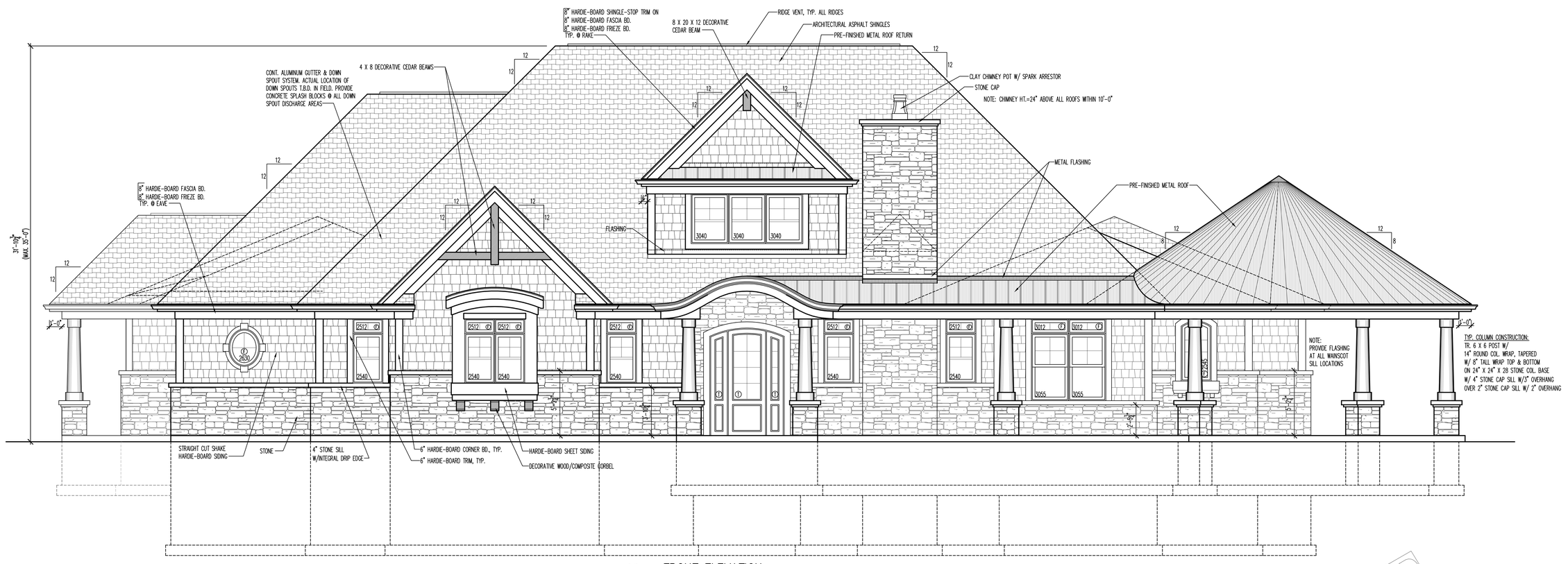
COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.



2D / A101 TYP. GUEST SUITE PLAN DEAIL

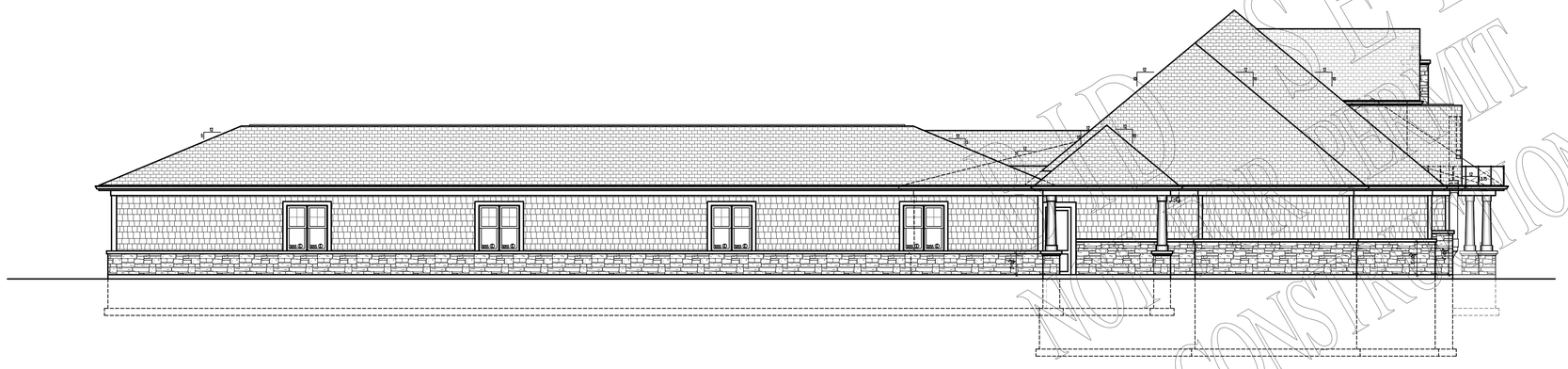
1/4"=1'-0"


95'-10"
160'-5"
SPRINK. RM./ STORAGE
VEST.
GUEST SUITE
GUEST SUITE
GUEST SUITE



1C A200 **FRONT ELEVATION**

1/4"=1'-0"



2E A200 **LEFT ELEVATION**

1/8"=1'-0"

NOT FOR BIDDING, PERMIT OR CONSTRUCTION

REVISIONS						
1	6-24-21 DW					
2	9-24-21 DW					
3	11-11-21 DW					
4	1-27-22 DW					
5	4-18-22 DW					

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- FINAL SET FOR BID
- RELEASE FOR PERMIT
- REVISION

ROSEWATER ASSISTED CARE
2944-60 DUNDEE ROAD (IL ROUTE 68)
NORTHBROOK, ILLINOIS 60062

ELEVATIONS

Architects & Planners, Inc.
2600 Bittner Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-586-9200 Fax: 815-586-9201

Job Number: 21287

Sheet Number: A200

File Name: 21287200

COPYRIGHT AS DATED ©
A.L.A Architects & Planners, Inc.

ROOF STRUCTURAL SPECIFICATIONS		NOTES
(A) = 2 X 6 RAFTERS @16" O.C.	(I) = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-6" UNLESS OTHERWISE NOTED
(B) = 2 X 8 RAFTERS @16" O.C.	(J) = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HIP AND VALLEY BDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
(C) = 2 X 10 RAFTERS @16" O.C.	(K) = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A300.
(D) = 2 X 12 RAFTERS @16" O.C.	(L) = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
(E) = 2 X 6 CEILING JOISTS @16" O.C.	(M) = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
(F) = 2 X 8 CEILING JOISTS @16" O.C.	(N) = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS).	
(G) = 2 X 10 CEILING JOISTS @16" O.C.		
(H) = 2 X 12 CEILING JOISTS @16" O.C.	(O) = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
M.L. = 1 3/4" 1.9E MICRO=LAM LVL T.S. = 1 3/4" 1.55E TIMBERSTRAND LSL ■ = (3)2X6 BUILT UP POST – BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	O.B. = OVER BUILD D.R. = DOUBLE RAFTER E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY U.B. = UNDER BUILD E.H. = EXTENDED HIP	PROVIDE SIMPSON "H2.5A" HURRICANE CLIPS @ EACH RAFTER

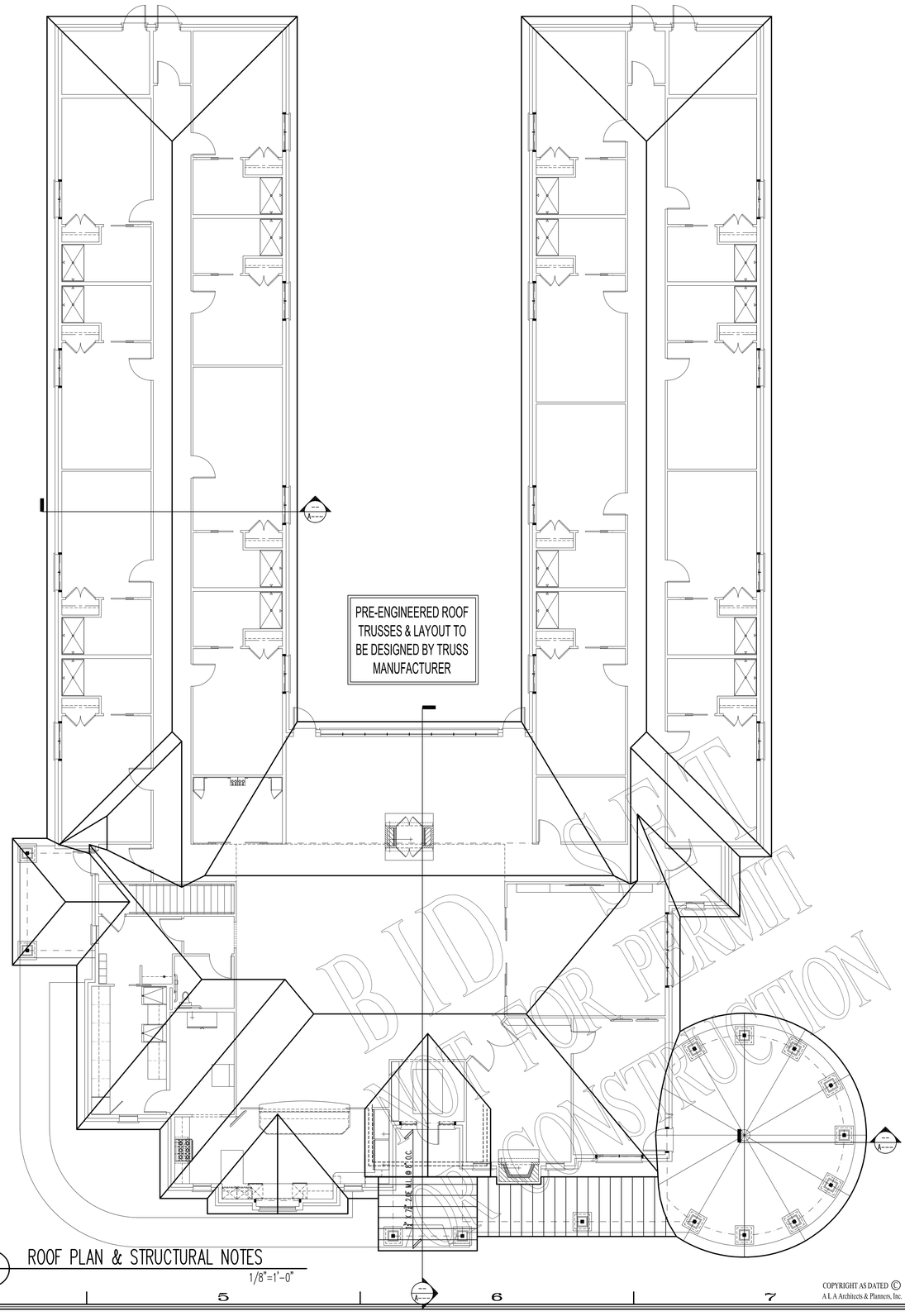
ATTIC VENT SCHEDULE

ATTIC	ATTIC AREA	REQUIRED VENT		ACTUAL VENT			ACT. VENT VALUES
		INTAKE @ SOFFIT	EXHAUST @ ROOF	INTAKE @ SOFFIT	EXHAUST @ ROOF		CONT. SOFFIT VENT =10 S.I. / 1 FT.
		AREA (S.I.) / 300	AREA (S.I.) / 300	SOFFIT VENTS	RIDGE VENTS	CAN VENTS	RIDGE VENTS =20 S.I. / 1 FT.
UPPER	---- S.F. ----S.I.	---- S.I.	---- S.I.	---- FT.---- S.I.	---- FT.---- S.I.	-- CAN(S)---- S.I.	CAN VENTS =100 S.I. / VENT
LOWER	---- S.F. ----S.I.	---- S.I.	---- S.I.	---- FT.---- S.I.	---- FT.---- S.I.	-- CAN(S)---- S.I.	
GARAGE	---- S.F. ----S.I.	---- S.I.	---- S.I.	---- FT.---- S.I.	---- FT.---- S.I.	-- CAN(S)---- S.I.	

5C / A300 ATTIC VENT SCHEDULE

NOTE:
VERIFY LOCATION OF CAN-EXHAUST VENTS ON ROOF IN FIELD

NO SCALE



4E / A101 ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"

BID SET
NOT FOR PERMIT
OR CONSTRUCTION

REVISIONS

	DESIGN STAGE	
1	CONCEPTUAL DESIGN	6-24-21 DJW
2	PRELIMINARY DESIGN	9-24-21 DJW
3	DESIGN DEVELOPMENT	5-31-22 BJ
4	FINAL SET FOR BID	11-11-21 DJW
5	RELEASE FOR PERMIT	16-18-22 DJW
	REVISION	11-25-22 DJW
		1-27-23 DJW
		4-18-22 DJW

ROSEWATER ASSISTED CARE
2944-60 DUNDEE ROAD (IL ROUTE 68)
NORTHBROOK, ILLINOIS 60062

ROOF PLAN

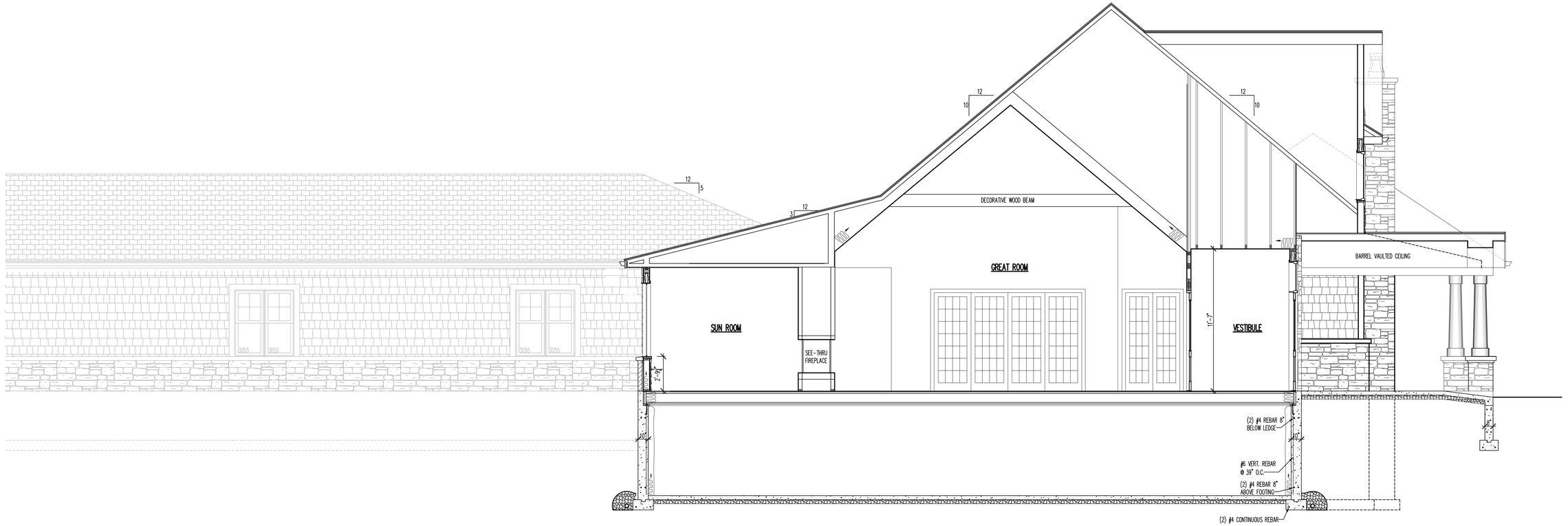
Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 21287

Sheet Number: A300

File Name: 21287300

COPYRIGHT AS DATED ©
A L A Architects & Planners, Inc.



1C A400 SECTION

1/4"=1'-0"

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
1/2" EXT. GRADE STRUCTURAL PANEL SHEATHING ON PORCH ROOF
5/8" EXT. GRADE STRUCTURAL PANEL SHEATHING W/ H-CLIPS (SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/ MIN. (R-38) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS
1 X FASCIA PER ELEVATIONS
ALUM. CEDAR FACED PLYWOOD SOFFIT W/ CONT. VENTS
1 X FRIEZE BD. PER ELEVATIONS
1" AIR BAFFLES
5/8" GYP. BD. AT CEILING

TYPICAL EXTERIOR MASONRY WALL CONSTRUCTION:
MASONRY WITH TIES @16" O.C. HORIZ. AND VERT. AND WEEP HOLES @32" O.C. AND BASE FLASHING
1" AIR SPACE
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" GYP. BD.

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" GYP. BD.

TYPICAL WOOD FLOOR CONSTRUCTION:
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (FIR)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER
SEE STRUCTURAL NOTES ON PLANS
9-1/2" (R-30) BATT INSULATION W/ VAPOR BARRIER AT PERIMETER, CANTILEVERED FLOORS & OVER UNHEATED SPACES
1/2" GYP. BD. AT FIRST FLOOR CEILING

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION:
TR. 2 X 6 SILL PLATE SET IN SILL SEALER
1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. @6' O.C. MAX. AND 1' MAX. FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

CONCRETE WALLS @ PORCHES:
8" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
ADD ADDITIONAL REINFORCING BARS PER SECTION 4 OF THE IRC
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING

CONCRETE WALLS 8'-0" TALL OR LESS WITH MASONRY WALL ABOVE:
10" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
ADD ADDITIONAL REINFORCING BARS PER SECTION 4 OF THE IRC
10" X 20" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING
3-1/2" (R-15) CONTINUOUS BATT INSULATION W/ VINYL BACKING

CONCRETE WALLS @ BASEMENT:
10" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM & (1) #4 @ 1/3 HEIGHTS
#6 VERT. BARS @ 39" O.C.
10" X 20" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING
3-1/2" (R-15) CONTINUOUS BATT INSULATION W/ VINYL BACKING

CONCRETE WALLS @ SPRINKLER ROOMS:
10" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
ADD ADDITIONAL REINFORCING BARS PER SECTION 4 OF THE IRC
10" X 20" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING
2-1/2" (R-15) CONTINUOUS INSULATION @ INTERIOR

DRAIN TILE:
4"ø PERIMETER DRAIN TILE ON 2" GRAVEL BASE & 12" GRAVEL SURROUND COVERED WITH SEDIMENT PAPER

BID SET
NOT FOR PERMIT
OR CONSTRUCTION

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
FINAL BIDDING
RELEASE FOR PERMIT

REVISIONS

	1	2	3	4	5
	6-24-21 DW	9-24-21 DW	11-11-21 DW	1-27-22 DW	4-18-22 DW
	5-31-22 BJ				
	10-18-22 DW				
	11-23-22 DW				
	REVISION				

ROSEWATER ASSISTED CARE
2944-60 DUNDEE ROAD (IL ROUTE 68)
NORTHBROOK, ILLINOIS 60062

SECTION

BID SET

A L A Architects & Planners, Inc.
2000 Balsam Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 21287

Sheet Number: A400

File Name: 21287A400

COPYRIGHT AS DATED ©
A L A Architects & Planners, Inc.

FENCE SPECIFICATIONS @ REAR YARD:

MANUFACTURER: VERANDA
MODEL: LINDEN PRO PRIVACY FENCE 6FT X 8FT PANEL KIT (OR EQUIVALENT)

ANCHORING: PROVIDE MIN. 8"ø POST HOLE TO 48" BELOW GRADE; FILL BOTTOM OF POST HOLE W/6" MIN. CRUSHED STONE; SET POSTS & FILL HOLE W/CONCRETE

CONTRACTOR SHALL INSTALL PRODUCT PER MANUFACTURER'S INSTRUCTIONS & IS RESPONSIBLE FOR PROVIDING ALL COMPONENTS & ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO POST CAPS, TRIM, AND GATE DOORS & HARDWARE

FENCE SPECIFICATIONS @ DETENTION AREA:

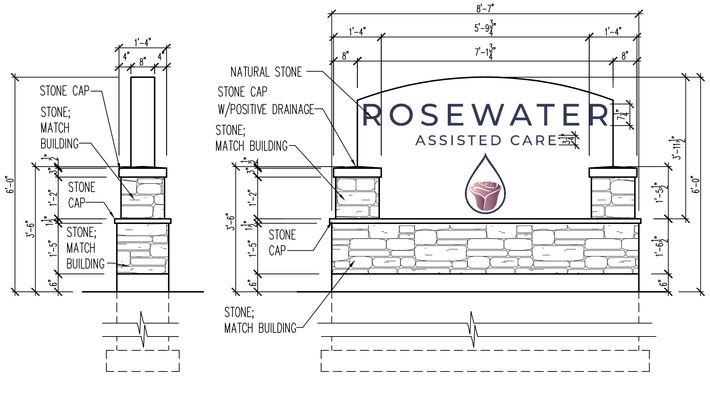
MANUFACTURER: GILPIN, INC.
MODEL:
2940400 BALTIMORE ELITE HEAVY DUTY ALUMINUM PANEL (OR EQUIVALENT)
PANEL SIZE: 72"W X 45"H
2945484 BALTIMORE ELITE HEAVY DUTY ALUMINUM GATE (OR EQUIVALENT)
GATE SIZE: 48"W X 48"H
COLOR: BLACK

ANCHORING: PROVIDE MIN. 8"ø POST HOLE TO 48" BELOW GRADE; FILL BOTTOM OF POST HOLE W/6" MIN. CRUSHED STONE; SET POSTS & FILL HOLE W/CONCRETE

CONTRACTOR SHALL INSTALL PRODUCT PER MANUFACTURER'S INSTRUCTIONS & IS RESPONSIBLE FOR PROVIDING ALL COMPONENTS & ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO FENCE & GATE POSTS, POST CAPS, TRIM, GATE DOORS & HARDWARE

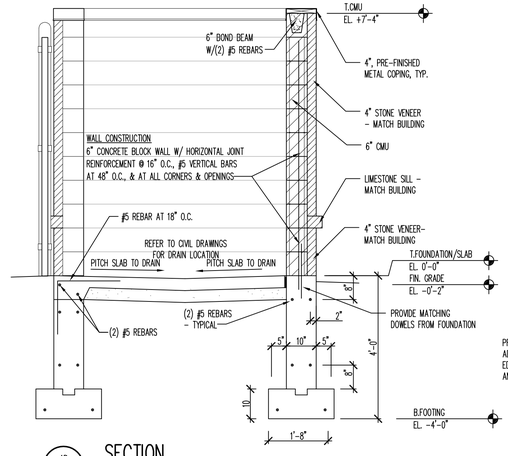
GATES SHALL BE LATCHED AND UNABLE TO BE OPENED WITHOUT KEY CARD OR CODE; PROVIDE SECURITY SYSTEM AS SELECTED BY OWNER

3C A500 FENCING DETAILS
OR EQUIVALENT NTS

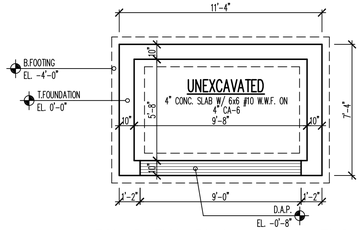


2E A500 SIDE END ELEVATION
MONUMENT SIGN 1/2"=1'-0"

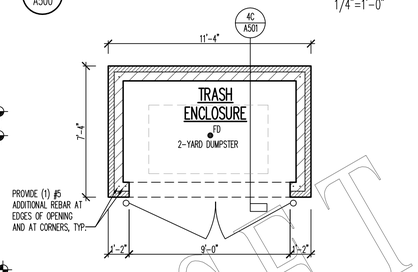
3E A500 MONUMENT FRONT ELEVATION
1/2"=1'-0"



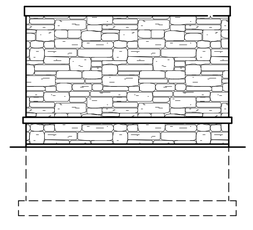
4D A500 SECTION
1/2"=1'-0"



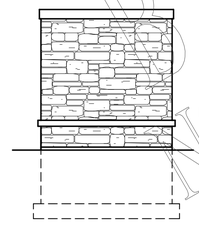
6C A500 FOUNDATION PLAN - TRASH ENCLOSURE
1/4"=1'-0"



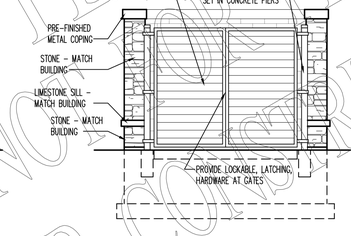
6D A500 FLOOR PLAN - TRASH ENCLOSURE
1/4"=1'-0"



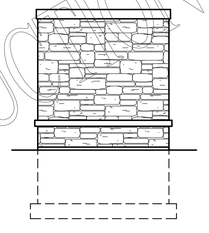
4E A500 REAR ELEVATION
1/4"=1'-0"



5E A500 LEFT ELEVATION
1/4"=1'-0"



6E A500 FRONT ELEVATION
1/4"=1'-0"



7E A500 RIGHT ELEVATION
1/4"=1'-0"

DESIGN STAGE

CONCEPTUAL DESIGN		
PRELIMINARY DESIGN		
DESIGN DEVELOPMENT		
FINAL SET FOR BID		
RELEASE FOR PERMIT		
REVISION		

REVISIONS

1	2	3	4	5
6-24-21 DW	9-24-21 DW	11-11-21 DW	1-27-22 DW	4-18-22 DW
5-31-22 BJJ				
10-18-22 DW				
11-23-22 DW				

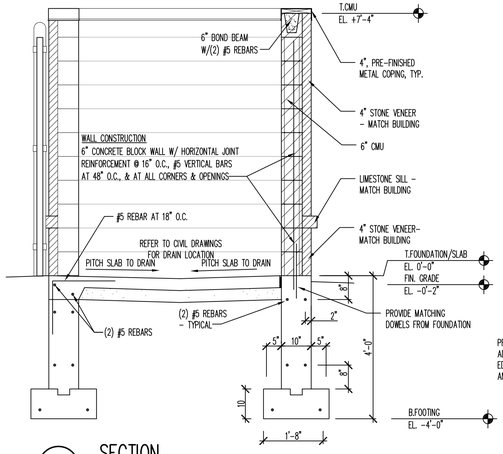
ROSEWATER ASSISTED CARE
2944-60 DUNDEE ROAD (IL ROUTE 68)
NORTHBROOK, ILLINOIS 60062

MONUMENT SIGN PLAN DETAILS,
TRASH ENCLOSURE DETAILS,
FENCING DETAILS

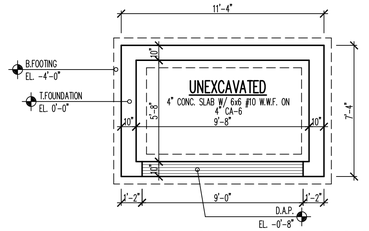
Architects & Planners, Inc.
2600 Dukane Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-586-8200 Fax: 815-586-8201

Job Number: 19072
Sheet Number: A500
File Name: 19072500

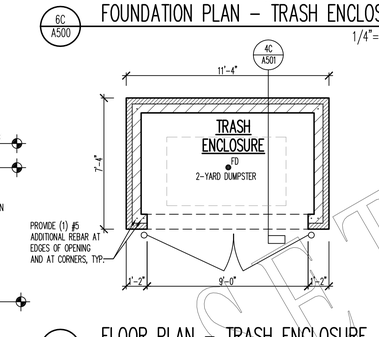
BID SET
NOT FOR PERMIT
OR CONSTRUCTION
COPYRIGHT AS DATED © ALA Architects & Planners, Inc.



4D A500 SECTION 1/2"=1'-0"



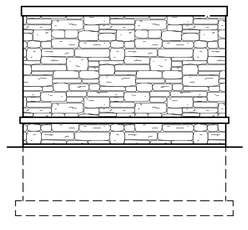
6C A500 FOUNDATION PLAN - TRASH ENCLOSURE 1/4"=1'-0"



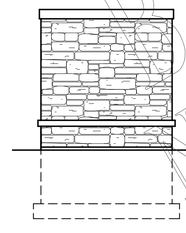
6D A500 FLOOR PLAN - TRASH ENCLOSURE 1/4"=1'-0"

2E A500 SIDE END ELEVATION MONUMENT SIGN 1/2"=1'-0"

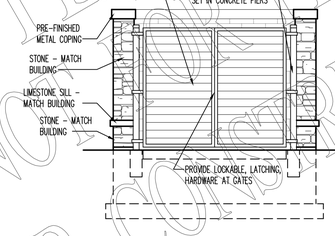
3E A500 MONUMENT FRONT ELEVATION 1/2"=1'-0"



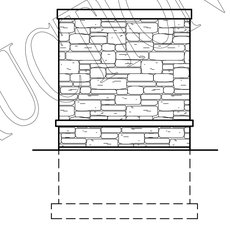
4E A500 REAR ELEVATION 1/4"=1'-0"



5E A500 LEFT ELEVATION 1/4"=1'-0"



6E A500 FRONT ELEVATION 1/4"=1'-0"



7E A500 RIGHT ELEVATION 1/4"=1'-0"

DESIGN STAGE

CONCEPTUAL DESIGN	1	6-24-21 DW
PRELIMINARY DESIGN	1	5-31-22 BU
DESIGN DEVELOPMENT	1	10-18-22 DW
FINAL SET FOR BID	1	11-23-22 DW
RELEASE FOR PERMIT	1	
REVISION	1	

REVISIONS

2	9-24-21 DW	
3	11-11-21 DW	
4	1-27-22 DW	
5	4-18-22 DW	

ROSEWATER ASSISTED CARE
2944-60 DUNDEE ROAD (IL ROUTE 68)
NORTHBROOK, ILLINOIS 60062

MONUMENT SIGN PLAN DETAILS,
TRASH ENCLOSURE DETAILS,
FENCING DETAILS

Architects & Planners, Inc.
2600 Bittner Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

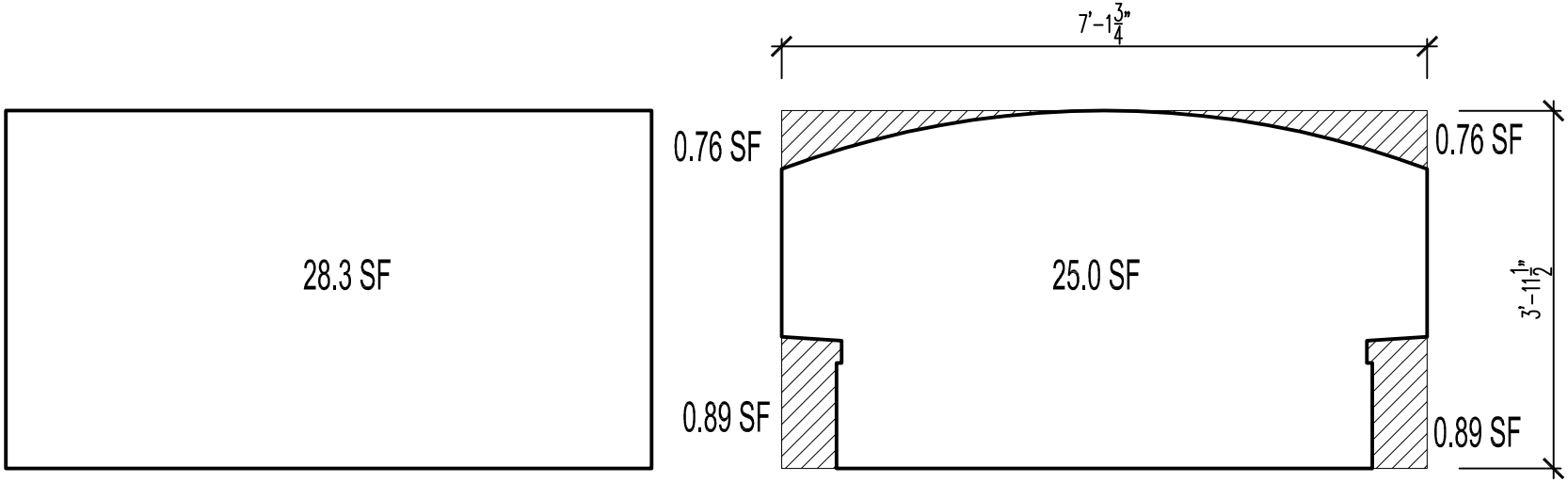
BID SET
NOT FOR PERMIT
OR CONSTRUCTION

Job Number: 19072

Sheet Number: A500

File Name: 19072500

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.



#21287 ROSEWATER ASSISTED CARE MONUMENT SIGN AREA SKETCH

3-17-2023

1/2" = 1'-0"

BENCHMARK INFO

SITE BENCHMARK IS NORTHWEST BONNET BOLT ON FIRE HYDRANT LOCATED TO THE SOUTH EAST CORNER OF THE LOT EL=671.98 (NAVD 88) ELEVATIONS DETERMINED BY GPS METHOD USING IDOT BM-2 LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF DUNDEE RD. & WESTERN AVE. AT ENTRANCE OF POST OFFICE, 42.6' NORTH OF ROUTE 68 CENTERLINE & 25.7' EAST OF WESTERN AVE. CENTERLINE CHIS "X" ON N.W. CORNER H. HOLE ELEVATION 656.31 NGVD 29. TO CONVERTED TO NAVD 88 SUBSTRACT 0.242

2

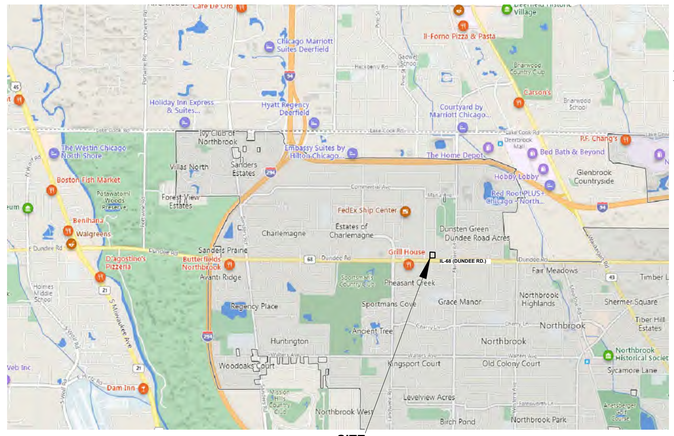
CONGREGATE CARE FACILITY
SITE IMPROVEMENTS
2944-2960 DUNDEE RD., NORTHBROOK, COOK COUNTY, IL

SECTION: 5
TOWNSHIP: 42N
RANGE: 12E

P.I.N. 04-05-405-021-0000, 04-05-405-022-0000

PRELIMINARY PLAN

SITE LOCATION MAP



SITE

AERIAL MAP

DRAWING INDEX:

C-1	TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
C-2	EXIST. TOPO, DEMO, & EROSION AND SEDIMENTATION CONTROL PLAN-PHASE I
C-2.1	TREE PRESERVATION PLAN
C-3	SOIL EROSION & SEDIMENTATION CONTROL PLAN - PHASE II
C-4	SWPPP
C-5	PROPOSED GRADING PLAN - OVERALL SITE
C-6	PROPOSED UTILITY PLAN - OVERALL SITE
C-7	SITE & GEOMETRIC PLAN - OVERALL SITE
C-8	CONSTRUCTION NOTES
C-9	STANDARD DETAILS
C-10	STANDARD DETAILS
C-11	IDOT HIGHWAY STANDARD DETAILS
C-12	IDOT HIGHWAY STANDARD DETAILS
C-13	IDOT HIGHWAY STANDARD DETAILS
C-14	IDOT DRAINAGE EXHIBIT
C-15	IDOT CROSS-SECTIONS
C-16	DRAINAGE AREA EXHIBIT

LEGAL DESCRIPTION

3

ALL PROPOSED SANITARY, STORM SEWER, AND DETENTION AREAS ARE TO BE MAINTAINED/REPLACED BY THE PROPERTY OWNER

LIMITS ON BUILDING CONSTRUCTION. DEVELOPER MAY NOT COMMENCE ANY VERTICAL BUILDING CONSTRUCTION (INCLUDING FOOTINGS, FOUNDATIONS AND SLAB) UNLESS THE VILLAGE ENGINEER HAS DETERMINED THAT THE CONSTRUCTION OF THE FOLLOWING SITE IMPROVEMENTS IS COMPLETE AND PERFORMED IN ACCORDANCE WITH THE ENGINEERING PLAN:

A. ALL STORM WATER DRAINAGE AND DETENTION IMPROVEMENTS; AND
B. A FUNCTIONAL WATER SYSTEM THAT CAN DELIVER WATER TO ALL PROPOSED FIRE HYDRANTS IN THE MANNER REQUIRED BY THE VILLAGE.

VILLAGE HOURS OF CONSTRUCTION SHALL BE STRICTLY ENFORCED ACCORDING TO THE MUNICIPAL CODE (SECTION 16-52). NO OPERATIONS SHALL TAKE PLACE ON THE PROPERTY THAT CREATE NOISE OUTSIDE OF ALLOWABLE HOURS. THIS INCLUDES STARTING DIESEL ENGINES OR DUMP TRUCKS ARRIVING PRIOR TO THE DESIGNATED TIME.

NOTE

2

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

ARV Engineering, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

PROJECT NARRATIVE

GENERAL: PROPOSED CONGREGATE CARE BUILDING ON TWO EXISTING SINGLE FAMILY RESIDENTIAL LOTS. EXISTING BUILDINGS TO BE REMOVED. STORMWATER DETENTION AND STORMWATER INFILTRATION HAS BEEN PROPOSED FOR THE SITE.

AREA SUMMARY:
TOTAL AREA OF SITE: 1.339 ACRES
DISTURBED AREA OF SITE: 1.339 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF SITE. THERE NO ARE WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN SEPARATE SEWER AREAS.

DETENTION/VOLUME CONTROL FACILITY: DETENTION (AREA<3AC.) IS NOT REQUIRED PER MWRD REQUIREMENTS AND VOLUME CONTROL (AREA>0.5AC.) IS PER MWRD REQUIREMENTS. VOLUME CONTROL IS PROVIDED IN INFILTRATION TRENCH. DETENTION IS PROVIDED PER NORTHBROOK REQUIREMENTS

SANITARY SEWERS: NEW 6" SANITARY SERVICE HAS BEEN PROPOSED TO CONNECT TO MAIN.

SOILS/INFILTRATION RATE: STIFF SILTY CLAY

GROUNDWATER ELEVATION: NO SEASONAL GROUNDWATER TABLE FOUND WITHIN 2 FEET OF BOTTOM OF INFILTRATION PIT. CHANGE IN SOIL COLOR FOUND AT N/A

1. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH 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 PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

ABHIJIT VEER
062-067076
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11/30/23

ENGINEER — 6-06-23 DATE

NATIONAL FLOOD INSURANCE
PANEL NUMBER: 17007C0114C
EFFECTIVE DATE: 02/18/2011

PERMIT INFORMATION

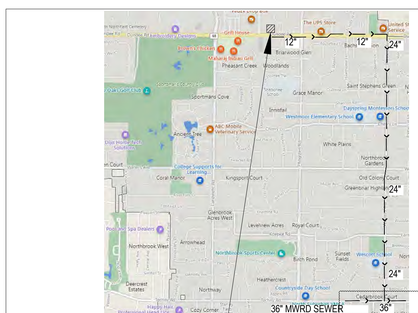
IDOT:	PENDING
MWRD:	PENDING
IEPA NOI:	PENDING
IEPA SANITARY:	PENDING
NCCSWCD:	PENDING

2

***NOTE: ALL SANITARY SEWERS BETWEEN SITE AND MWRD CONNECTION ARE OWNED BY THE VILLAGE OF NORTHBROOK. ALL STORM SEWERS ARE OWNED BY IDOT**

SANITARY SEWER ROUTE MAP

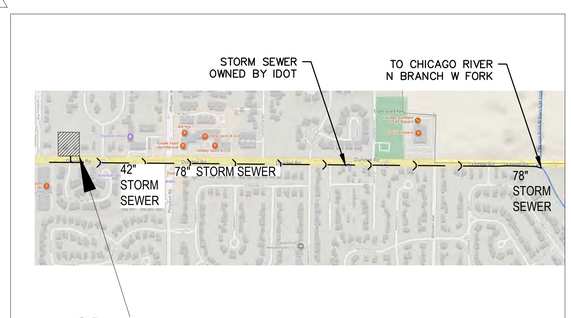
2



SITE

STORM SEWER ROUTE MAP

2



SITE

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE	W	W
STORM SEWER LINE		
STORM MANHOLE (OPEN LID)		
STORM MANHOLE (CLOSED LID)		
SANITARY MANHOLE	S	S
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT	W	W
WATER VALVE	V	V
GRADE	x 100.00	697.00
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT	CO	CO
DOWNSPOUT (ROOF DRAINS)	DS	DS
WATER B. BOX		BB
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		CF
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
TELEPHONE LINE	T	
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
SOD GRADES		XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX

PROJECT STAFF
PROJECT MANAGER: A. VEER P.E.
ENGINEER:

ISSUE	REVISIONS	DATE
1	PRELIMINARY PLAN	09-21-22
2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-07-22
3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS	03-28-23
5	PRELIMINARY PLAN - REVISED PER NORTHBROOK/VILLAGE/OWNERS COMMENTS	06-06-23

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH: (312) 404-3655
NILES, IL 60714 abhijitveer@yahoo.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

SHEET TITLE | PROJECT ADDRESS

NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: NTS

SHEET NUMBER
C-1
1 OF 16

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2944-60 DUNDEE ROAD, NORTHBROOK, ILLINOIS

PERMANENT INDEX NUMBERS:
04 - 05 - 405 - 022 - 0000
04 - 05 - 405 - 021 - 0000

AREA = 58,314 SQ. FT. OR 1.338 ACRE

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

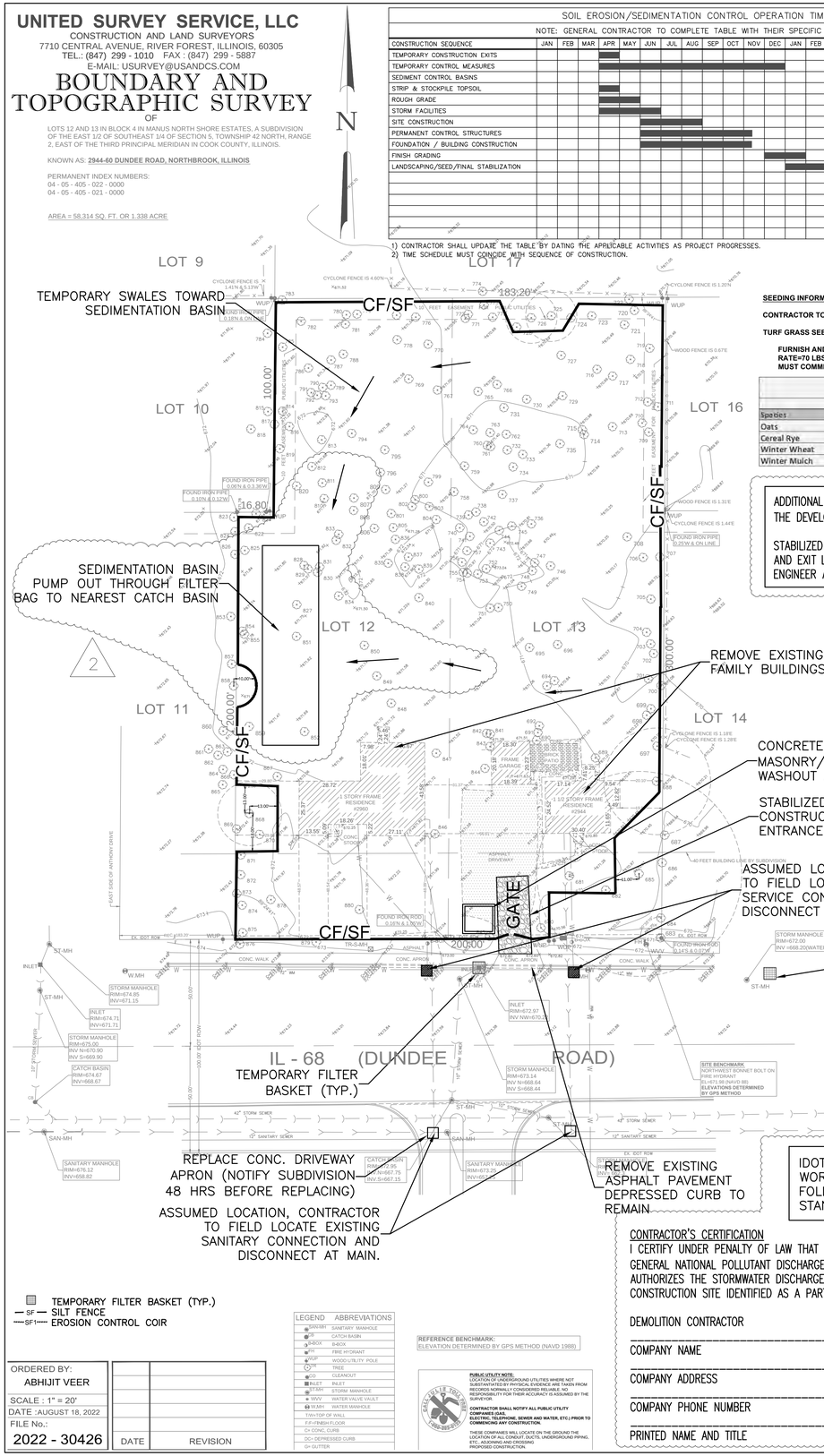
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
TEMPORARY CONSTRUCTION EXITS																									
TEMPORARY CONTROL MEASURES																									
SEDIMENT CONTROL BASINS																									
STRIP & STOCKPILE TOPSOIL																									
ROUGH GRADE																									
STORM FACILITIES																									
SITE CONSTRUCTION																									
PERMANENT CONTROL STRUCTURES																									
FOUNDATION / BUILDING CONSTRUCTION																									
FINISH GRADING																									
LANDSCAPING/SEED/FINAL STABILIZATION																									

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.
11. Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied.

2



SEEDING INFORMATION

CONTRACTOR TO SEED ALL DISTURBED AREA.

TURF GRASS SEED MIX:

FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY-33.3% / ORCHARDGRASS-33.3% / KENTUCKY BLUEGRASS-33.3%, SEEDING RATE=70 LBS./ACRE AND COMMON OATS=30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE. OVERSEED WITH 10 LBS./ACRE ANNUAL RYE. SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

Temporary Seeding, Species, Rates, & Dates

Species	lbs./Acre	Seeding Dates: Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Oats	90			■	■	■							
Cereal Rye	90						■	■	■				
Winter Wheat	90									■	■	■	
Winter Mulch	25	■	■										■

ADDITIONAL SILT FENCE SHALL BE INSTALLED AT LOCATIONS DETERMINED BY THE DEVELOPER'S ENGINEER OR THE VILLAGE ENGINEER

STABILIZED CONSTRUCTION ACCESS SHOW SHALL BE THE ONLY ENTRANCE AND EXIT LOCATIONS ALLOWED UNLESS APPROVED BY THE VILLAGE ENGINEER AND ADDITIONAL STABILIZED ACCESS CONSTRUCTED

2

IDOT PERMIT IS NECESSARY FOR ANY WORK WITHIN IDOT RIGHT-OF-WAY. FOLLOW IDOT TRAFFIC CONTROL STANDARDS FOR TRAFFIC MANAGEMENT.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

DEMOLITION CONTRACTOR

_____

COMPANY NAME

_____

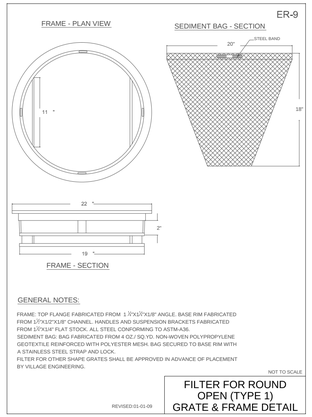
COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE



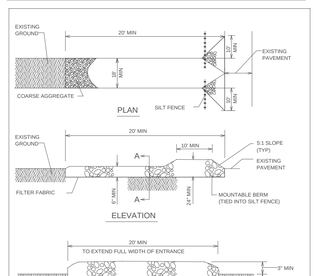
GENERAL NOTES:

FRAME: TOP FLANGE FABRICATED FROM 1.5"x1.5"x1/8" ANGLE. BASE RIM FABRICATED FROM 1.5"x1.5"x1/8" CHANNEL, HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1.5"X1/4" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./ SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.
FILTER FOR OTHER SHAPE GRATES SHALL BE APPROVED IN ADVANCE OF PLACEMENT BY VILLAGE ENGINEERING.

NOT TO SCALE

FILTER FOR ROUND OPEN (TYPE 1) GRATE & FRAME DETAIL

REVISED 01-01-09



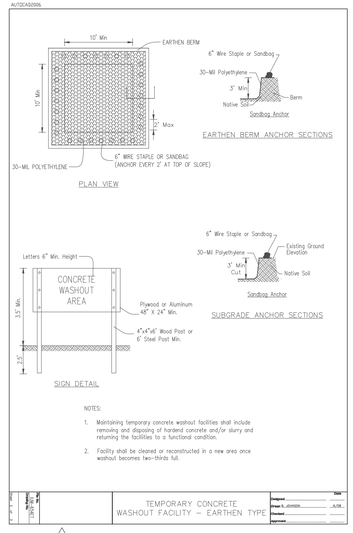
NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

NOT TO SCALE

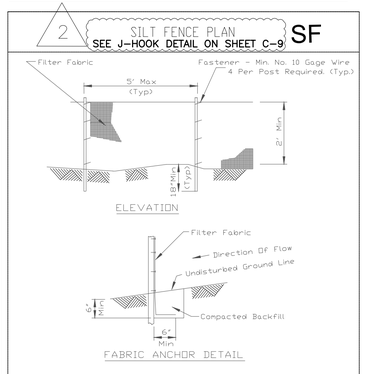
STABILIZED CONSTRUCTION ENTRANCE DETAIL

REVISED 01-01-08



2

SILT FENCE PLAN
SEE J-HOOK DETAIL ON SHEET C-9
SF



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

KEY PERSONNEL
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-620
SHEET 1 OF 2
DATE 3-16-12

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE - I
1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH OUT PROJECT.
2. USE IL-68 (DUNDEE ROAD) FOR CONSTRUCTION ACCESS DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE, OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. CLEAR AND REMOVE BRUSH AND TREES.
5. CONSTRUCT DETENTION FACILITY WITHIN SODAYS OF TREE REMOVAL/BRUSH CLEARING.
6. INSTALL UTILITIES ~~AND PERFORM MASS GRADING~~.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPS CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

7. ~~CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).~~
8. ~~INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).~~
9. ~~BEGIN CLEARING AND GRUBBING THE SITE.~~
10. ~~BEGIN GRADING THE SITE.~~

PHASE II
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. PREPARE SITE FOR PAVING.
7. PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
11. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
   a) Submittal of a Notice of Intent (NOI) to IEPA.
   b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
   c) Implementation of the SWPPP
   d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
   e) Weekly reports after ½" rainfall or 5" snowfall.
   f) Documentation of changes to ESC plan.
   g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
2) ~~Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.~~
3) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures. Building slabs, steps and pavements. Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas , shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
11) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
13) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts . Any problems or deficiencies shall be corrected immediately upon their discovery.
16) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building . Any and all **other** site seeding **may** be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.
17) The contractor shall install all erosion control items prior to commencement of any work.
18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123, Village, minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **ARV Engineering Inc is not liable for any construction site safety** . Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by United Survey, ARV Engineering Inc. is not liable for any errors or omissions in the survey.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.

ORDERED BY:		
ABHIJIT VEER		
SCALE : 1" = 20'		
DATE :AUGUST 18, 2022		
FILE No.:		
2022 - 30426	DATE	REVISION

LEGEND ABBREVIATIONS

SANMH	SANITARY MANHOLE		
CB	CATCH BASIN		
INBOX	INBOX		
FH	FIRE HYDRANT		
WUP	WOOD UTILITY POLE		
TREE	TREE		
CO	CLEANOUT		
INLET	INLET		
STMH	STORM MANHOLE		
WVV	WATER VALVE VAULT		
WMH	WATER MANHOLE		
TW=TOP OF WALL			
FF=FINISH FLOOR			
CH=CONC. CURB			
DC= DEPRESSED CURB			
GH GUTTER			

REFERENCE BENCHMARK:
ELEVATION DETERMINED BY GPS METHOD (NAVD 1988)

PUBLIC UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH.: (312) 404-0655
NILES, IL. 60714 abhijitveer@yahoo.com

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER	A. VEER P.E.	1	PRELIMINARY PLAN	09-21-22
ENGINEER		2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-07-22
		3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
		4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS PRELIMINARY PLAN - REVISED PER VILLAGE/OWNERS COMMENTS	03-25-23 06-06-23
		5		

EXIST. TOPO, DEMO, & EROSION AND SEDIMENTATION CONTROL PLAN-PHASE I

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

SHEET TITLE | PROJECT ADDRESS

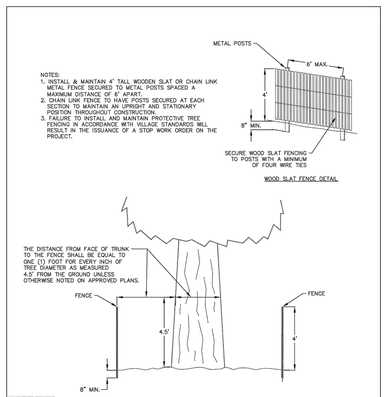
NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: 1"=30'-0

SHEET NUMBER
C-2
2 OF 16

Tag	Common Name	Scientific Name	Size	Cond.	Form	Heritage	Landmark	Remove	Notes
680	American Elm	*Ulmus americana*	13,13,8	3	4			X	At 2944 driveway: Pruned for utilities.
681	Norway Maple	*Acer platanoides*	17,10	2	2		X	X	
682	Black Hills Spruce	*Picea glauca densata*	12	5	5		X	X	Half dead.
683	Honeylocust	*Gleditsia triacanthos*	7	4	4			X	Southwest corner of lot by sidewalk. Pruned for utilities.
684	Buckthorn	*Rhamnus cathartica*	8,7,6,6,3,3	4	4			X	Dieback.
685	Honeylocust	*Gleditsia triacanthos*	48	3	2				Dieback, decay.
686	American Elm	*Ulmus americana*	6,6	3	4			X	Overtopped.
687	Buckthorn	*Rhamnus cathartica*	4,4,3,1,1	4	4				Dieback.
688	American Elm	*Ulmus americana*	15,11	2	3			X	
689	Buckthorn	*Rhamnus cathartica*	3"x 5	2	3			X	North side of house (2944).
690	Boxelder	*Acer negundo*	9	2	4			X	At 2944 garage.
691	Buckthorn	*Rhamnus cathartica*	3,3,2	4	4			X	
692	American Elm	*Ulmus americana*	26	2	2			X	
693	American Elm	*Ulmus americana*	6	2	3			X	
694	American Elm	*Ulmus americana*	9	2	3			X	By patio.
695	Mulberry	*Morus alba*	8	2	3			X	
696	Buckthorn	*Rhamnus cathartica*	5,3	3	3			X	Dieback.
697	Boxelder	*Acer negundo*	60	6	6			X	East lot line. Dead. No top.
698	Buckthorn	*Rhamnus cathartica*	4" x 4	3	4			X	
699	Buckthorn	*Rhamnus cathartica*	3" x 8	4	4			X	
700	Black Willow	*Salix nigra*	14	5	4			X	Trunk decay, dieback.
701	Black Willow	*Salix nigra*	9	6	6			X	Dead.
702	Buckthorn	*Rhamnus cathartica*	5,4,1,1	3	4			X	
703	Boxelder	*Acer negundo*	8,6,5,3	4	4			X	Dieback.
704	Buckthorn	*Rhamnus cathartica*	3" x 14	4	4			X	Dieback.
705	Buckthorn	*Rhamnus cathartica*	4,3,2,2	3	4			X	
706	American Elm	*Ulmus americana*	10,4,3	2	4			X	Overtopped.
707	Boxelder	*Acer negundo*	8	3	4			X	Pruned for utilities.
708	American Elm	*Ulmus americana*	33	2	2			X	
709	Green Ash	*Fraxinus pennsylvanica*	18	6	6			X	Dead.
710	Norway Spruce	*Picea abies*	7	5	5			X	Half dead.
711	Norway Spruce	*Picea abies*	10	5	5			X	Uprooted, half dead.
712	Norway Spruce	*Picea abies*	8	4	4			X	Dieback, overtopped.
713	Colorado Spruce	*Picea pungens*	6	6	6			X	Dead.
714	Norway Spruce	*Picea abies*	15	3	4		X	X	
715	Norway Spruce	*Picea abies*	13	3	5		X	X	Partially uprooted, dieback.
716	Boxelder	*Acer negundo*	12,4	5	5			X	Basal decay.
717	Boxelder	*Acer negundo*	10	4	4			X	Dieback.
718	Boxelder	*Acer negundo*	18,8	4	4			X	Dieback, decay.
719	Boxelder	*Acer negundo*	13	4	4			X	Northeast corner of site.
720	Boxelder	*Acer negundo*	18	5	5			X	Trunk decay, dieback.
721	Colorado Spruce	*Picea pungens*	6	6	6			X	Dead.
722	Buckthorn	*Rhamnus cathartica*	7,4	4	5			X	North fenceline.
723	Boxelder	*Acer negundo*	15	5	5			X	Decayed trunk, leaning.
724	Boxelder	*Acer negundo*	12	4	4			X	Dieback.
725	Norway Maple	*Acer platanoides*	12	2	3		X		
726	Norway Maple	*Acer platanoides*	12	3	3		X	X	Decay, dieback.
727	Colorado Spruce	*Picea pungens*	6	6	6			X	Dead.
728	Boxelder	*Acer negundo*	17	5	5			X	Decay, dieback.
729	Boxelder	*Acer negundo*	5	2	3			X	
730	American Elm	*Ulmus americana*	9,8,4	6	6			X	Dead.
731	Boxelder	*Acer negundo*	8	3	4			X	
732	Boxelder	*Acer negundo*	5,3,1	4	4			X	Dieback.
733	Black Locust	*Robinia pseudoacacia*	8	3	4			X	
734	Black Locust	*Robinia pseudoacacia*	7	4	4			X	
735	Black Locust	*Robinia pseudoacacia*	7,7,4,3,4,3					X	Decay, dieback.
736	Boxelder	*Acer negundo*	8,5	4	4			X	Dieback.
737	Boxelder	*Acer negundo*	9	3	3			X	Dieback.
738	American Elm	*Ulmus americana*	8	2	3			X	
739	American Elm	*Ulmus americana*	7	4	4			X	Thin crown.
740	American Elm	*Ulmus americana*	7	2	3			X	
741	Cottonwood	*Populus deltoides*	14	2	3			X	
742	American Elm	*Ulmus americana*	7	3	4			X	Thin crown.
743	Black Walnut	*Juglans nigra*	7	3	3			X	
744	Black Walnut	*Juglans nigra*	6	2	3			X	
745	Black Walnut	*Juglans nigra*	9	2	3			X	
746	American Elm	*Ulmus americana*	9,8,10,10	5	5			X	By back yard. Half dead.
747	Buckthorn	*Rhamnus cathartica*	6	4	4			X	Dieback.
748	Black Walnut	*Juglans nigra*	8	2	3				
749	Buckthorn	*Rhamnus cathartica*	3,3,3	4	4			X	Dieback.
750	American Elm	*Ulmus americana*	7	2	3			X	Near backyard.
751	American Elm	*Ulmus americana*	11	2	2			X	
752	Boxelder	*Acer negundo*	9,5	5	5			X	Half dead.
753	American Elm	*Ulmus americana*	5	3	4			X	Overtopped.
754	American Elm	*Ulmus americana*	9	3	4			X	Overtopped.
755	American Elm	*Ulmus americana*	7	2	3				
756	American Elm	*Ulmus americana*	9,2	2	3				
757	American Elm	*Ulmus americana*	6	3	4				
758	Boxelder	*Acer negundo*	5,4	3	4			X	Dieback.
759	Honeylocust	*Gleditsia triacanthos*	9,8	2	3			X	Included bark, dieback.
760	Black Locust	*Robinia pseudoacacia*	5	6	6			X	Dead.
761	Black Locust	*Robinia pseudoacacia*	8,5	6	6			X	Dead.
762	Boxelder	*Acer negundo*	5,2	3	3			X	
763	Boxelder	*Acer negundo*	8	2	3				
764	Boxelder	*Acer negundo*	9	3	4			X	Dieback, leaning.
765	Honeylocust	*Gleditsia triacanthos*	6	1	2			X	
766	Boxelder	*Acer negundo*	6	4	4			X	Dieback.
767	Boxelder	*Acer negundo*	7,6,3	4	4			X	Dieback, overtopped.
768	Boxelder	*Acer negundo*	7,5	4	4			X	Dieback.
769	Buckthorn	*Rhamnus cathartica*	3,3,2	4	4			X	Dieback.
770	Silver Maple	*Acer saccharinum*	29	2	3			X	
771	Norway Maple	*Acer platanoides*	9	3	4			X	Pruned for utilities.
772	Boxelder	*Acer negundo*	21	4	4			X	Dieback, pruned for utilities.
773	Buckthorn	*Rhamnus cathartica*	8	4	5				On fence; pruned for utilities.
774	Buckthorn	*Rhamnus cathartica*	8	3	4			X	
775	Boxelder	*Acer negundo*	8	3	4			X	
776	Boxelder	*Acer negundo*	18	5	5			X	Trunk decay, dieback.
777	Boxelder	*Acer negundo*	26	5	5			X	Trunk decay, dieback.
778	Buckthorn	*Rhamnus cathartica*	5,4,3	4	4			X	
779	Boxelder	*Acer negundo*	14	4	4			X	
780	Boxelder	*Acer negundo*	15	3	4			X	
781	Boxelder	*Acer negundo*	7,3	4	4			X	Dieback, leaning.
782	Boxelder	*Acer negundo*	9,8,3	5	5			X	Trunk decay, dieback.
783	Boxelder	*Acer negundo*	24,5	5	5			X	Broken top, on ground. Northwest corner of site.
784	Black Walnut	*Juglans nigra*	10	2	3				Pruned for utilities.
785	Boxelder	*Acer negundo*	6	3	4			X	Overtopped.
786	American Elm	*Ulmus americana*	11	2	3			X	
787	Boxelder	*Acer negundo*	8,5,3	4	4			X	Overtopped.
788	Boxelder	*Acer negundo*	8	2	3				
789	American Elm	*Ulmus americana*	8	2	4			X	Leaning.
790	American Elm	*Ulmus americana*	11	2	3				
791	American Elm	*Ulmus americana*	9	2	3			X	
792	Silver Maple	*Acer saccharinum*	9	2	3			X	
793	American Elm	*Ulmus americana*	5	3	4			X	Overtopped.
794	American Elm	*Ulmus americana*	5	3	4			X	Overtopped.
795	Boxelder	*Acer negundo*	6,5,3	4	4			X	Dieback.
796	American Elm	*Ulmus americana*	6	6	6			X	Dead.
797	Boxelder	*Acer negundo*	9,8	4	4			X	Dieback.
798	Boxelder	*Acer negundo*	8	4	4			X	
799	Boxelder	*Acer negundo*	8	4	4			X	
800	Black Walnut	*Juglans nigra*	9	3	3			X	Thin crown.
801	Mulberry	*Morus alba*	6	6	6			X	Dead.
802	Boxelder	*Acer negundo*	5	3	4			X	Leaning.
803	Honeylocust	*Gleditsia triacanthos*	5	2	3			X	
804	American Elm	*Ulmus americana*	7	3	3			X	
805	Boxelder	*Acer negundo*	6	3	4			X	
806	Boxelder	*Acer negundo*	8	3	4			X	
807	Black Locust	*Robinia pseudoacacia*	6	6	6			X	Dead.
808	Black Locust	*Robinia pseudoacacia*	5	6	6			X	Dead.
809	Boxelder	*Acer negundo*	9,2	3	4			X	Dieback, leaning.
810	Boxelder	*Acer negundo*	9,7	5	5			X	Half dead.
811	Boxelder	*Acer negundo*	5" x4	4	4			X	
812	Black Willow	*Salix nigra*	26	4	4			X	Dieback, decay.
813	Boxelder	*Acer negundo*	6	2	3			X	
814	American Elm	*Ulmus americana*	6	2	3			X	Overtopped.
815	Green Ash	*Fraxinus pennsylvanica*	5,4	6	6				Dead.
816	American Elm	*Ulmus americana*	9	2	3			X	
817	Buckthorn	*Rhamnus cathartica*	4,3, 2"x7	4	4			X	
818	Buckthorn	*Rhamnus cathartica*	4" x 7	3	4				By west lot line.
819	Green Ash	*Fraxinus pennsylvanica*	7,4	6	6			X	Dead.
820	Green Ash	*Fraxinus pennsylvanica*	7,6,4,3	6	6				Dead.
821	Buckthorn	*Rhamnus cathartica*	5,4,3,2	4	4			X	Near jog in west lot line.
822	Boxelder	*Acer negundo*	16	5	5			X	Half dead.
823	Buckthorn	*Rhamnus cathartica*	5	3	4				
824	Buckthorn	*Rhamnus cathartica*	5,3	5	5				Half dead.
825	Boxelder	*Acer negundo*	10,13	3	4			X	Dieback.
826	Buckthorn	*Rhamnus cathartica*	9,8	5	5				Dieback, decay.
827	Colorado Spruce	*Picea pungens*	11,11	6	6		X	X	Dead.
828	American Elm	*Ulmus americana*	7	2	3			X	
829	American Elm	*Ulmus americana*	8	2	3			X	
830	American Elm	*Ulmus americana*	11,11	2	3			X	
831	American Elm	*Ulmus americana*	7	3	4			X	Overtopped.
832	Boxelder	*Acer negundo*	8,8,8	6	6			X	Dead.
833	American Elm	*Ulmus americana*	10,10,4	3	3			X	Dieback.
834	Black Walnut	*Juglans nigra*	9	1	2			X	By fallin.
835	Black Walnut	*Juglans nigra*	8	1	2			X	
836	Boxelder	*Acer negundo*	7	3	4			X	
837	Black Walnut	*Juglans nigra*	8	2	3			X	
838	Boxelder	*Acer negundo*	6,6,5	2	3			X	
839	Mulberry	*Morus alba*	8	3	3			X	Dieback.
840	American Elm	*Ulmus americana*	12	2	3			X	One sided.
841	Black Walnut	*Juglans nigra*	8	1	2			X	By garage (2944).
842	Black Walnut	*Juglans nigra*	6	2	3			X	Overtopped.
843	American Elm	*Ulmus americana*	8,8,7,4	2	3			X	By garage.
844	American Elm	*Ulmus americana*	8	3	3			X	By garage.
845	American Elm	*Ulmus americana*	18	4	4			X	By road, pruned for utilities.
846	American Elm	*Ulmus americana*	7,5	1	2			X	East side of house (2960).
847	Green Ash	*Fraxinus pennsylvanica*	6,3	2	3				
848	Norway Spruce	*Picea abies*	15	2	2		X	X	Rear yard (2960).
849	Norway Spruce	*Picea abies*	11	4	4			X	Dieback, thin crown.
850	Norway Spruce	*Picea abies*	18	3	4		X	X	Partially uprooted.
851	Norway Spruce	*Picea abies*	13	5	5		X	X	Half dead.
852	Norway Spruce	*Picea abies*	14	4	4		X	X	Dieback, thin crown.
853	Green Ash	*Fraxinus pennsylvanica*	10	6	6				West lot line. Dead.
854	American Elm	*Ulmus americana*	30	3	4			X	Included bark.
855	Boxelder	*Acer negundo*	18	5	5			X	Nearly dead.
856	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]				Dieback.
857	Boxelder	*Acer negundo*	7	3	4				Leaning.
858	American Elm	*Ulmus americana*	17	2	3				
859	American Elm	*Ulmus americana*	7	2	3			X	
860	Green Ash	*Fraxinus pennsylvanica*	7	6	6				Dead.
861	Buckthorn	*Rhamnus cathartica*	4,4,4,3	3	4				
862	Buckthorn	*Rhamnus cathartica*	5,4,4,3	4	4				
863	Boxelder	*Acer negundo*	5,4	4	3				Decay.
864	Green Ash	*Fraxinus pennsylvanica*	12	6	6				Dead.
865	Buckthorn	*Rhamnus cathartica*	11,6,5	4	4				Dieback, decay.
866	Boxelder	*Acer negundo*	14	5	5				Dieback.
867	Buckthorn	*Rhamnus cathartica*	8,7,6,6,5	4	4			X	West side of house (2960). Dieback.
868	Swamp White Oak	*Quercus bicolor*	15	2	2		X		
869	American Elm	*Ulmus americana*	24	6	6			X	Dead.
870	Mulberry	*Morus alba*	7	2	4			X	Overtopped.
871	American Elm	*Ulmus americana*	13	6	6			X	Dead.
872	Boxelder	*Acer negundo*	8,6,3	2	3			X	
873	Buckthorn	*Rhamnus cathartica*	6,5,3,3	4	4			X	
874	Buckthorn	*Rhamnus cathartica*	4"x 8	3	3			X	
875	American Elm	*Ulmus americana*	7	3	5			X	Pruned for utilities.
876	American Elm	*Ulmus americana*	6	3	5			X	Pruned for utilities.



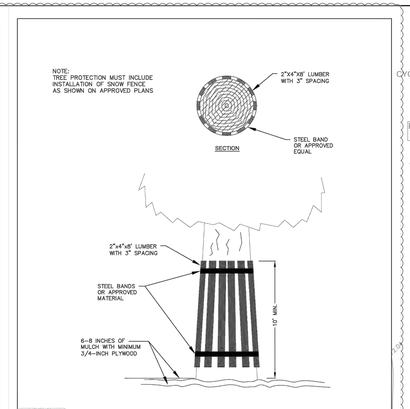
WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

Village of Northbrook
Public Works Department

DATE	REVISIONS
06-20-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL
G-3 (01)

(Sheet 1 of 1)



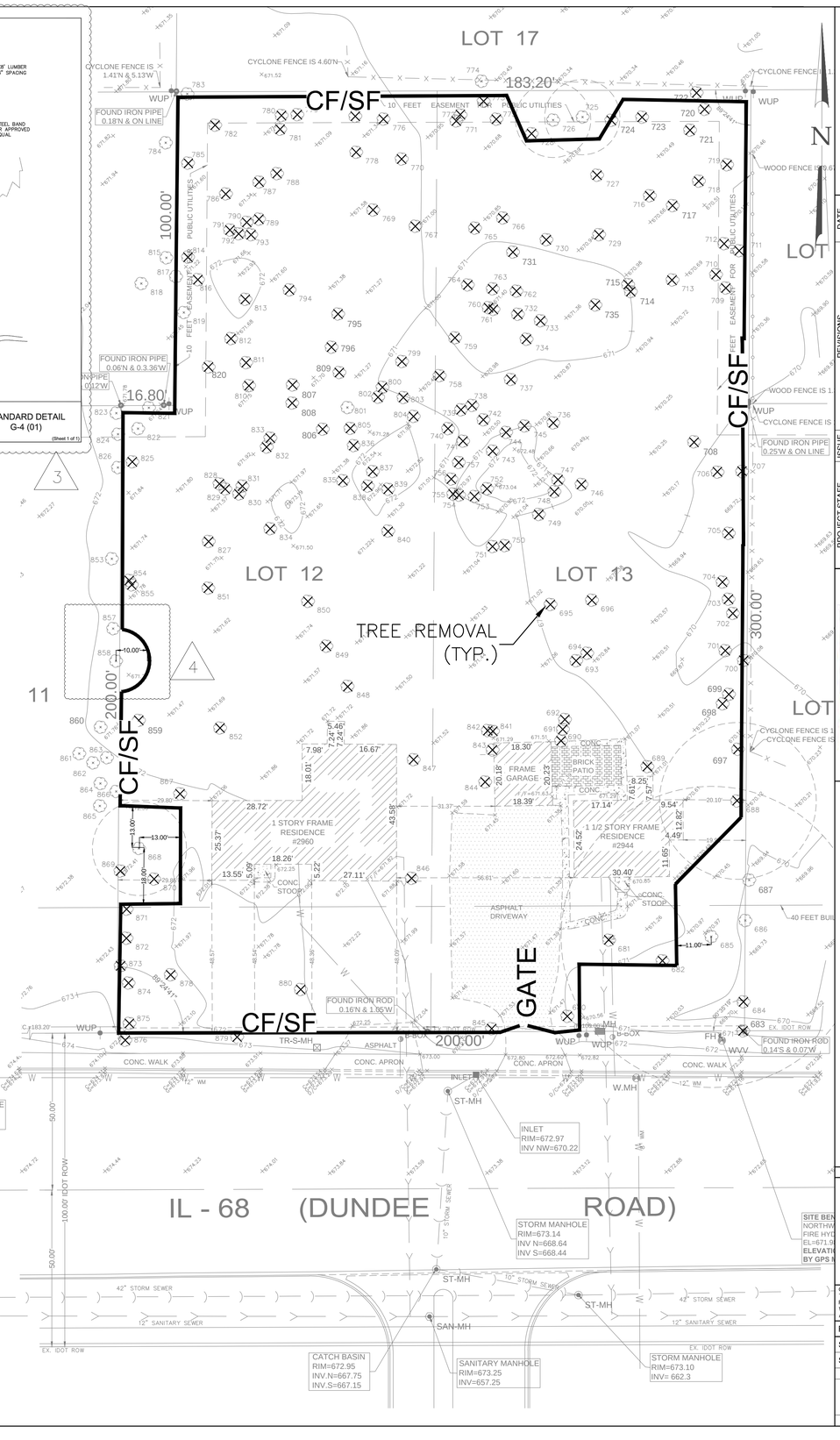
WOOD PLANK TREE PROTECTION DETAIL

Village of Northbrook
Public Works Department

DATE	REVISIONS
06-20-20	Revised Notes
4-1-21	Revised Notes

STANDARD DETAIL
G-4 (01)

(Sheet 1 of 1)



DATE	ISSUE	REVISIONS
09-21-22	1	PRELIMINARY PLAN
12-07-22	2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS
01-30-23	3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS
03-28-23	4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS
06-09-23	5	PRELIMINARY PLAN - REVISED PER IDOT/VILLAGE/OWNERS COMMENTS

PROJECT STAFF
PROJECT MANAGER: A. VERI P.E.
ENGINEER:

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8651 N. ELMORE ST.
NILES, IL. 60714
PH.: (312) 404-3655
abhijhiver@yahoo.com

TREE PRESERVATION PLAN

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

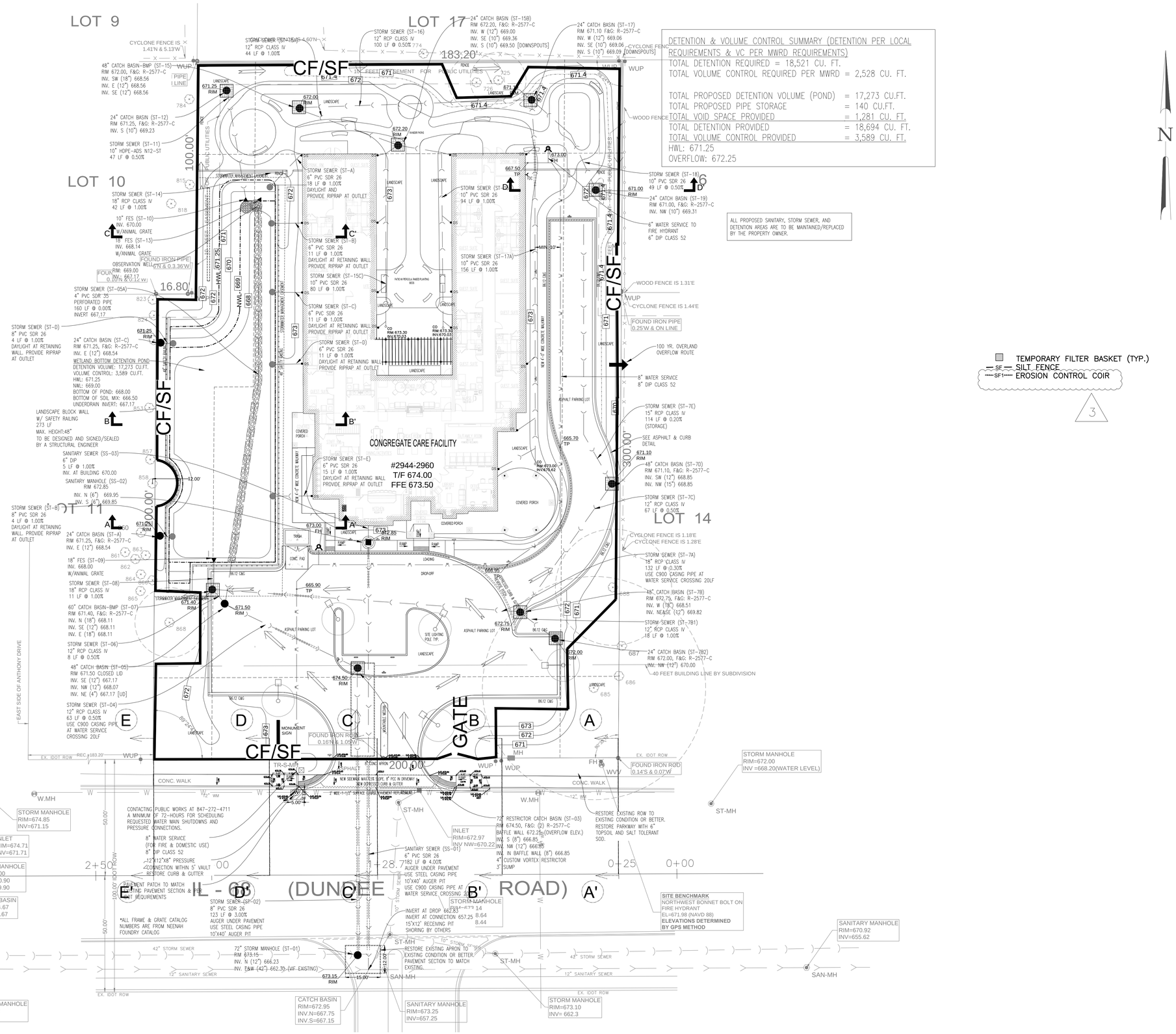
SHEET TITLE | PROJECT ADDRESS

NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: 1"=30'-0

SHEET NUMBER
C-2.1
3 OF 16



DETENTION & VOLUME CONTROL SUMMARY (DETENTION PER LOCAL REQUIREMENTS & VC PER MWRD REQUIREMENTS)

TOTAL DETENTION REQUIRED	= 18,521 CU. FT.
TOTAL VOLUME CONTROL REQUIRED PER MWRD	= 2,528 CU. FT.
TOTAL PROPOSED DETENTION VOLUME (POND)	= 17,273 CU.FT.
TOTAL PROPOSED PIPE STORAGE	= 140 CU.FT.
TOTAL VOID SPACE PROVIDED	= 1,281 CU. FT.
TOTAL DETENTION PROVIDED	= 18,694 CU. FT.
TOTAL VOLUME CONTROL PROVIDED	= 3,589 CU. FT.

HWL: 671.25
OVERFLOW: 672.25

ALL PROPOSED SANITARY, STORM SEWER, AND DETENTION AREAS ARE TO BE MAINTAINED/REPLACED BY THE PROPERTY OWNER.

TEMPORARY FILTER BASKET (TYP.)
SF SILT FENCE
SF1 EROSION CONTROL COIR

3

N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER	A. VEER P.E.	1	PRELIMINARY PLAN	09-21-22
ENGINEER		2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-07-22
		3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
		4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS	03-28-23
		5	PRELIMINARY PLAN - REVISED PER IDOT/VILLAGE/OWNERS COMMENTS	06-06-23

APV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH: (312) 404-3655
NILES, IL 60714 abhijiveer@yahoo.com

EROSION AND SEDIMENTATION CONTROL PLAN - PHASE II

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

SHEET TITLE | PROJECT/ADDRESS

NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: 1"=20'-0

SHEET NUMBER
C-3
4 OF 16

STORMWATER POLLUTION PREVENTION PLAN

A COPY OF THIS PLAN, ALONG WITH ALL INSPECTION REPORTS, WILL BE KEPT AT THE SITE AT ALL TIMES.
THE PERMITEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THE PERMIT COVERAGE EXPIRES OR IS TERMINATED.

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:
CONGREGATE CARE FACILITY, 2944–2960 DUNDEE RD., NORTHBROOK, COOK COUNTY, IL

2

PROJECT DESCRIPTION:
EXISTING SINGLE FAMILY HOMES ON THE TWO LOTS WILL BE DEMOLISH AND A SINGLE STORY CONGREGATE CARE BUILDING WILL BE CONSTRUCTED ALONG WITH PARKING LOT..

TOTAL SITE AREA = 1.338 ACRES

TOTAL AREA DISTURBED = 1.338 ACRES

RUNOFF COEFFICIENT OF SITE AFTER CONSTRUCTION =

SOILS: SILTY CLAY LOAM,

RECEIVING WATERS: CHICAGO RIVER N BRANCH W FORK.

EXISTING SITE CONDITIONS: TWO PARCEL HAVE SINGLE FAMILY RESIDENCES.

ADJACENT/OFFSITE AREAS: EAST, NORTH AND WEST PARCELS ARE SINGLE FAMILY RESIDENCES,

REFER TO IMPROVEMENT PLANS FOR CONGREGATE CARE FACILITY FOR ADDITIONAL SITE INFORMATION.

EROSION AND SEDIMENT CONTROLS

REFER TO THE IMPROVEMENT PLANS FOR CONGREGATE CARE FACILITY, AND THIS SWPPP.

STABILIZATION PRACTICES:

EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE
TEMPORARY SEEDING AND MULCHING SHALL OCCUR WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY LAND DISTURBING ACTIVITIES.
EROSION CONTROL BLANKETS SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE SEEDING OF SLOPES 6:1 OR GREATER.

STRUCTURAL PRACTICES:

INLET FILTERS SHALL BE INSTALLED IN EXISTING DRAINAGE STRUCTURES PRIOR TO ANY GROUND DISTURBING ACTIVITIES.
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF PROPOSED GRADES AT THE ENTRANCE LOCATION.

STORM WATER MANAGEMENT

REFER TO THE IMPROVEMENT PLANS FOR CONGREGATE CARE FACILITY AND THE STORMWATER MANAGEMENT CALCULATIONS FOR ADDITIONAL INFORMATION

RUNOFF:
THE SITE PITCHES TOWARDS NORTHEAST CORNER OF THE SITE.

VELOCITY DISSIPATION
THE SITE UTILIZES THE STORM SEWERS & DRAINAGE DITCHES.

WASTE DISPOSAL

ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE SITE FOR DISPOSAL IN PERMITTED DISPOSAL FACILITIES. THE PROJECT SITE WILL BE KEPT CLEAR OF ALL HUMAN AND CONSTRUCTION DEBRIS. NO BUILDING MATERIALS, GAS OR OIL SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE. A SECURELY LIDDED DUMPSTER WILL BE PROVIDED FOR STANDARD SOLID WASTE.

HAZARDOUS WASTE WILL BE DISPOSED OF AS SPECIFIED BY THE VILLAGE OF NORTHBROOK, THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, OR THE MANUFACTURER OF THE MATERIAL, WHICH EVER IS STRICTER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL HAZARDOUS WASTE PRODUCED AS A PART OF THIS CONSTRUCTION PROJECT.

SANITARY WASTE WILL BE COLLECTED IN PORTABLE UNITS AND DRAINED AS SPECIFIED BY THE VILLAGE OF NORTHBROOK.

ANY SPILLED OIL, GAS, OR OTHER CONSTRUCTION MATERIAL WILL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOIL WILL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.

A SINGLE CONCRETE WASHOUT AREA WILL BE DESIGNATED BY THE CONTRACTOR FOR USE DURING THE DURATION OF THE PROJECT. THE WASHOUT AREA WILL BE DUG OUT OR BERMED UP TO CONTAIN ALL WASHOUT MATERIAL. ALL AFFECTED SOILS AND CONCRETE SPOILS WILL BE REMOVED FROM THE SITE UPON COMPLETION OF THE CONCRETE PLACEMENT ACTIVITIES.

OTHER REQUIREMENTS

THE VILLAGE OF NORTHBROOK /MWRD STORMWATER REGULATIONS WILL GOVERN ALL EROSION CONTROL AND STORMWATER MANAGEMENT OPERATIONS.

IF ANY SITE AREA IS TO REMAIN DISTURBED FOR OVER 14 DAYS THEN 7 DAYS AFTER THE LAST DISTURBANCE THE CONTRACTOR MUST INITIATE STABILIZATION MEASURES.

NO FUEL OR OIL WILL BE STORED ON–SITE WITHOUT PROPER CONTAINMENT AND WRITTEN PERMISSION FROM THE DIRECTOR OF FIRE PREVENTION.

3

THE CONTRACTOR WILL PREVENT OFF–SITE TRACKING OF SEDIMENTS. IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT SUFFICIENT, FURTHER MEASURES MUST BE IMPLEMENTED. ANY SEDIMENT LEFT ON THE PUBLIC ROADWAY WILL BE CLEANED OFF EVERY NIGHT.

DUST CONTROL, IF DEEMED NECESSARY BY THE VILLAGE ENGINEER, WILL BE DONE BY MEANS OF A WATER TRUCK SPRAYING WATER ON THE SURFACE OF THE SITE.

NON–STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON–STORMWATER DISCHARGES WILL OCCUR FROM THIS SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER MAIN AND FIRE HYDRANT FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
- UNCONTAMINATED GROUND AND SURFACE WATER FROM DEWATERING EXCAVATIONS AND DETENTION BASINS
- DUST CONTROL WATER

ALL NON–STORMWATER DISCHARGES WILL BE DIRECTED TO THE TEMPORARY SEDIMENTATION BASIN.

3

SCHEDULE OF CONSTRUCTION

1. INSTALL SILT FENCE AND EROSION CONTROL MEASURES.
2. CONSTRUCT IMPROVEMENTS.
3. COMPLETE RESTORATION.
4. REMOVE TEMPORARY EROSION CONTROL MEASURES.

MAINTENANCE AND INSPECTION PROCEDURES

THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD AND EFFECTIVE OPERATING CONDITIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL REGULAR INSPECTIONS REQUIRED BY THE NPDES GENERAL PERMIT #2 INCLUDING RECORDING AND KEEPING A RECORD OF EACH INSPECTION. THIS PROCESS WILL CONTINUE UNTIL FINAL STABILIZATION IS ACHIEVED AND A NOTICE OF TERMINATION IS RECEIVED BY THE OWNER. INSPECTIONS WILL BE PERFORMED AND RECORDED BY QUALIFIED INDIVIDUALS TRAINED BY THE GENERAL CONTRACTOR AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

BASED ON THE RESULTS OF THE INSPECTIONS, MODIFICATIONS NECESSARY SHALL BE IMPLEMENTED WITHIN 7 DAYS OF THE INSPECTION.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. ANY NECESSARY REPAIRS WILL BE INITIATED IMMEDIATELY.

SEDIMENT BUILDUP WILL BE REMOVED FROM SILT FENCES WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE FABRIC.

SEDIMENT BUILDUP WILL BE REMOVED FROM OTHER EROSION CONTROLS AS NEEDED TO MAINTAIN STORMWATER FLOW THROUGH THE SITE AND AVOID SEDIMENT FROM BYPASSING THE EROSION CONTROLS.

EROSION CONTROL MEASURES WILL BE REPAIRED, MAINTAINED, OR INCREASED AT THE DIRECTION OF THE LOCAL SOIL AND WATER CONSERVATION DISTRICT, THE VILLAGE OF NORTHBROOK OR THE PARK DISTRICT'S ENGINEER.

A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. THE REPORT SHALL SUMMARIZE THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN TO SOLVE ANY PROBLEMS OBSERVED. THE INSPECTION REPORT SHALL BE SIGNED BY A QUALIFIED INDIVIDUAL PER NPDES GENERAL PERMIT NO. 2.

INSPECTION REPORTS SHALL BE RETAINED AS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS AFTER FINAL STABILIZATION AND A NOTICE OF DISCONTINUATION HAS BEEN SUBMITTED TO THE DEPARTMENT.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR

_____
COMPANY NAME

_____
COMPANY ADDRESS

_____
COMPANY PHONE NUMBER

_____
PRINTED NAME AND TITLE

_____
SIGNATURE

_____
DATE

_____
SUB–CONTRACTOR #1

_____
SUB–CONTRACTORS RESPONSIBILITY

_____
COMPANY NAME

_____
COMPANY ADDRESS

_____
COMPANY PHONE NUMBER

_____
PRINTED NAME AND TITLE

_____
SIGNATURE

_____
DATE

USE ADDITIONAL SHEETS FOR ADDITIONAL SUB–CONTRACTORS.
EACH SHEET WILL HAVE THE PROJECT NAME AND LOCATION AS DESCRIBED IN THE SITE DESCRIPTION ON THIS SHEET.
EACH ADDITIONAL SUB–CONTRACTOR WILL PROVIDE THEIR RESPONSIBILITY, COMPANY NAME, ADDRESS AND PHONE NUMBER, PRINTED NAME AND TITLE, SIGNATURE AND DATE.
THIS INFORMATION WILL BE KEPT WITH THIS PLAN.

OWNERS'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

_____
COMPANY NAME

_____
COMPANY ADDRESS

_____
COMPANY PHONE NUMBER

_____
PRINTED NAME AND TITLE

_____
SIGNATURE

_____
DATE

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	A. VER P.E.	1	PRELIMINARY PLAN	09-21-22
ENGINEER:		2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-27-22
		3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
		4	PRELIMINARY PLAN - REVISED PER ROOT COMMENTS	03-29-23
		5	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	04-28-23

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH : (312) 404-3955
NILES, IL 60714 abhijitveer@yahoo.com

SWPPP

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

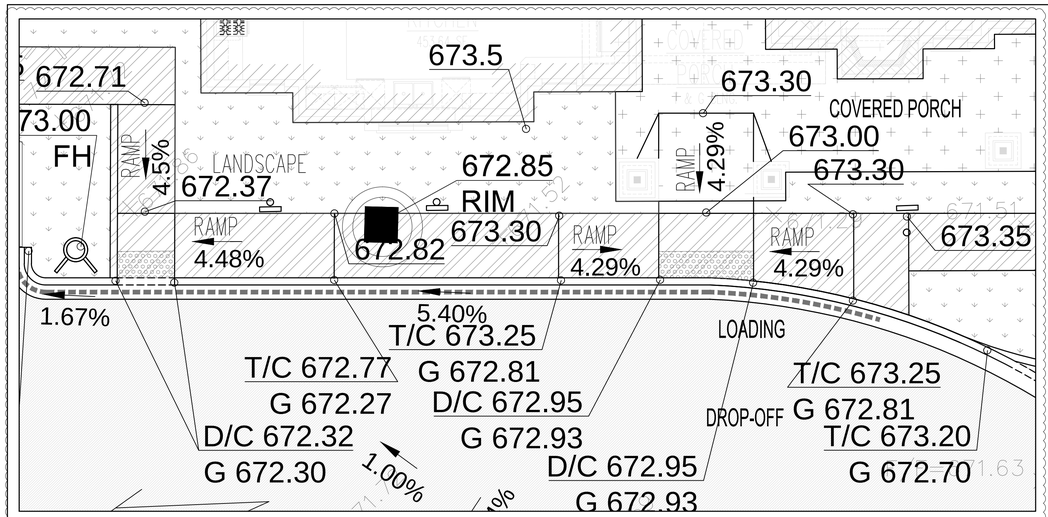
SHEET TITLE | PROJECT/ADDRESS

NOT FOR CONSTRUCTION

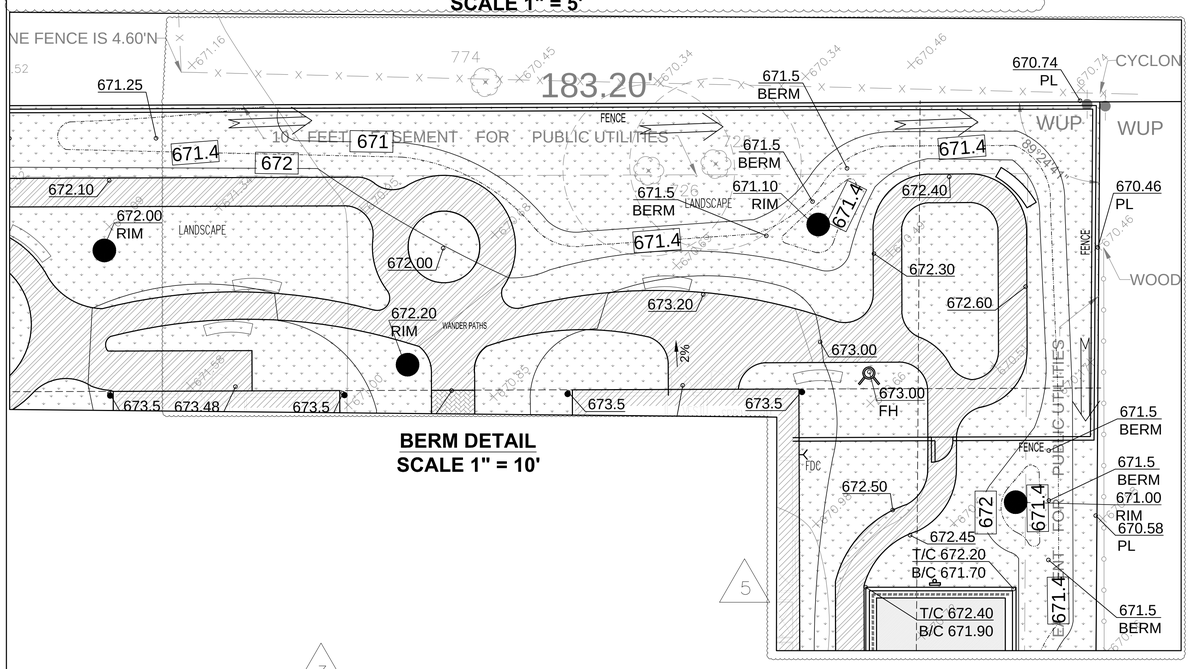
COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: NTS

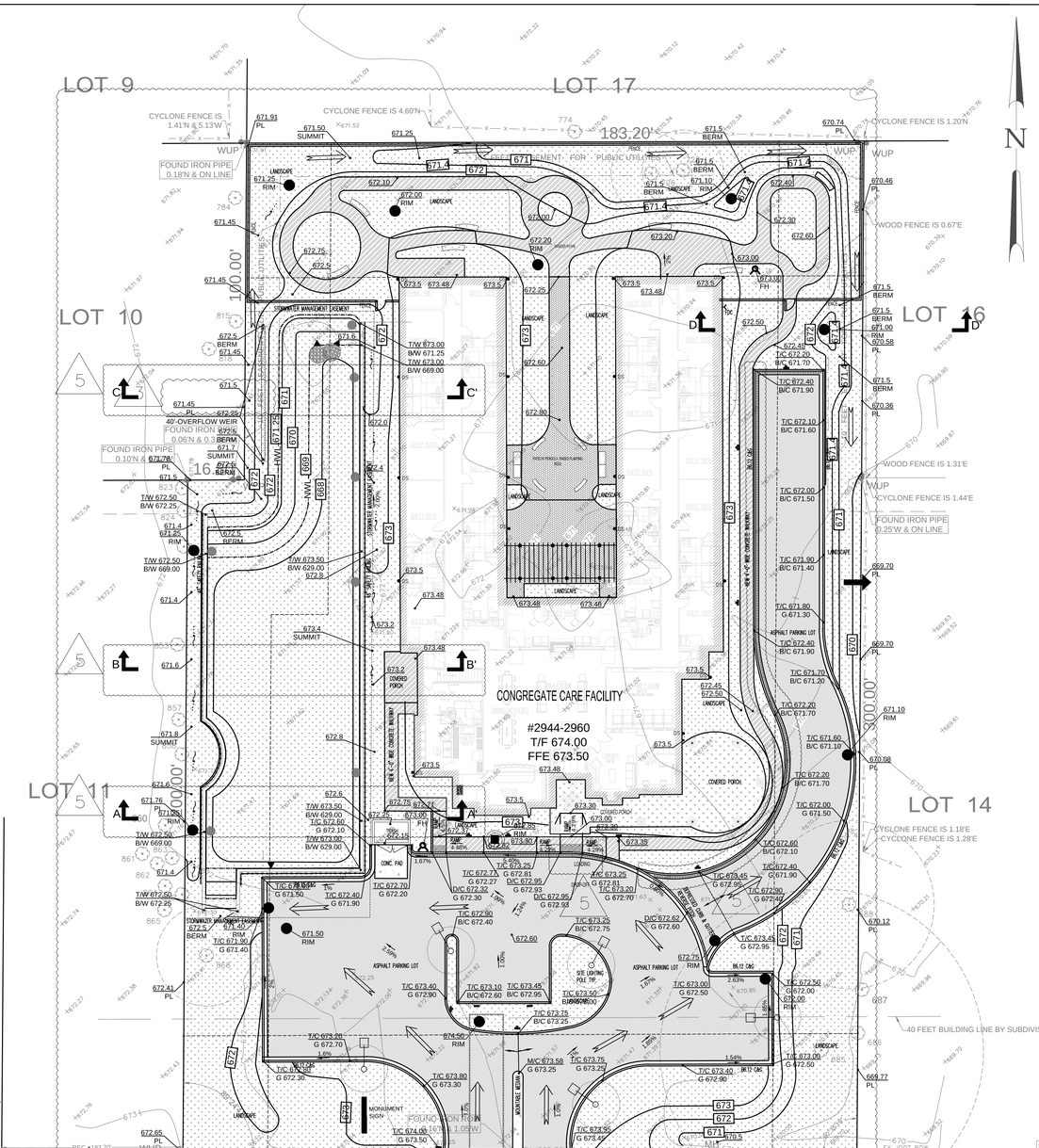
SHEET NUMBER
C-4
5 OF 16



CURB RAMP DETAIL
SCALE 1" = 5'



BERM DETAIL
SCALE 1" = 10'


LOT 9
LOT 17
LOT 10
LOT 16
LOT 11
LOT 14
N
CYCLONE FENCE IS 4.60'N
CYCLONE FENCE IS 1.41'N & 5.13'W
CYCLONE FENCE IS 1.20'N
CYCLONE FENCE IS 1.18'E
CYCLONE FENCE IS 1.28'E
WOOD FENCE IS 0.67'E
WOOD FENCE IS 1.31'E
WUP
183.20'
10 FEET EASEMENT FOR PUBLIC UTILITIES
FOUND IRON PIPE
0.18'N & ON LINE
671.91
PL
671.50
SUMMIT
671.25
671.4
671
672
671.5
BERM
671.4
671.25
RIM
672.10
672.00
RIM
LANDSCAPE
671.45
672.75
672.5
672.20
RIM
672.40
672.30
672.60
673.20
673.00
673.30
FH
670.46
PL
671.5
BERM
671.00
RIM
670.58
PL
670.36
PL
671.5
BERM
671.5
BERM
671.10
RIM
672.40
672.30
672.60
673.20
673.00
673.30
FH
671.5
BERM
671.5
BERM
671.00
RIM
670.58
PL
672.5
BERM
671.45
671.45
PL
672.25
40'-OVERFLOW WEIR
FOUND IRON PIPE
0.06'N & 0.38'W
671.5
BERM
671.1
SUMMIT
672.5
BERM
FOUND IRON PIPE
0.10'N & 671.76
PL
671.5
T/W 672.50
B/W 672.25
671.4
671.25
RIM
672.5
BERM
T/W 672.50
B/W 669.00
671.4
T/W 673.00
B/W 671.25
T/W 673.00
B/W 669.00
T/W 673.50
B/W 629.00
672.9
672.4
SUMMIT
671.8
SUMMIT
671.6
671.76
PL
671.50
RIM
T/W 672.50
B/W 669.00
T/W 673.50
B/W 629.00
T/C 672.10
G 672.10
672.2
672.25
673.00
FH
672.72
672.72
672.25
672.4
T/C 672.40
G 671.90
T/C 672.70
G 672.20
672.41
PL
672.65
PL
WUP
672.5
BERM
671.40
RIM
T/C 671.90
G 671.40
671.50
RIM
T/C 672.40
G 671.90
T/C 672.70
G 672.20
T/C 672.90
B/C 672.40
672.60
672.75
RIM
BLD CRC
T/C 673.10
B/C 672.60
T/C 673.40
G 672.90
T/C 673.45
B/C 672.95
T/C 673.50
BLD CRC
T/C 673.25
B/C 672.75
T/C 673.20
G 672.70
T/C 673.40
G 672.90
T/C 673.00
G 672.50
672.50
T/C 672.50
G 672.00
670.00
RIM
669.77
PL
672.5
BERM
672.5
BERM
671.40
RIM
T/C 671.90
G 671.40
T/C 673.25
G 672.75
T/C 673.25
B/C 672.75
T/C 673.25
G 672.75
D/C 672.62
G 672.60
T/C 673.45
G 672.95
T/C 672.90
G 672.40
T/C 673.45
G 672.95
T/C 672.90
G 672.40
T/C 671.90
G 671.40
T/C 672.40
B/C 671.90
T/C 672.10
B/C 671.60
T/C 672.00
B/C 671.50
T/C 671.90
G 671.40
T/C 671.80
G 671.30
T/C 672.40
B/C 671.90
T/C 671.70
B/C 671.20
T/C 672.20
B/C 671.70
T/C 671.60
B/C 671.10
T/C 672.20
B/C 671.70
T/C 672.00
B/C 671.50
671.10
RIM
670.08
PL
670.12
PL
669.70
PL
669.70
PL
672.5
BERM
671.5
BERM
671.00
RIM
670.58
PL
671.5
BERM
671.5
BERM
671.00
RIM
670.58
PL
672.5
BERM
671.40
RIM
T/C 671.90
G 671.40

2944-2960 DUNDEE RD. NORTHBROOK

Date:1.28.23

	Existing Sq. Ft.	Existing Acres	Proposed Sq. Ft.	Proposed Acres
Site Area	58,317.10	1.339		
Project Area	58,317.10	1.339		
Building	3,225	0.074	11,086	0.254
Walks, Stoops & Patio	369	0.008	7,654	0.176
Access & Parking	3,406	0.078	11,602	0.266
Impervious Area	7,000	0.16	30,341	0.697
Pervious Area	3,192	0.073	27,976	0.642
Disturbed area of Site	0.000	Ac.		
Increase in Impervious Area	0.536			

SITE DATA:

Site Area:	1.339	ACRES
New Impervious Area	30341	S.F.
New Impervious Area	0.697	ACRES
"C" FACTOR IMPERVIOUS =	0.95	
"C" FACTOR PERVIOUS =	0.50	
"C" FACTOR WATER =	1.00	
IMPERVIOUS DRAINAGE AREA =	0.697	ACRES
PERVIOUS DRAINAGE AREA =	0.641	ACRES
POND AREA =	0.000	ACRES
"C" ave. =	0.734	
RELEASE RATE =	**0.201**	**CFS**
"C" ave. X AREA =	0.982	

ILLINOIS BULLETIN 75 100 YEAR ROUTING TABLE:

TIME (HR.)	INTENSITY (IN/HR)	RUNOFF (CFS)	STORED (CFS)	VOLUME (AC-FT)
0.08	12.36	12.143	11.942	0.083
0.17	10.80	10.610	10.410	0.145
0.25	9.26	9.097	8.897	0.185
0.50	6.34	6.229	6.028	0.251
1.00	4.03	3.959	3.758	0.313
2.00	2.49	2.446	2.245	0.374
3.00	1.83	1.798	1.597	0.399
6.00	1.07	1.051	0.850	0.425
12.00	0.62	0.609	0.408	0.408
18.00	0.45	0.442	0.241	0.362
24.00	0.36	0.354	0.153	0.306
48.00	0.19	0.187	-0.014	-0.057
72.00	0.14	0.138	-0.063	-0.380
120.00	0.09	0.088	-0.112	-1.124
240.00	0.05	0.049	-0.152	-3.035
MAXIMUM =			0.425	AC-FT
			18,520.86	CF

BEST MANAGEMENT PRACTICES

Impervious Area (New) 30,341 s.f

VOLUME CONTROL BEST MANAGEMENT PRACTICES

Volume Control Requirements	1"	Rainfall
Volume Control Storage Required	2,528	Cu. Ft.

PROPOSED

1) **Storage Below - Outlet Elevation 668.00** (Bottom Portion)

CONTOUR	HEIGHT BETWEEN CONTOURS(FT.)	AREA OF CONTOUR (SQ.FT)	VOLUME(CU.FT)
669.00		5,132	
	1.00		4,616
668.00		4,100	

Total		4,616 Cu. Ft.
Volume Control Storage (100%) =	4,616	
Volume Control Storage (80% ANWRD factor) =	2,308	

2) **Storage in Soil Media (100% of Volume below Underdrain of BMP infiltration Bed)**
(50% Sand, 30 % Topsoil, 20% Compost)

VOLUME TYPE	POROSITY	MEDIA VOLUME Vc	Vol. (cu.ft) 0.25 x Vc
Soil Mix Agg. (Below Invert)	0.25	5125	1,281
			1,281 Cu. Ft.

Total Volume Control Provided =	**3,589**	>	**2,528** Cu. Ft.
	0.082		0.058 ac.ft

DETENTION VOLUME

1) **Surface Ponding - Detention Pond (HWL: 671.25)** (0.25' Ponding)

Elevation	Area (sq. ft.)	Avg. Area	Depth	Vol. (cu.ft.)
671.25	6,130			
		6,069	0.25	1,517
671.00	6,009			
		5,789	1.00	5,789
670.00	5,569			
		5,351	1.00	5,351
669.00	5,132			
		4,616	1.00	4,616
668.00	4,100			
				17,273

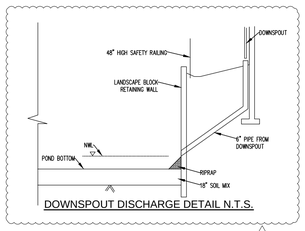
2) **Pipe Storage (From Structure to Structure)**

Pipe Size	Length (ft.)	Unit Volume	Vol. (cu.ft.)
15	114	1.227	139.90
			140

3) **Storage in Soil Media (100% of Volume below Underdrain of BMP infiltration Bed)**
(50% Sand, 30 % Topsoil, 20% Compost)

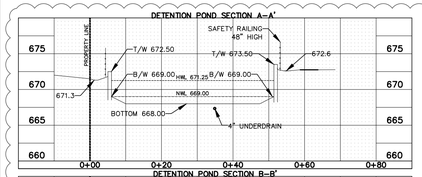
VOLUME TYPE	POROSITY	MEDIA VOLUME Vc	Vol. (cu.ft.) 0.25 x Vc
Soil Mix Agg. (Below Invert)	0.25	5125	1,281
			1,281

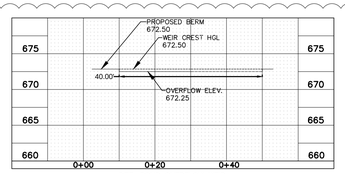
TOTAL DETENTION PROVIDED 18,694 > 18,521 OK



DOWNSPOUT DISCHARGE DETAIL N.T.S.

2

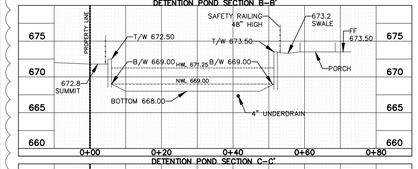


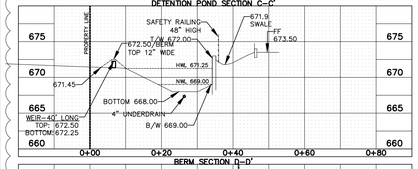


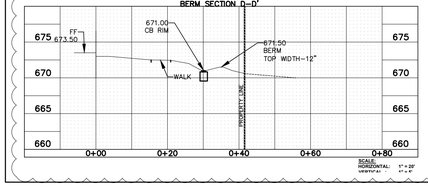
DET. POND OVERFLOW WEIR

Q = 15.0 CFS > 12.13 CFS (FLOW. TO THE POND)

Type of Weir	= Broad Crest Rectangular Weir
C_d	= 3.0
Length	= 40 Ft
Height	= 0.25 Ft.
Area	= 10.00 Sq. Ft
Discharge Q	= 15.0 CFS
Number of Weirs	= 1
Total Discharge Q	= 15.0 CFS

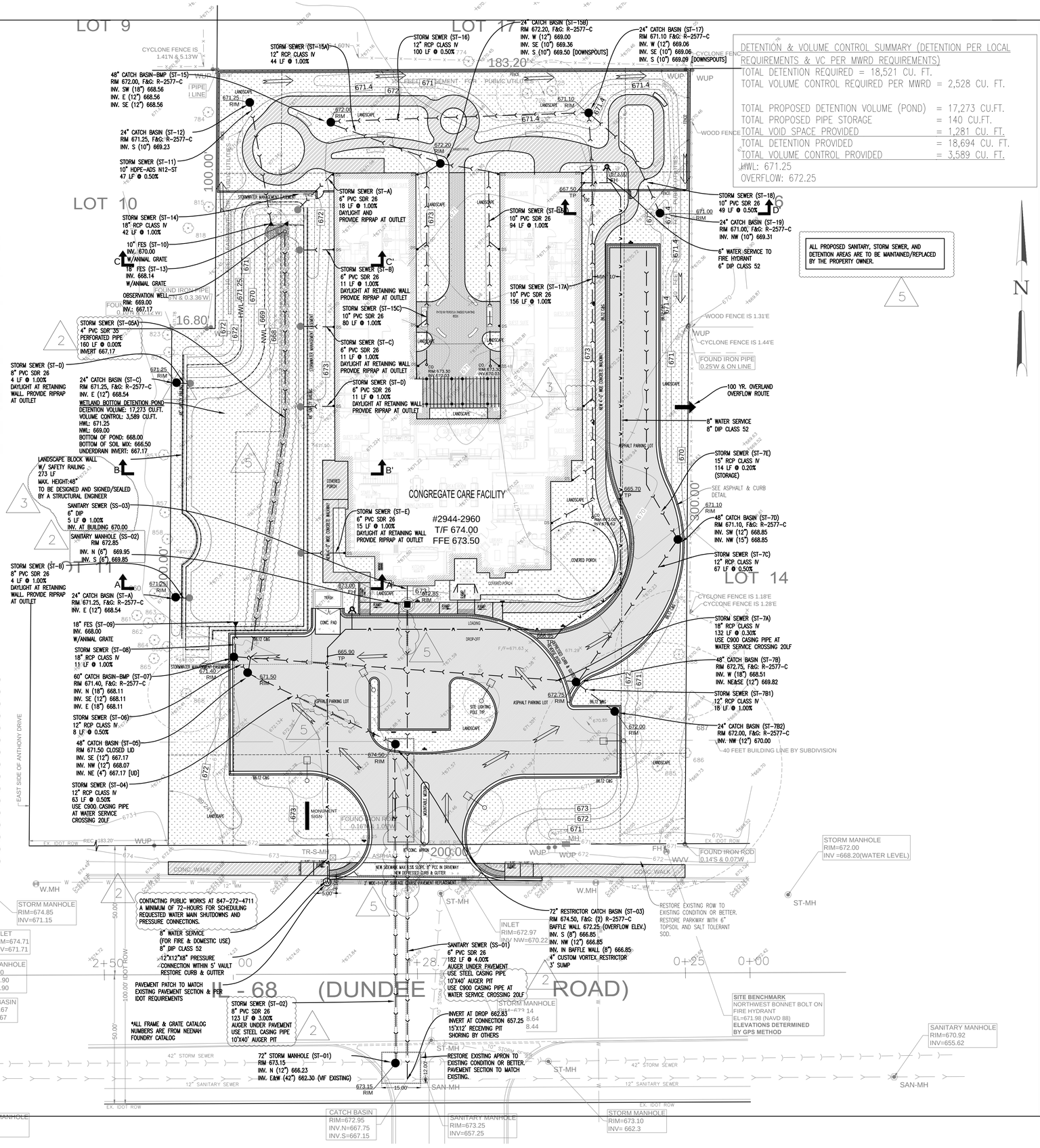






2

3



DETENTION & VOLUME CONTROL SUMMARY (DETENTION PER LOCAL REQUIREMENTS & VC PER MWRD REQUIREMENTS)	
TOTAL DETENTION REQUIRED	= 18,521 CU. FT.
TOTAL VOLUME CONTROL REQUIRED PER MWRD	= 2,528 CU. FT.
TOTAL PROPOSED DETENTION VOLUME (POND)	= 17,273 CU.FT.
TOTAL PROPOSED PIPE STORAGE	= 140 CU.FT.
TOTAL VOID SPACE PROVIDED	= 1,281 CU. FT.
TOTAL DETENTION PROVIDED	= 18,694 CU. FT.
TOTAL VOLUME CONTROL PROVIDED	= 3,589 CU. FT.
HWL: 671.25	
OVERFLOW: 672.25	

ISSUE	REVISIONS	DATE
1	PRELIMINARY PLAN	09-21-22
2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-07-22
3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS	03-28-23
5	PRELIMINARY PLAN - REVISED PER DOTH/VILLAGE/OWNERS COMMENTS	06-09-23

PROJECT STAFF
PROJECT MANAGER: A. VEER P.E.
ENGINEER:

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH: (312) 404-0655
NILES, IL 60714 abhijitveer@yahoo.com

PROPOSED UTILITY PLAN
OVERALL SITE

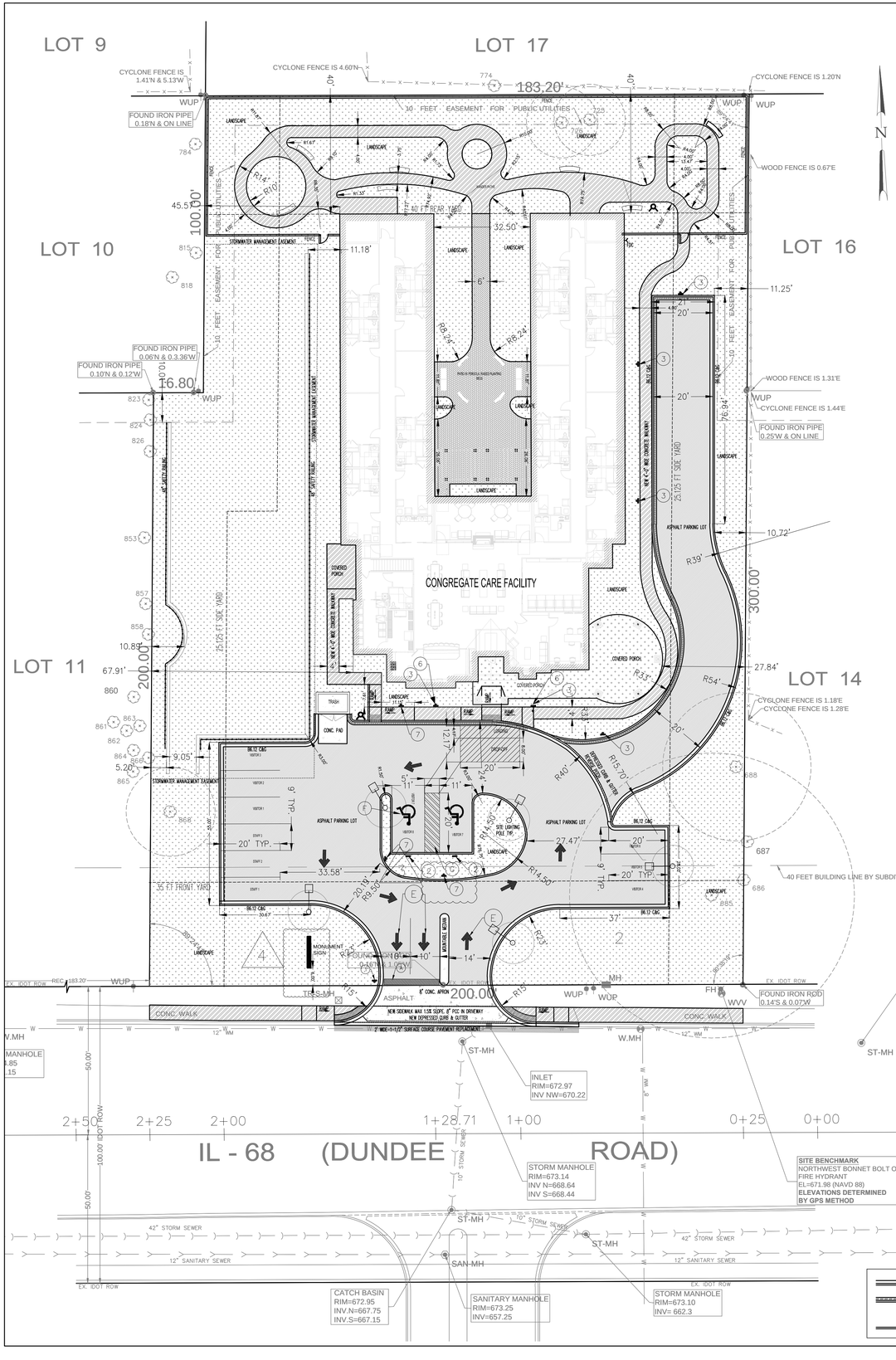
CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

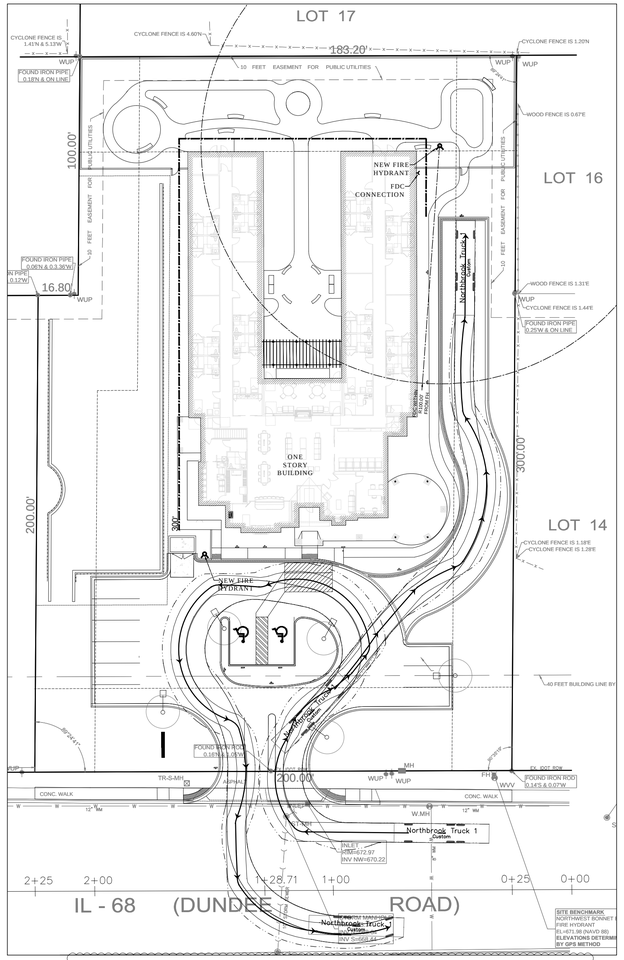
SHEET TITLE: NOT FOR CONSTRUCTION
PROJECT/ADDRESS

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: 1"=20'-0

SHEET NUMBER
C-6
7 OF 16





FIRE TRUCK TURNING & HOSE TRAVEL DISTANCE PLAN

1"=30'-0

SITE PLAN NOTES:

A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY UNITED SURVEY. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
H. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
I. ~~EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.~~
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
L. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
M. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
O. TOTAL LAND AREA IS 1.338+/- ACRES. DISTURBED AREA OF THE SITE 1.338 ACRES.
P. WETLANDS WERE NOT PRESENT ON THIS SITE.
Q. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
R. MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
U. ~~ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.~~
V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE

ZONING ANALYSIS

1. ZONING	(REZONE) RS & SP	
2. LOT SIZE	58,317.10 SQFT / 1.339 ACRES	
3. ALLOWABLE BUILDING AREA	20,626.29 SQFT (35%)	
4. ALLOWABLE FAR	23,572.90 SQFT (40%)	
5. PROPOSED BUILDING AREA (GROSS)	11,080.50 SQFT	
6. COVERED PORCH	1,176.26 SQFT	
7. FAR	(11,080.50/58317.10 = 0.190)	19.00 %
8. FAR W/PORCH	(12261.26/58317.10 = 0.210)	21.00 %
9. PARKING SPACES		
TOTAL PARKING REQUIRED	(3 STAFF SPACES, 1 SPACE PER 3 LIVING UNITS) = 8 PARKING SPACES	
TOTAL PARKING PROVIDED	9 REGULAR + 2 ADA = 11 PARKING SPACES	

SIGNAGE LEGEND

1	STOP SIGN (R1-1)
2	ACCESSIBLE PARKING SIGN (R7-8)
3	NO PARKING SIGN FIRE LANE (R8-31)
4	DO NOT ENTER (R5-1)
5	~~PEDESTRIAN CROSSING SIGN~~
6	PICK-UP AND DROP-OFF ONLY - NO PARKING SIGN
7	ONE-WAY SIGN
8	~~LEFT TURN ONLY SIGN~~

PAVEMENT MARKING LEGEND

A	24" WHITE SOLID STOP BAR
B	4" YELLOW SOLID LINE
C	~~8" SOLID WHITE LINE~~
D	~~LETTERS & SYMBOLS PAVEMENT MARKINGS~~
E	~~TRAFFIC FLOW DIRECTIONAL ARROWS~~
F	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
G	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
H	~~4" SOLID WHITE LINE~~

PAVEMENT LEGEND

PAVEMENT REPLACEMENT ALONG NEW CURB & GUTTER [NOT USED]
2' WIDE PAVEMENT REMOVAL & CLASS D PATCH - MINIMUM
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
8" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE CA-6, TYPE B

STANDARD DUTY PAVEMENT (SN=2*0.4+2*0.33+10*.13=2.76)[NOT USED]
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE CA-6, TYPE B

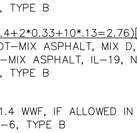
CONCRETE PAVEMENT/APRON
8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF, IF ALLOWED IN ROW)*
8" COMPACTED AGGREGATE BASE CA-6, TYPE B

CONCRETE PADS - TRASH CORAL & UTILITY PADS
8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

SIDEWALKS
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

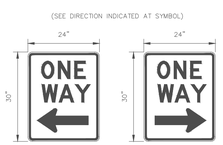
DETECTABLE WARNING AND DEPRESSED CURB
REPLACEABLE RED POLYMER COMPOSITE PLATES

*REFER TO CONCRETE JOINT DETAILS (IF ANY).



STANDARD RED AND WHITE SIGN

R5-1
"DO NOT ENTER" SIGN
N.T.S.



(SEE DIRECTION INDICATED AT SYMBOL)

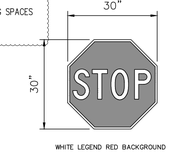
BLACK LEGEND ON WHITE BACKGROUND

R6-2L R6-2R

"ONE WAY" SIGNS
N.T.S.

"NO PARKING" WHITE LEGEND ON RED BACKGROUND
"PICK-UP AND DROP-OFF" RED LEGEND ON WHITE BACKGROUND

"PICK-UP AND DROP-OFF ONLY - NO PARKING" SIGN
N.T.S.



WHITE LEGEND RED BACKGROUND

R1-1
30"X30"
"STOP" SIGN
N.T.S.

REVISIONS			DATE
PROJECT STAFF	ISSUE		
PROJECT MANAGER A. VERI P.E.	1	PRELIMINARY PLAN	09-21-22
ENGINEER	2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-07-22
	3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
	4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS	03-23-23
	5	PRELIMINARY PLAN - REVISED PER IDOT/VILLAGE/OWNERS COMMENTS	06-09-23

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH: (312) 404-3655
NILES, IL 60714 abhijitveer@yahoo.com

SITE PLAN & GEOMETRIC PLAN
OVERALL SITE

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

SHEET TITLE | PROJECT ADDRESS

NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: 1"=20'-0

SHEET NUMBER
C-7
8 OF 16

GENERAL CONSTRUCTION NOTES

CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS
IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

A. VILLAGE OF NORTHBROOK STANDARD DETAILS
B. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
C. PLANS
D. ADDENDUM TO SPECIFICATIONS
E. SPECIAL PROVISIONS

2

1. The construction shall be under the general inspection of the Village and the owner's engineer.
2. All work shall be in accordance with the applicable sections of the following specifications:
   a. Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" January 1, latest edition.
   b. "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
   c. "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
   d. "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
   e. The Subdivision and Development Codes and Standards of the Village of South Holland.
   f. "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.

3. Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.
4. Contract Documents and Drawings:
   A. The engineer's drawings (The Plans) shall be included as part of the contract documents.
   B. The contractor is required to review the soils report for the site.
   C. All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
   D. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
5. The Local Department of Public Works and Community Development shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watermain, sewer main and utility services.
6. Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
7. Village streets shall not be closed without the written permission of the Village and then only after proper notification has been given to the Police and Fire Departments.
8. The contractor shall immediately remove mud, soil or debris deposited on public streets. Failure to keep streets clean shall be just-cause for issuance of a Stop Work Order or citation.
9. Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
10. Construction materials shall not be stored within the Village Right-Of-Way.
11. The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.E.P.A. permits.

The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for at their sole expense any surety or bonds as may be required by the permitting agency.

12. The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
13. The contractor shall indemnify and save harmless the owner, ARV Engineering Inc., and their officers and employees; the Village and their officers, employees, agents, and engineers, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
14. The locations of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.
15. Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities far enough in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

16. The flow from any field tiles draining off-site properties shall be maintained. The contractor shall notify the engineer if any such field tiles are encountered and shall show them on a set of as-built plans.
17. All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
18. All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
19. The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the engineer.
20. No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
21. Any bracing, sheeting or special construction methods deemed necessary by the contractor in order to install the proposed improvements shall be considered incidental to the cost of the project. Any additional soils data needed to confirm the contractor's opinions of the subsoil conditions shall be done at the contractor's expense. The contractor shall obtain the owner's written authorization to access the site to conduct a supplemental soils investigation.
22. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
23. All items shown to be removed, shall be legally disposed of off-site.
24. All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
25. No work shall be performed on adjacent private property without the written permission of the property owner.
26. During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
27. The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
28. All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours.
29. The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
30. The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
31. Tree removal permit is required for removal of all trees 10" diameter or greater.
32. An inspection of the top of foundation will be required prior to pouring.
33. A final inspection of grading will be required before placement of any sod.
34. All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
35. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall shop drawings to be submitted by contractor for approval.
36. Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
37. Upon completion of the project, the contractor or engineer shall submit a sets of as-built engineering plan and a grading certificate. These documents shall be submitted within thirty (30) days of final approval to the Village. The price per this work shall be included in contractors fee.

EARTHWORK AND GRADING

1. All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. **No claims for extra work will be recognized unless ordered in writing by the owner.**
3. The initial establishment of erosion control procedures and the placement of erosion control fence, etc. shall be installed by the contractor prior to the start of mass grading.
4. All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
5. Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Trees, stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
6. Strip topsoil down to firm subbase. stockpile quantity necessary for landscaping, and remove other materials from the site.
7. Excavation shall consist of the excavation, removal, and satisfactorily disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unstable and unsuitable materials and their replacement with satisfactory materials where required.
8. After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded, tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surficial stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to rut or deflect excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheepsfoot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
9. Where encountered, loose sands and asphalt grindings should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of course aggregate are required, depending in the consistency of the subgrade. the course aggregate should consists of clean, crushed stone gravel between 1/4 and 3 inches in size. The course aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
10. Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaved areas within the construction limits.
12. 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
13. Refer to the landscape plans for additional information on ground cover & planting requirements.
14. Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
15. Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) feet of design subgrade elevations.
16. The subgrade for the proposed streets and pavement areas shall be proof-rolled by the contractor in the presence of the Village engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the Village engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
17. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
18. When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the Village. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.

   This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
19. The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing.This shall be included in the cost of work.

IEPA NOTES:
Sewers crossing water mains shall be laid to meet the following specifications:

1. Horizontal Separation:
   A. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line.
   B. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   C. If it is impossible to obtain proper horizontal and vertical separation as described in 1 and 2 above, both the water main and sewer must be constructed of pipe material which would conform to water main standards and be pressure tested to assure water tightness before backfilling.
2. Vertical Separation:
   - Whenever water mains cross house sewers, storm drains or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation shall be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer.
   - Where conditions exist that the minimum vertical separation set forth in 1 above cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, one of the following two measures must be taken:
     - A. The water main shall be installed within a PVC carrier pipe and the carrier pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten (10) feet.
     - B. The involved sewer or drain shall be constructed of pipe material which would conform to water main standards until the normal distance from the water main to the sewer is at least ten (10) feet.
3. In making such crossings, center a length of water main pipe over the sewer to be crossed so that the joints will be equidistant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main. The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water pipe as described under Vertical Separation above, may be used for sewer service lines.

WATER SYSTEM NOTES

1. All watermains/services and water services shall have a minimum cover of 5 1/2 feet.
2. Watermains shall be Ductile Iron Pipe, Class 52 conforming to ANSI A21.51 or AWWA C151. Gaskets and cast iron fittings shall conform to ANSI A21.11 or AWWA C-110 or C-111. Watermain shall be cement lined in accordance with ANSI A21.4 or AWWA C-104. Fittings ANSI 21.10 (AWWA C110). Polyethylene encasement (8 MIL) ANSI A21.5 (AWWA C105)
3. Water services 2 1/2 inch diameter or smaller shall be Type "K" copper. Compression fittings shall be used to connect new copper pipe to existing service pipe. Water services 3 inch diameter or larger shall be Class 52, Ductile Iron Pipe.
4. All new watermain and services 3 inches or larger shall be pressure tested (2 hours - 150 psi) and chlorinated per Village and IEPA requirements. The installation, testing, chlorination and sterilization of all water mains and services shall be performed in accordance with the 'Standard Specifications for Water and Sewer Main Construction" and Village standards. **A Village inspector MUST be present for testing and chlorination**. AWWA Sections C-600-77 and C-601 shall apply.
5. All watermain shall be bedded with compacted granular CA-6 material with minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 4 inches.
6. Fire Hydrants shall be Traverse City Model YVC-5 or Mueller Super Centurian A423.
7. Valve vaults shall be reinforced concrete circular barrel and cone sections (ASTM C478) with mastic watertight joints. for vaults on 8" watermain to be 48" and for 10" watermain to be 60".
8. **Existing water valves shall not be opened/closed without permission of the Village.**
9. Joints between precast elements, adjusting rings and frames shall be sealed with Butyl Rubber Joint Sealer.
10. Thrust blocking shall be installed on watermains at all bends, tees, elbows, offsets, etc.
11. Water meter size and location shall be as shown on the Architect's plan. Meter shall be located in the first 20 foot length of pipe inside the building or as approved by the Village.
12. A reduced pressure zone backflow preventor shall be provided by owner and installed by the contractor with the water meter per Village requirements.
13. The Village Water Department should be contacted for installation questions and/or final inspection of the water meter and backflow preventor.
14. The contractor is responsible for verifying the location of all existing utilities prior to the start of work and will be responsible for any damage to same.
15. Damaged parkway lawn areas shall be restored with 4 inches of topsoil and sod.
16. All existing water services that will not be reused must be abandoned at the Village main as Follows: All ductile or cast pipes must be capped at the "tee" and all copper piping must be removed from the Village main and the corporation must be closed.

SANITARY SEWER SPECIFICATIONS (See MWRD notes for more info)

1. Village Sanitary District standards and ordinances shall govern all sanitary sewer construction.
2. Sewer Contractor shall schedule with the District inspections of the sanitary sewer testing 48 hours in advance of the start of testing
3. All sewer service must be left completely exposed until the District inspector has accepted it. A 24-hour notice is required for such inspection. Inspections may be scheduled Mon-Fri between 8 a.m and 4 p.m. A representative of the sewer contractor shall be in attendance at time of all inspections.
4. The Sanitary District standard pipe is a water main quality pipe with the following specification - PVC pipe with a SDR of 26, complying with ASTM D2241, 160-psi pressure pipe push-on bell and spigot type with rubber ring seal gasket ASTM D3139. First five feet of the sanitary sewer to be ductile iron pipe.
5. Sanitary service connection shall be made by machine tap with the connection made with a Geneco Sealtite Sewer Saddle Model S.
6. All constructed sewers shall pass all District requirements for alignment, deflection, air testing, televising and manhole vacuum tests (see enclosures).
7. The constructed sewers must be televised under simulated flow conditions. Sanitary District personnel must be present during televising. No sags greater than 25% of the pipe diameter will be accepted. All unacceptable sags must be replaced in a manner acceptable to the Sanitary District.
8. "Flex Seal" non-shear couplings (with stainless steel shear ring) shall be used to connect pipes of dissimilar material or size.
9. Pipe bedding to be 1/4" to 3/4" washed chipped limestone, must be placed at least 4" below the bottom of the pipe and compacted. Dig bell-holes before the pipe is laid.
10. Backfilling must be 1/4" to 3/4" washed chipped limestone, must be carefully placed under the sides of the pipe, and firmly tapped into place. Granular backfill must be carefully placed to a level 12" above the top of the pipe and compacted.

STORM SEWER SPECIFICATIONS (See MWRD notes for more info)

1) All storm sewer pipes shall be reinforced concrete pipe conforming to PVC SDR 26 ASTM D2751 or ASTM D3034or ASTM C-76 Class IV with confined O-ring gasketed joints in compliance with ASTM C-361 or Tylox Super Seal gasket conforming to ASTM C-361.
2) All structures shall be reinforced concrete circular barrel and cone sections/flat sections per ASTM C478.
3) Elevations of flared end sections shall be interpreted at the invert of the flared end section.
4) All storm structures are to have open (grate) lids unless specified as having closed lids (C.L.).
5) Rim grades for storm sewer structures located within the curb and gutter are flow line elevations.
6) All sump pump drain tile discharges shall be routed to the storm sewer system. Sump pump service connections shall be four (4") inch PVC SDR 26 conforming to ASTM D2751 or ASTM D3034 at a minimum slope of 2% and shall be air gapped. Minimum cover shall be two (2') feet, wherever possible.
7) All downspouts, footing drains, and outside drains shall discharge to the storm sewer or over ground as approved by the Village Engineer.
8) No storm water shall be discharged to the sanitary sewer system.

CONCRETE NOTES:

1. Clean, full depth sawcut through existing sidewalk & pavement scheduled for removal. Replace to match existing.
2. Aggregate base course for new sidewalk shall consist of 4" CA-6.
3. Concrete sidewalk pavement shall consist of minimum 5" thick P.C. & 8" thick P.C. at driveways, all concrete shall be minimum 3,500 psi.
4. Concrete and base course shall be in accordance with section 420 IDOT standard specifications.
5. Sidewalk cross slope is 1" per 5.33', desirable; 1" per 8' minimum; and 1" per 4' maximum. front handicap access ramp shall be @ 1:12' max.
6. A ¾" fiber expansion joint shall be installed when the new pavement or sidewalk abuts any building.
7. Contraction joints should be sawcut a minimum of two inches deep within 4-12 hours of concrete placement, but no later than 24 hours after concrete placement, be in accordance with section 420.10(d) idot standard specifications.
8. All curb shall be 6" high unless otherwise noted. Areas of barrier curb only or curb & gutter shown on plans. Areas of reverse gutter pitch are shown on plans. provide three (3) #4-1/2 inch rebars, ten (10) foot long where the sidewalk crosses trenches.
9. Contraction joints around sewer structures shall be diamond shaped, with a three foot minimum length per leg.
10. Maximum 50' c-c between contraction joints in curbs or sidewalk.

DRIVEWAYS & APRON SPECIFICATIONS AND NOTES

1. Driveway aprons shall be eight (8) inch Portland Cement concrete with 6"x 6"x #6 wire mesh on an eight (4) inch crushed aggregate base (CA-6). New concrete pavement per section shown in Geometric Plan, Jointing to be provided as shown.
2. One-half (1/2) inch thick expansion joints shall be placed between the apron and sidewalk, apron and curb, and apron and concrete driveway.
3. Depressed curb and gutter shall be installed at all apron locations. Depressed curb and gutter shall have two #4-1/2 inch rebars and 1/2 inch thick expansion joints at each end.
4. Two (2) dowel bars shall tie 1-$\frac{1}{2}$"x18" each end of the new curb and gutter to the existing curb and gutter.
5. SAW CUT - FULL DEPTH - The limits of all curb and gutter and sidewalk removal.
6. Aprons shall have radius returns with B6 curb or B6.12 curb and gutter. Curb will be depressed at sidewalk crossings. Curbs may be tied into apron or poured monolithically with apron.
7. Portland Cement concrete for curbs, sidewalks, driveways, aprons, etc. shall be a 6 bag mix having a compressive strength of 3500 psi after a curing period of fourteen (14) days, and shall have between 5% and 8% air entrainment.
11. The addition of Fly Ash in Concrete is prohibited.
12. Existing sidewalk at frontage shall be removed and a new - apron poured from back of curb 5' towards the property.
13. All manholes and valve vaults located in concrete driveways and aprons shall be "boxed out" with 1/2 inch expansion joint per the direction of the Village.
14. Contact the Village's Engineering Department twenty-four (24) hours in advance to schedule inspections.
    - Forming must be inspected prior to pouring.
    - Concrete shall be poured only with the approval of the Village.

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 SS) 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 SHALL BE NOTIFIED OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE 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

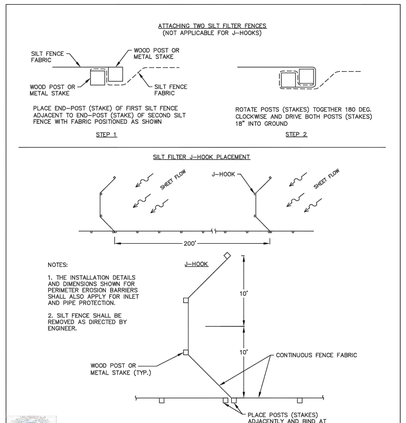
1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG 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 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 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 DISSIM



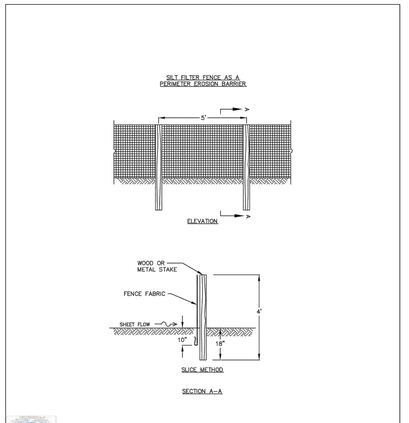
SILT FENCE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes & Specifications

STANDARD DETAIL G-10 (01)

(Sheet 1 of 2)



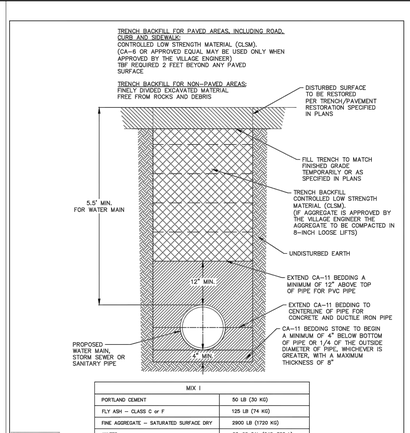
SILT FENCE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes & Specifications

STANDARD DETAIL G-10 (01)

(Sheet 2 of 2)



MIX I	
PORTLAND CEMENT	50 LB (30 KG)
FLY ASH – CLASS C or F	125 LB (74 KG)
FINE AGGREGATE – SATURATED SURFACE DRY	2900 LB (1720 KG)
WATER	50–65 GAL (248–322 L)
AIR CONTENT	NO AIR IS ENTRAINED

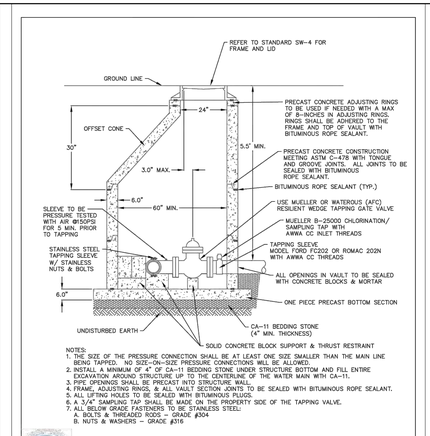
TYPICAL TRENCH AND BEDDING DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
1-9-19	Consolidated Trench Details
5-12-22	Controlled Low Strength Material

STANDARD DETAIL W-11 (02)

(Sheet 1 of 1)



NOTES:
1. THE SIZE OF THE PRESSURE CONNECTION SHALL BE AT LEAST ONE SIZE SMALLER THAN THE MAIN LINE BEING TAPPED. NO SIZE–ON–SIZE PRESSURE CONNECTIONS WILL BE ALLOWED.
2. INSTALL A MINIMUM OF 4" OF CA–11 BEDDING STONE UNDER STRUCTURE BOTTOM AND FILL ENTIRE EXCAVATION AROUND STRUCTURE UP TO THE CENTERLINE OF THE WATER MAIN WITH CA–11.
3. PIPE OPENINGS SHALL BE PRECAST INTO STRUCTURE WALL.
4. FRAME, ADJUSTING RINGS, & ALL VAULT SECTION JOINTS TO BE SEALED WITH BITUMINOUS ROPE SEALANT.
5. ALL LIFTING HOLES TO BE FILLED WITH BITUMINOUS PLUGS.
6. A 3–FT SAMPLING FAUCET TO BE INSTALLED WITH THE PROPERTY SIDE OF THE TAPPING VALVE.
7. ALL BOLTS AND GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS & THREADED RODS – GRADE #304
   B. NUTS & WASHERS – GRADE #316

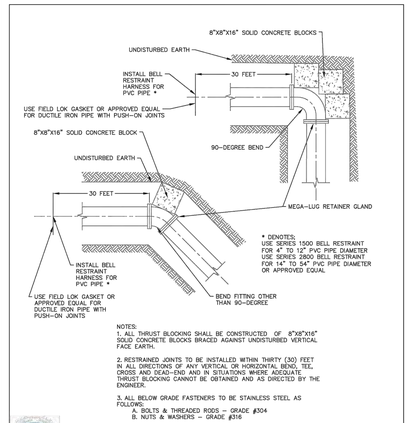
PRESSURE CONNECTION VAULT DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
1-9-19	Revised Notes
4-1-21	Revised Notes

STANDARD DETAIL W-7 (01)

(Sheet 1 of 1)



NOTES:
1. ALL THRUST BLOCKING SHALL BE CONSTRUCTED OF 8"X8"X16" SOLID CONCRETE BLOCKS BRACED AGAINST UNDISTURBED VERTICAL FACE EARTH.
2. RESTRAINED JOINTS TO BE INSTALLED WITHIN THIRTY (30) FEET IN ALL DIRECTIONS OF ANY VERTICAL OR HORIZONTAL BEND, TEE, CROSS AND DEAD–END AND IN SITUATIONS WHERE ADEQUATE THRUST BLOCKING CANNOT BE OBTAINED AND AS DIRECTED BY THE ENGINEER.
3. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL AS FOLLOWS:
   A. BOLTS & THREADED RODS – GRADE #304
   B. NUTS & WASHERS – GRADE #316

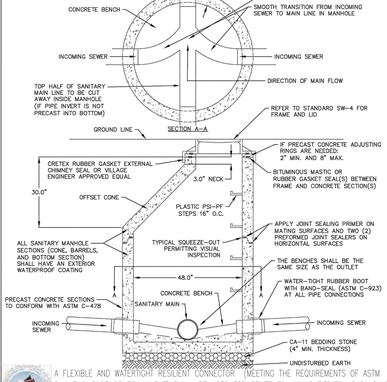
WATER MAIN/FORCE MAIN THRUST BLOCK DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
1-9-19	Revised Notes

STANDARD DETAIL W-5 (01)

(Sheet 1 of 1)



NOTES:
1. DUCTILE IRON PIPE SHALL BE ENCASED BY POLYETHYLENE TUBING.
2. THE TUBE MUST BE VIRGIN MATERIAL, V–BIO, CONSISTING OF THREE (3) CO–EXTRUDED LAMINATIONS OF LINEAR LOW DENSITY POLYETHYLENE (LLDPE), FUSED INTO A SINGLE THICKNESS NOT LESS THAN EIGHT (8) MILS. THE INSIDE SURFACE OF THE V–BIO WRAP IN CONTACT WITH THE PIPE EXTERIOR SHALL BE INFUSED WITH A BLEND OF AN ANTIMICROBIAL BIOCIDE TO MITIGATE MICROBIOLOGICALLY INFLUENCED CORROSION AND A VOLATILE CORROSION INHIBITOR TO CONTROL GALVANIC CORROSION. THE MIDDLE LAMINATION SHALL BE OF A THICK IMPERMEABLE MATERIAL DESIGNED TO PROTECT AND ENHANCE THE INNER LAMINATION. THE OUTER LAMINATION SHALL BE OF A LIGHT COLOR.
3. THE POLYETHYLENE ENCASEMENT MUST MEET ALL THE REQUIREMENTS OF ANSI A21.5 (AWWA C105).
4. CIRCUMFERENTIAL WRAPS OF PLASTIC ZIP TIES ARE TO BE PLACED AT TWO (2) FOOT INTERVALS ALONG THE BARREL OF THE PIPE TO MINIMIZE THE SPACE BETWEEN THE POLYETHYLENE WRAPPING AND THE PIPE.
5. COMPLETE THE INSTALLATION BY OVERLAPPING THE POLYETHYLENE TUBE WRAP AT EACH END AT LEAST TWELVE (12) INCHES AND SEAL THE ENDS WITH PLASTIC ZIP TIES.
6. ALL BAGS MUST BE A MINIMUM OF TWENTY–TWO (22) FEET IN LENGTH AND OVERSIZED IN DIAMETER TO FIT OVER FITTINGS.
7. INSTALLATION OF TUBING SHALL BE PER DIPRA – MODIFIED METHOD A.
8. THIS STANDARD APPLIES TO ALL DUCTILE IRON PIPE INSTALLATION METHODS INCLUDING OPEN CUT, DIRECTIONAL DRILLING AND PLACEMENT IN A CASING.

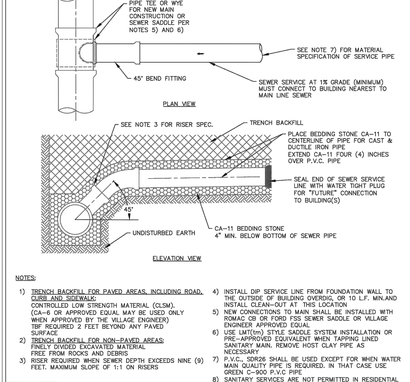
POLYETHYLENE TUBE WRAPPING DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
1-9-19	Revised Notes

STANDARD DETAIL W-13 (01)

(Sheet 1 of 1)



NOTES:
1. ALL EXISTING ABUTTING EXPANSION JOINT MATERIAL SHALL BE REMOVED AND REPLACED.
2. IF THE EXISTING CURB/PAVEMENT HAS REINFORCEMENT BARS, THEY SHALL NOT BE CUT OFF, UNLESS THEY ARE DEEMED UNUSABLE PER ENGINEER.
3. CONCRETE FOR APRON AND SIDEWALK SHALL BE IDOT CLASS SI OR PP–1.
4. ALL CONCRETE SHALL BE IN PLACE NO MORE THAN 1–1/2 HOURS AFTER TRUCK IS LOADED.
5. THE CONTRACTOR IS RESPONSIBLE FOR VIBRATING THE CONCRETE DURING PLACEMENT.
6. WHITE CURING COMPOUND, PER IDOT SECTION 1022.01(C), SHALL BE APPLIED TO THE CONCRETE IMMEDIATELY AFTER IT HAS BEEN FINISHED OR PER MANUFACTURER'S RECOMMENDATION.

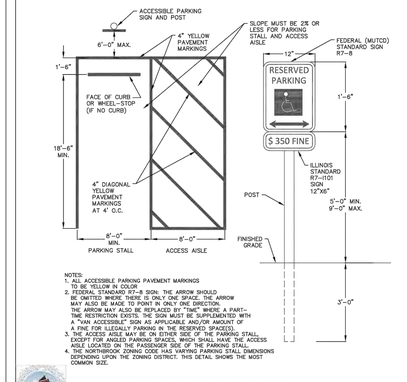
STANDARD COMMERCIAL DRIVEWAY ENTRANCE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4-30-20	Added and Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL P-4 (01)

(Sheet 1 of 1)



NOTES:
1. EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 60' INTERVALS WITH 3/4" FIBER EXPANSION JOINT PER ASTM D–1751, AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER.
2. CONTRACTION JOINTS ARE TO BE CONSTRUCTED AT 15' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER

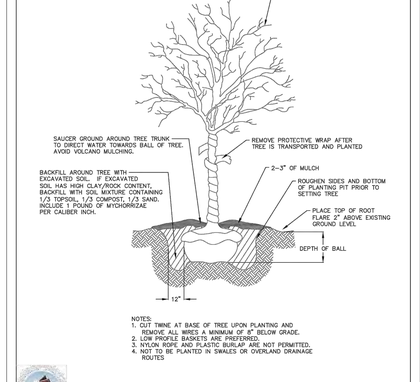
TYPE B CURB DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
6-1-21	Changed Dowel Bar Size Required

STANDARD DETAIL P-2 (01)

(Sheet 1 of 1)



NOTES:
1. EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 60' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER.
2. CONTRACTION JOINTS ARE TO BE CONSTRUCTED AT 15' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER
3. WITH NEW CURB REPLACEMENT NEXT TO HMA, CONTRACTOR IS REQUIRED TO PLACE 2" OF HMA FULL DEPTH PAID SEPARATELY TO MATCH EXISTING

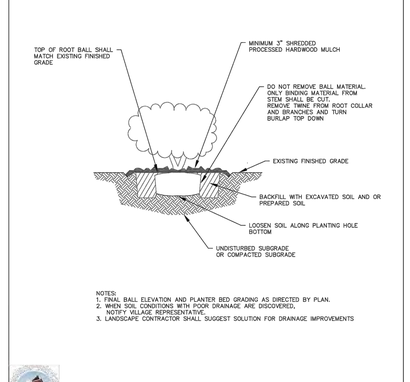
COMBINATION CURB & GUTTER

Village of Northbrook Public Works Department

DATE	REVISIONS
4-30-20	Consolidated Details, Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL P-1 (01)

(Sheet 1 of 1)



NOTES:
1. WHEN CONSTRUCTING SIDEWALK WITHIN THE DRIPLINE OF A TREE, FOLLOW STANDARD DETAIL FOR "P.C.C. SIDEWALK IN DRIPLINE DETAIL" P–6
2. PROVIDE 1/2" THICK FIBER EXPANSION JOINT PER ASTM D–1751 EVERY 50 FEET

P.C.C. SIDEWALK DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4-30-20	Consolidated Sidewalk Details

STANDARD DETAIL P-5 (01)

(Sheet 1 of 1)

SANITARY MANHOLE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes

STANDARD DETAIL SS–1 (01)

(Sheet 1 of 1)

NOTES:
1) TRENCH BACKFILL FOR PAVED AREAS, INCLUDING ROAD, CURB AND SIDEWALK:
CONTROLLED LOW STRENGTH MATERIAL (CLSM). (CA–6 OR APPROVED EQUAL MAY BE USED ONLY WHEN APPROVED BY THE VILLAGE ENGINEER) TBF REQUIRED 2 FEET BEYOND ANY PAVED SURFACE
2) TRENCH BACKFILL FOR NON–PAVED AREAS:
FINELY DIVIDED EXCAVATED MATERIAL FREE FROM ROCKS AND DEBRIS
3) RISER REQUIRED WHEN SEWER DEPTH EXCEEDS NINE (9) FEET. MAXIMUM SLOPE OF 1:1 ON RISERS
4) INSTALL DIP SERVICE LINE FROM FOUNDATION WALL TO THE OUTSIDE BUILDING OVERDIG OR 10 L.F. MIN.AND INSTALL CLEAN–OUT AT THIS LOCATION
5) NEW CONNECTIONS TO MAIN SHALL BE INSTALLED WITH ROMAC CB OR FORD FSS SEWER SADDLE OR VILLAGE ENGINEER APPROVED EQUAL
6) USE LMT(tm) STYLE SADDLE SYSTEM INSTALLATION OR PRE–APPROVED EQUIVALENT WHEN TAPPING LINED SANITARY MAIN. REMOVE HOST CLAY PIPE AS NECESSARY
7) P.V.C., SDR26 SHALL BE USED EXCEPT FOR WHEN WATER MAIN QUALITY PIPE IS REQUIRED. IN THAT CASE USE GREEN C–900 P.V.C PIPE
8) SANITARY SERVICES ARE NOT PERMITTED IN RESIDENTIAL SIDE YARDS

SEWER SERVICE DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
5-12-22	Controlled Low Strength Material

STANDARD DETAIL SS–3 (02)

(Sheet 1 of 1)

NOTES:
1. ALL ACCESSIBLE PARKING PAVEMENT MARKINGS TO BE YELLOW IN COLOR
2. WHERE THERE IS NO SIGN: THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" WHERE A PART–TIME RESTRICTION EXISTS. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF A FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S).
3. ACCESS AISLE MUST BE LOCATED ON THE SAME SIDE OF THE PARKING STALL, EXCEPTION FOR ANGLED PARKING SPACES, WHICH SHALL HAVE THE ACCESS AISLE LOCATED ON THE PASSENGER SIDE OF THE PARKING STALL.
4. THE NORTHBROOK ZONING CODE HAS VARYING PARKING STALL DIMENSIONS DEPENDING UPON THE ZONING DISTRICT. THIS DETAIL SHOWS THE MOST COMMON SIZE.

ACCESSIBLE PARKING DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
7-20-19	Dimensions, Notes
6-1-21	Added Plan Note

STANDARD DETAIL P-11 (01)

(Sheet 1 of 1)

NOTES:
1. CUT TWINE AT BASE OF TREE UPON PLANTING AND REMOVE ALL WIRES A MINIMUM OF 8" BELOW GRADE.
2. LOW PROFILE BASKETS ARE PREFERRED.
3. NYLON ROPE AND PLASTIC BURLAP ARE NOT PERMITTED.
4. NOT TO BE PLANTED IN SWALES OR OVERLAND DRAINAGE ROUTES

TREE PLANTING DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes
6-1-21	Added Plan Note

STANDARD DETAIL G-1 (01)

(Sheet 1 of 1)

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

SHRUB PLANTING DETAIL

Village of Northbrook Public Works Department

DATE	REVISIONS
04-30-20	Revised Notes
6-1-21	Added Plan Note

STANDARD DETAIL G-2 (01)

(Sheet 1 of 1)

PROJECT STAFF

PROJECT MANAGER: A. VEER P.E.
ENGINEER:

ISSUE

		DATE
1	PRELIMINARY PLAN	09-21-22
2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-27-22
3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS	03-23-23
5	PRELIMINARY PLAN - REVISED PER VILLAGE/IDOT COMMENTS	06-09-23

REVISIONS

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST.
NILES, IL 60714
PH. : (312) 404-3955
abhijiveer@yahoo.com

STANDARD DETAILS

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

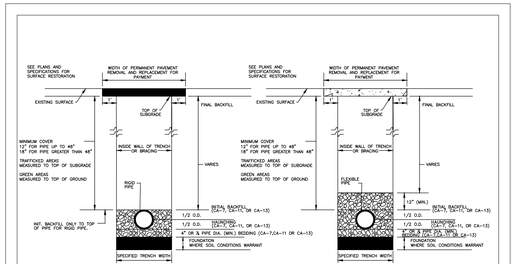
SHEET TITLE | PROJECT/ADDRESS

NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: NTS

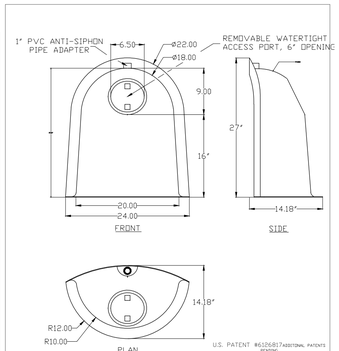
SHEET NUMBER
C-9
10 OF 16



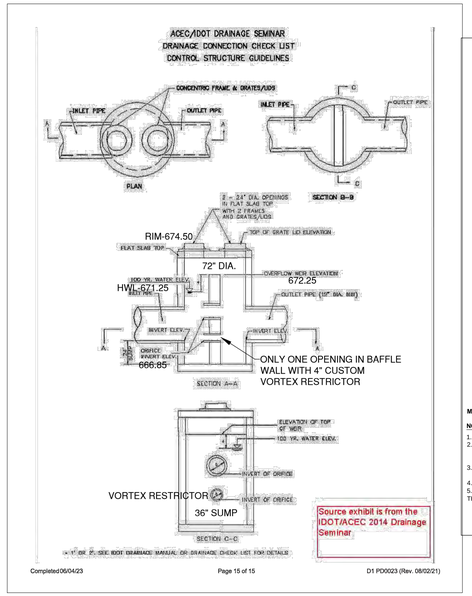
NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

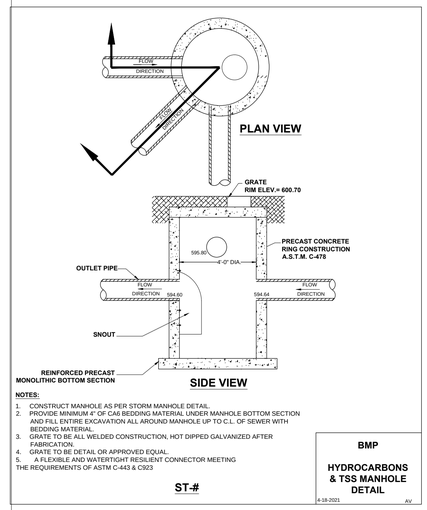
TECHNICAL GUIDANCE MANUAL	7/1/15
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
	PAGE NO. 35



TO BE USED IN STRUCTURE ST-08 ON 12" OUTLET PIPE



Completed06/04/23 Page 15 of 15 D1 PD0023 (Rev. 08/02/21)



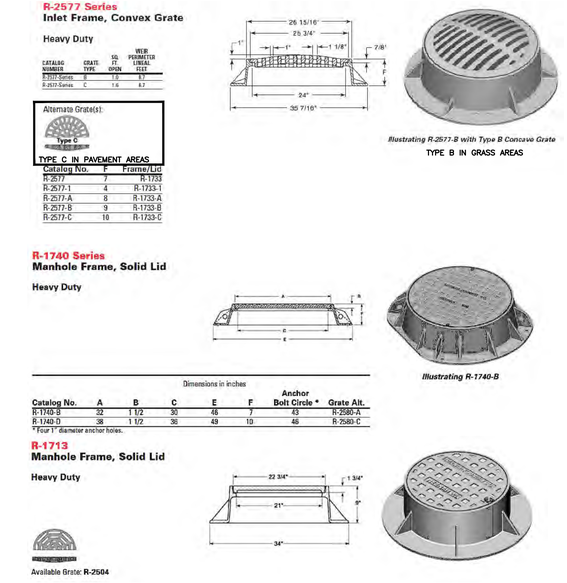
NOTES:
1. CONSTRUCT MANHOLE AS PER STORM MANHOLE DETAIL.
2. PROVIDE MINIMUM 4" OF CA6 BEDDING MATERIAL UNDER MANHOLE BOTTOM SECTION AND FILL ENTIRE EXCAVATION ALL AROUND MANHOLE UP TO C.L. OF SEWER WITH BEDDING MATERIAL.
3. GRATE TO BE ALL WELDED CONSTRUCTION, HOT DIPPED GALVANIZED AFTER FABRICATION.
4. GRATE TO BE DETAIL OR APPROVED EQUAL.
5. A FLEXIBLE AND WATERTIGHT RESILIENT CONNECTOR MEETING THE REQUIREMENTS OF ASTM C-443 & C923

ST-#

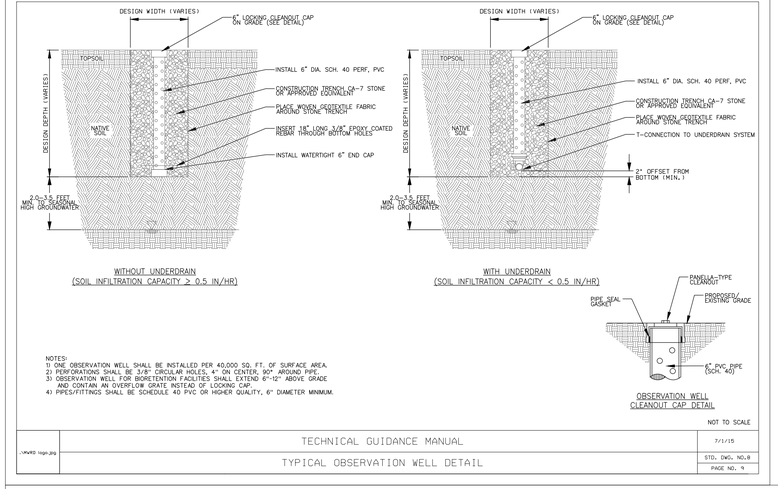
BMP

HYDROCARBONS & TSS MANHOLE DETAIL

4-18-2021 AV



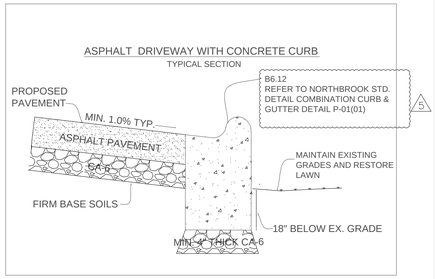
Available Grate: **R-2504**

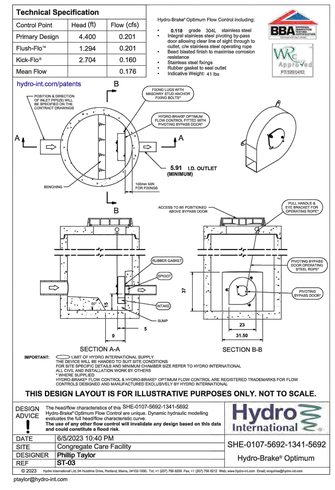


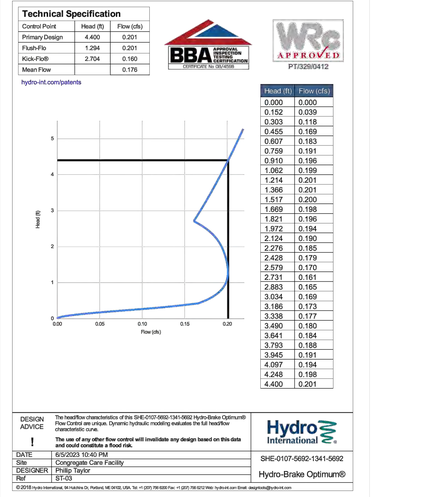
NOTES:
1) ONE OBSERVATION WELL SHALL BE INSTALLED PER 40,000 SQ. FT. OF SURFACE AREA.
2) PERFORATIONS SHALL BE 3/8" CIRCULAR HOLES, 4" ON CENTER, 90° AROUND PIPE.
3) OBSERVATION WELL FOR BIORETENTION FACILITIES SHALL EXTEND 6"-12" ABOVE GRADE AND CONTAIN AN OVERFLOW GRATE INSTEAD OF LOCKING CAP.
4) PIPES/FITTINGS SHALL BE SCHEDULE 40 PVC OR HIGHER QUALITY, 6" DIAMETER MINIMUM.

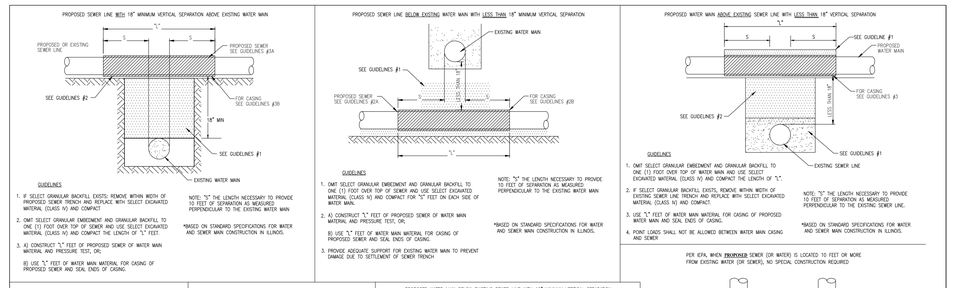
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL OBSERVATION WELL DETAIL	STD. DWG. NO.8
	PAGE NO. 9

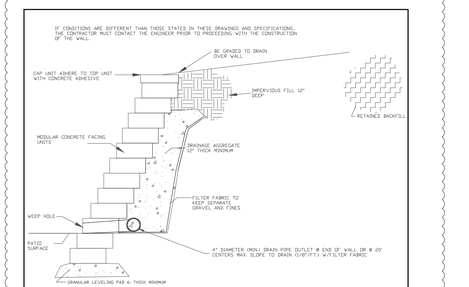








TECHNICAL GUIDANCE MANUAL	7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	STD. DWG. NO. 41
	PAGE NO. 42

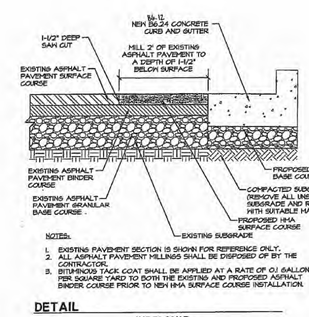


TYPICAL SECTION - LANDSCAPE BLOCK WALL

GENERAL NOTES:
1. WALLS SHALL BE DESIGNED BY A LANDSCAPE CONTRACTOR. SUBMIT STABILITY CALCULATIONS SUPPLIED BY BLOCK VENDOR TO BOND CONSULTING FOR REVIEW AND APPROVAL PRIOR TO ORDERING BLOCKS.
2. WALLS SHALL BE GRAVITY WALLS CAPABLE OF SUPPORTING THE SLOPED SOIL BEHIND THE WALL. THE EXISTING SUBSOIL CONDITIONS ARE TO BE DETERMINED IN THE WALL DESIGN.
3. WALL SHALL HAVE MINIMUM 30" DRAINAGE LAYER BEHIND THE WALL WITH WEEP HOLES ON 20' C-C.
4. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
5. BENCH CUT ALL EXCAVATED SLOPES.
6. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
7. SITE SOILS ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
8. LEVELING PAD SHALL CONSIST OF COMPACTED COURSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
9. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
10. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6" FOR WALL HEIGHTS UNDER 3 FT.
11. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
12. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
13. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY. (ASTM D-698)
14. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MIN. NUMBER OF TEST SHALL BE DETERMINED BY THE SITE SOIL ENGINEER.
15. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
16. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
17. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
18. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
19. A GEOTECHNICAL TESTING COMPANY MUST BE ON SITE FOR TESTING ON THE WALL BASE FOR ALL WALLS HIGHER THAN THREE FEET.
20. A LICENSED STRUCTURAL ENGINEER SHALL PROVIDE A SIGNED AND SEALED STATEMENT THAT ALL WALLS HIGHER THAN THREE FEET WERE CONSTRUCTED PER APPROVED PLANS AND SPECIFICATIONS.

TYPICAL GRAVITY LANDSCAPE BLOCK WALL < 36" HIGH
FOR INFORMATION ONLY, SEE STRUCTURAL DRAWINGS FOR DETAILS

PAVEMENT PATCHING
AT CURB & GUTTER TRANS.
NOT TO SCALE



NOTES:
1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
2. ALL ASPHALT PAVEMENT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

DETAIL

NOT TO SCALE

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH: (312) 404-2655
NILES, IL 60714 abhijitvee@yahoo.com

NO.	DATE	REVISIONS
1	09-21-22	PRELIMINARY PLAN
2	12-07-22	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS
3	01-30-23	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS
4	03-25-23	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS
5	06-06-23	PRELIMINARY PLAN - REVISED PER IDOT/VILLAGE/OWNERS COMMENTS

PROJECT STAFF
PROJECT MANAGER A. VEER P.E.
ENGINEER

STANDARD DETAILS

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

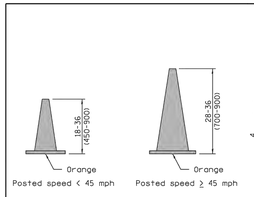
SHEET TITLE | PROJECT/ADDRESS

NOT FOR CONSTRUCTION

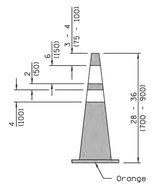
COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: NTS

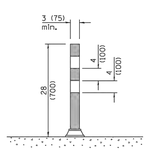
SHEET NUMBER
C-10
11 OF 16



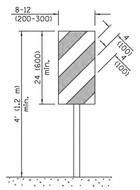
CONE FOR DAYTIME



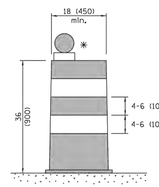
REFLECTORIZED CONE FOR NIGHTTIME



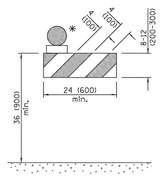
TUBULAR MARKER



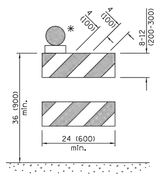
VERTICAL PANEL
POST MOUNTED



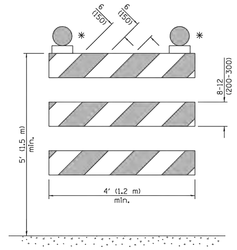
DRUM



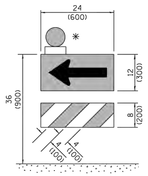
TYPE I BARRICADE



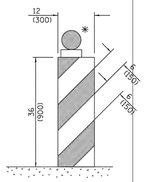
TYPE II BARRICADE



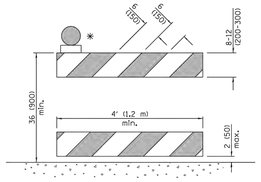
TYPE III BARRICADE



DIRECTION INDICATOR BARRICADE



VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

✳ Warning lights (If required)

GENERAL NOTES

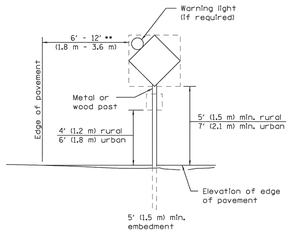
All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-17	Changed FLEXIBLE DELINEATOR
	to TUBULAR MARKER.
4-1-16	Add dim's to barricades. Rev
	note for post mnt. signs.
	Rev. cone dtls. Add W12-1103.

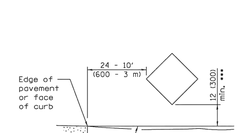
Illinois Department of Transportation
APPROVED January 1, 2017 — ENGINEER OF OPERATIONS
APPROVED January 1, 2017 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-17

TRAFFIC CONTROL DEVICES
(Sheet 1 of 3)
STANDARD 701901-06



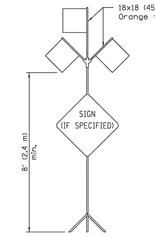
POST MOUNTED SIGNS

•• When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1,8 m) to the outside edge of the paved shoulder.

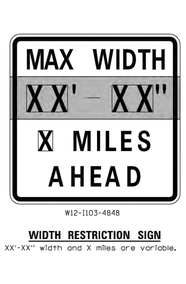


SIGNS ON TEMPORARY SUPPORTS

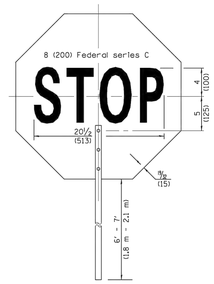
••• When work operations exceed four days, this dimension shall be 5' (1,5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



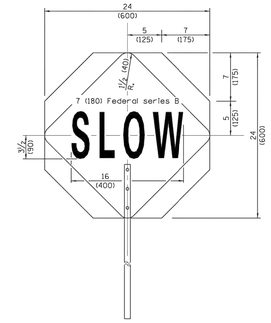
HIGH LEVEL WARNING DEVICE



WIDTH RESTRICTION SIGN
XX'-XX" width and X miles are variable.



FRONT SIDE

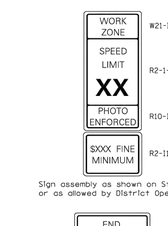


REVERSE SIDE

FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation
APPROVED January 1, 2017 — ENGINEER OF OPERATIONS
APPROVED January 1, 2017 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-17

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-06



This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING

W21-1105(I0)-3618
R2-1-3648
R10-1108p-3618 ••••
R2-1106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.

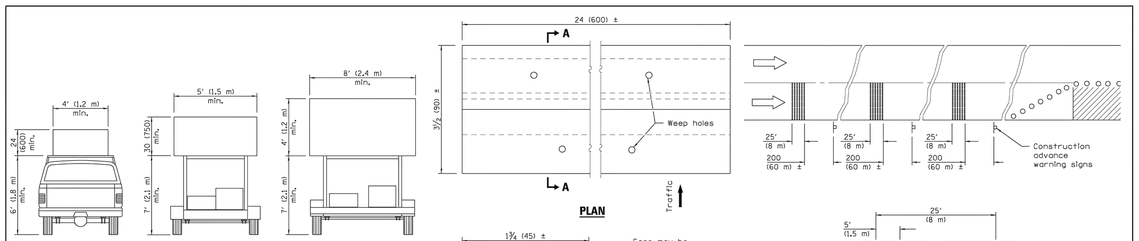
G20-1103(I0)-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

•••• R10-1108p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-06

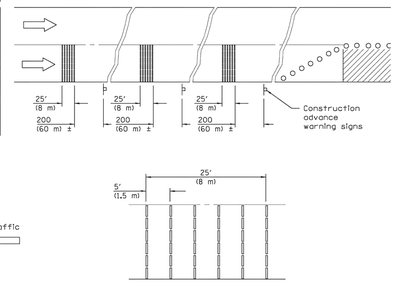


TYPE A ROOF MOUNTED | **TYPE B ROOF OR TRAILER MOUNTED** | **TYPE C TRAILER MOUNTED**

ARROW BOARDS

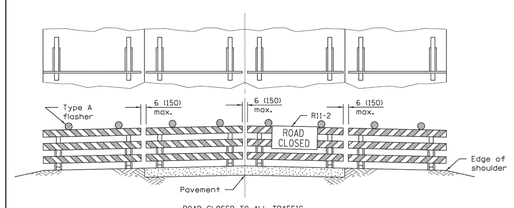
PLAN

SECTION A–A



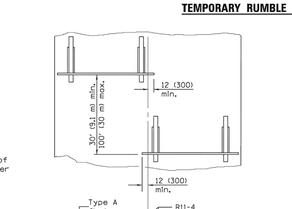
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the sign may be mounted on an NCHRP 350 temporary sign support directly in front of the barricade.



ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the signs may be mounted on NCHRP 350 temporary sign supports directly in front of the barricade.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation
APPROVED January 1, 2017 — ENGINEER OF OPERATIONS
APPROVED January 1, 2017 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-17

TRAFFIC CONTROL DEVICES
(Sheet 3 of 3)
STANDARD 701901-06

DATE	ISSUE	REVISIONS
09-21-22	1	PRELIMINARY PLAN
12-07-22	2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS
01-30-23	3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS
03-28-23	4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS
06-09-23	5	PRELIMINARY PLAN - REVISED PER SOUTH LAKE OWNERS COMMENTS

PROJECT STAFF
PROJECT MANAGER: A. VERI P.E.
ENGINEER:

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH: (312) 404-0655
NILES, IL 60714 abhijitveer@yahoo.com

IDOT HIGHWAY STANDARDS

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

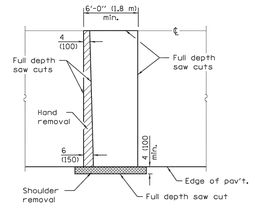
SHEET TITLE | PROJECT ADDRESS

NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

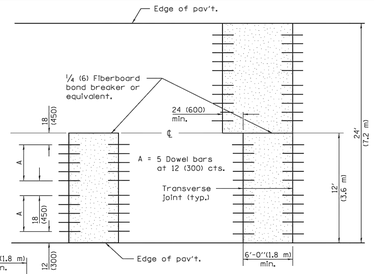
PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: NTS

SHEET NUMBER
C-11
12 OF 16

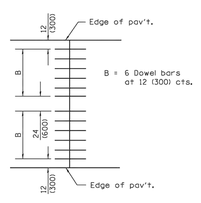


PAVEMENT SAWING DETAIL

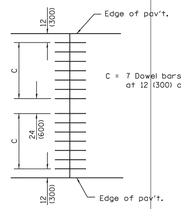
(HMA SHOULDER)



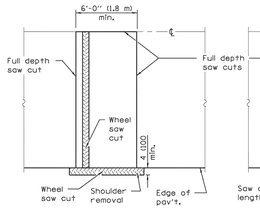
12' (3.6 m) WIDE LANES



14' (4.2 m) WIDE RAMP

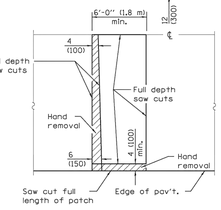


16' (4.8 m) WIDE RAMP



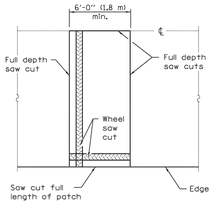
ALTERNATE SAWING DETAIL

(HMA SHOULDER)



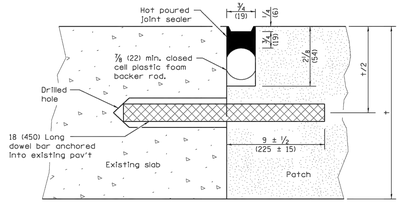
PAVEMENT SAWING DETAIL

(PCC SHOULDER)

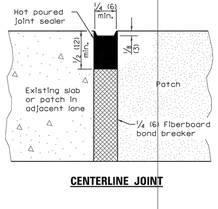


ALTERNATE SAWING DETAIL

(PCC SHOULDER)



TRANSVERSE JOINT



CENTERLINE JOINT

DOWEL BAR TABLE		
PAVEMENT THICKNESS	DOWEL BAR DIAMETER	HOLE DIAMETER
8 (200) or greater	1½ (38)	1⅝ (41)
7 (180) thru 7,99 (199)	1¼ (32)	1⅜ (35)
Less than 7 (180)	1 (25)	1⅛ (29)

GENERAL NOTES

The transverse joints for Class B patches shall align with joints or cracks in the adjacent lane whenever possible.

See Standard 420701 for details of pavement fabric.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-08	Switched units to English (metric).
1-1-07	Revised General Notes.

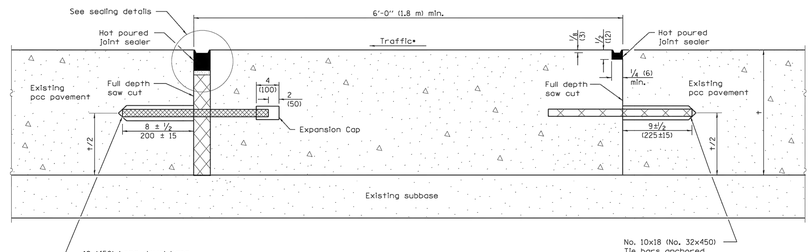
CLASS B PATCHES

(Sheet 1 of 2)

STANDARD 442101-07

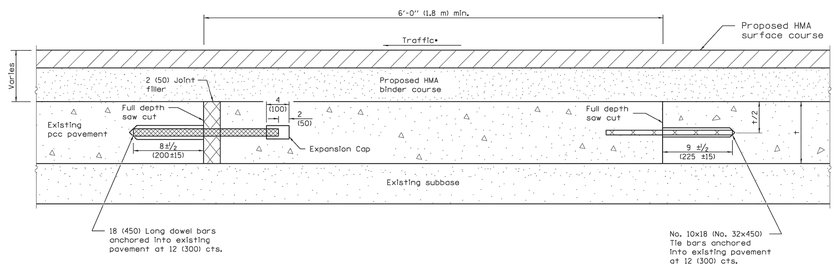
Illinois Department of Transportation
PASSED January 1, 2008 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2008 — ENGINEER OF DESIGN AND ENVIRONMENT
BLR 11 (03502)

TRANSVERSE EXPANSION JOINTS



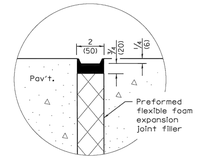
METHOD I

(Without Resurfacing)

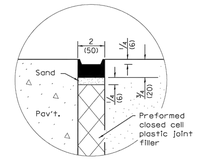


METHOD II

(With Resurfacing)



SEALING DETAIL



SEALING DETAIL

NOTE

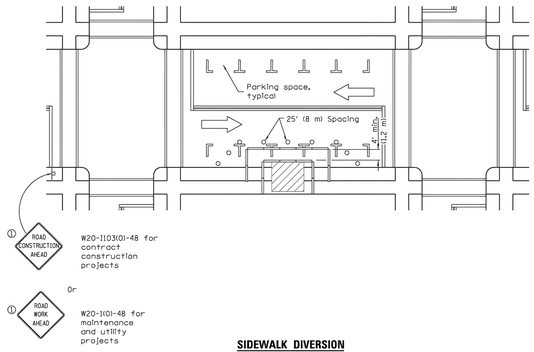
- When re-establishing a transverse expansion joint on a two-lane, two-way road, reverse the orientation of the dowel bars with respect to traffic for one of the patches such that the joint will be continuous across both lanes.

CLASS B PATCHES

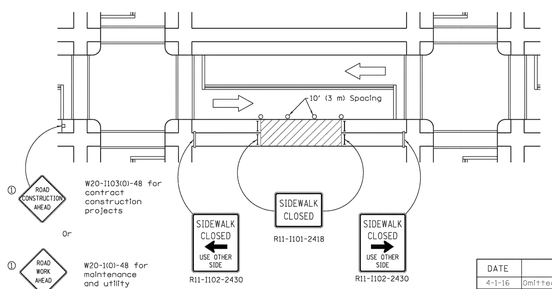
(Sheet 2 of 2)

STANDARD 442101-07

Illinois Department of Transportation
PASSED January 1, 2008 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2008 — ENGINEER OF DESIGN AND ENVIRONMENT
BLR 11 (03502)



SIDEWALK DIVERSION



SIDEWALK CLOSURE

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade

① Omit whenever duplicated by road work traffic control.

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

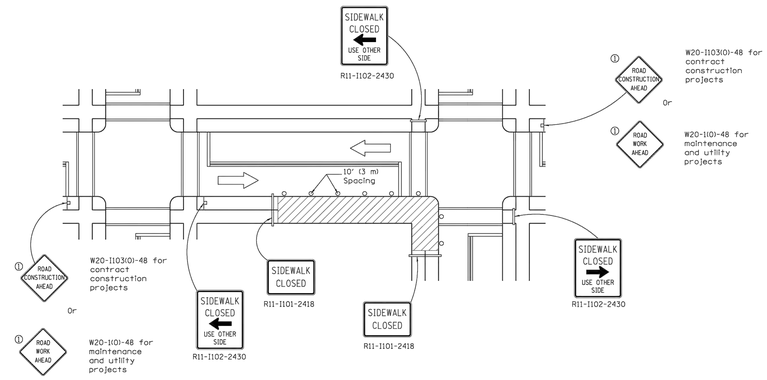
DATE	REVISIONS
4-1-16	Omitted orange safety fence from standard as this is covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

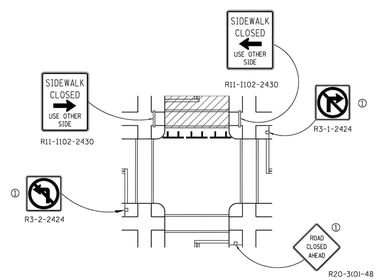
(Sheet 1 of 2)

STANDARD 701801-06

Illinois Department of Transportation
APPROVED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BLR 11 (03502)



CORNER CLOSURE



CROSSWALK CLOSURE

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH.: (312) 404-3655
NILES, IL 60714 abhijitvee@yahoo.com

ISSUE	DATE	REVISIONS
1	09-21-22	PRELIMINARY PLAN
2	12-07-22	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS
3	01-30-23	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS
4	03-25-23	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS
5	06-09-23	PRELIMINARY PLAN - REVISED PER IDOT/VILLAGE/OWNERS COMMENTS

PROJECT STAFF
PROJECT MANAGER: A. VEERA P.E.
ENGINEER:

IDOT HIGHWAY STANDARDS

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

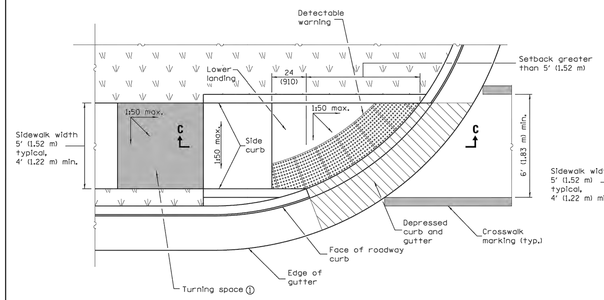
SHEET TITLE | PROJECT ADDRESS

NOT FOR CONSTRUCTION

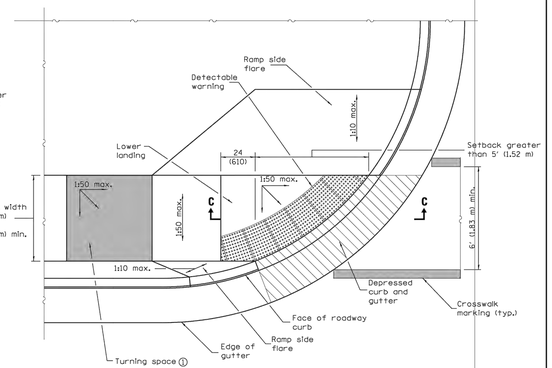
COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: NTS

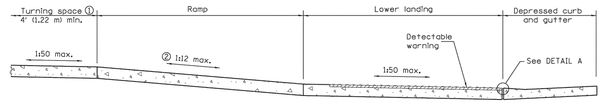
SHEET NUMBER C-12
13 OF 16



RAMP IN LANDSCAPED AREA
SETBACK > 5'



RAMP IN PAVED AREA
SETBACK > 5'



SECTION C–C

① Turning space not required for ramp slopes flatter than 1:20.

② The running slope of the curb ramp shall not require the ramp length to exceed 15' (4.5 m).

SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-09

Illinois Department of Transportation

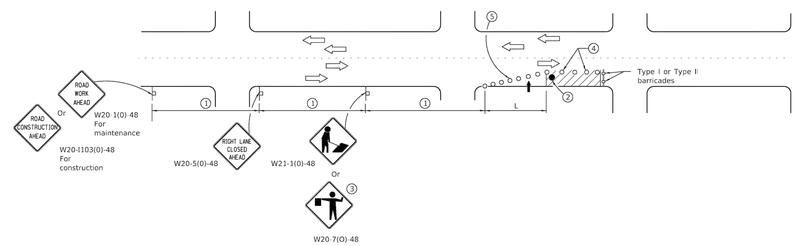
PASSED January 1, 2017
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2017
ENGINEER OF BUREAU OF DESIGN AND ENVIRONMENT

ISSUED 1-1-17

Illinois Department of Transportation

PASSED January 1, 2015
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2015
ENGINEER OF BUREAU OF DESIGN AND ENVIRONMENT

ISSUED 1-1-15



SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

① Refer to SIGN SPACING TABLE for distances.

② Required for speeds > 40 mph.

③ Use flagger sign only when flagger is present.

④ Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.

⑤ Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-15	Renamed standard. Moved
	case on Sheet 2 to new
	Highway Standard.
1-1-14	Revised workers sign
	number to agree with
	current MUTCD

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10

ISSUE	REVISIONS	DATE
1	PRELIMINARY PLAN	09-21-22
2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-07-22
3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS	03-29-23
5	PRELIMINARY PLAN - REVISED PER IDOT/VILLAGE/OWNERS COMMENTS	06-09-23

PROJECT STAFF
PROJECT MANAGER: A. VERI P.E.
ENGINEER:

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH: (312) 404-0655
NILES, IL 60714 abhijitveer@yahoo.com

IDOT HIGHWAY STANDARDS

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.),, NORTHBROOK, COOK COUNTY, IL

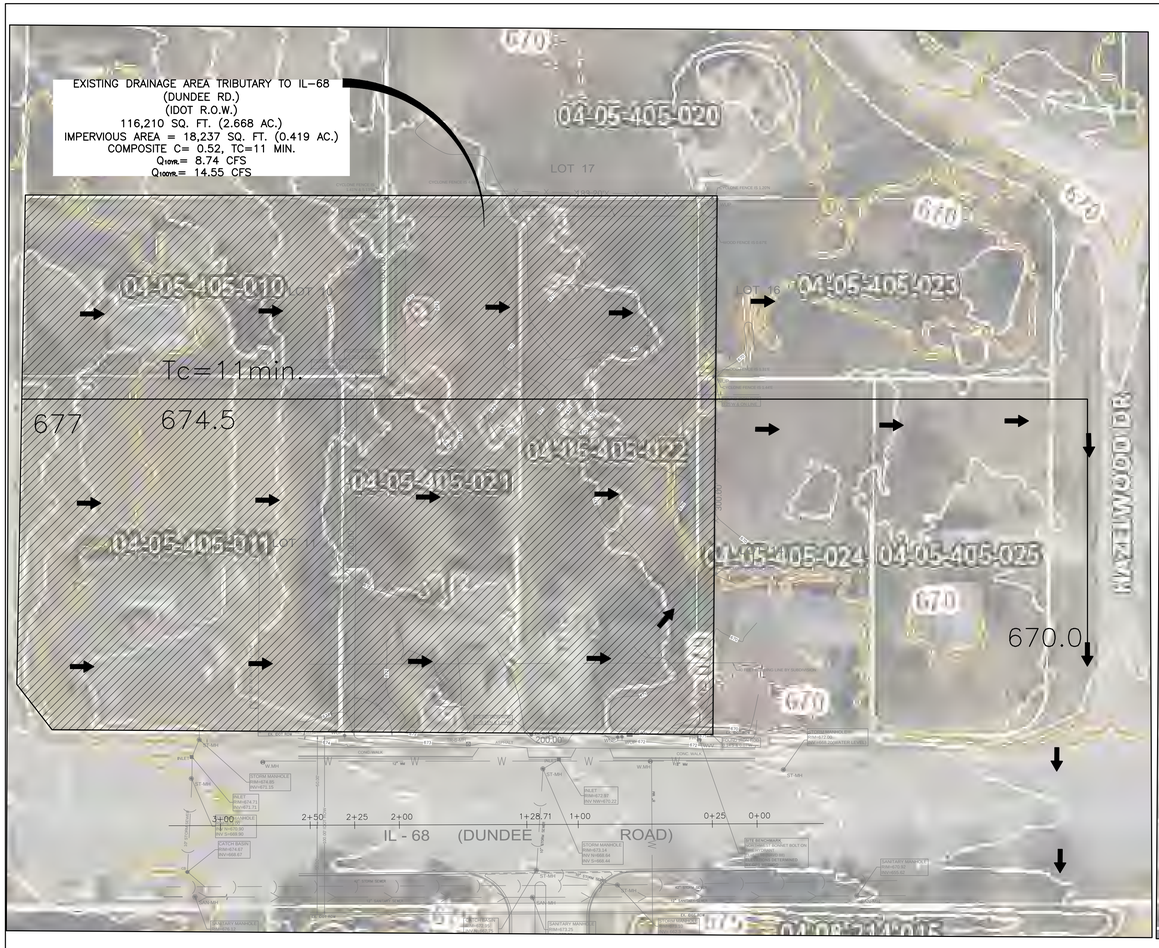
SHEET TITLE | PROJECT ADDRESS

NOT FOR CONSTRUCTION

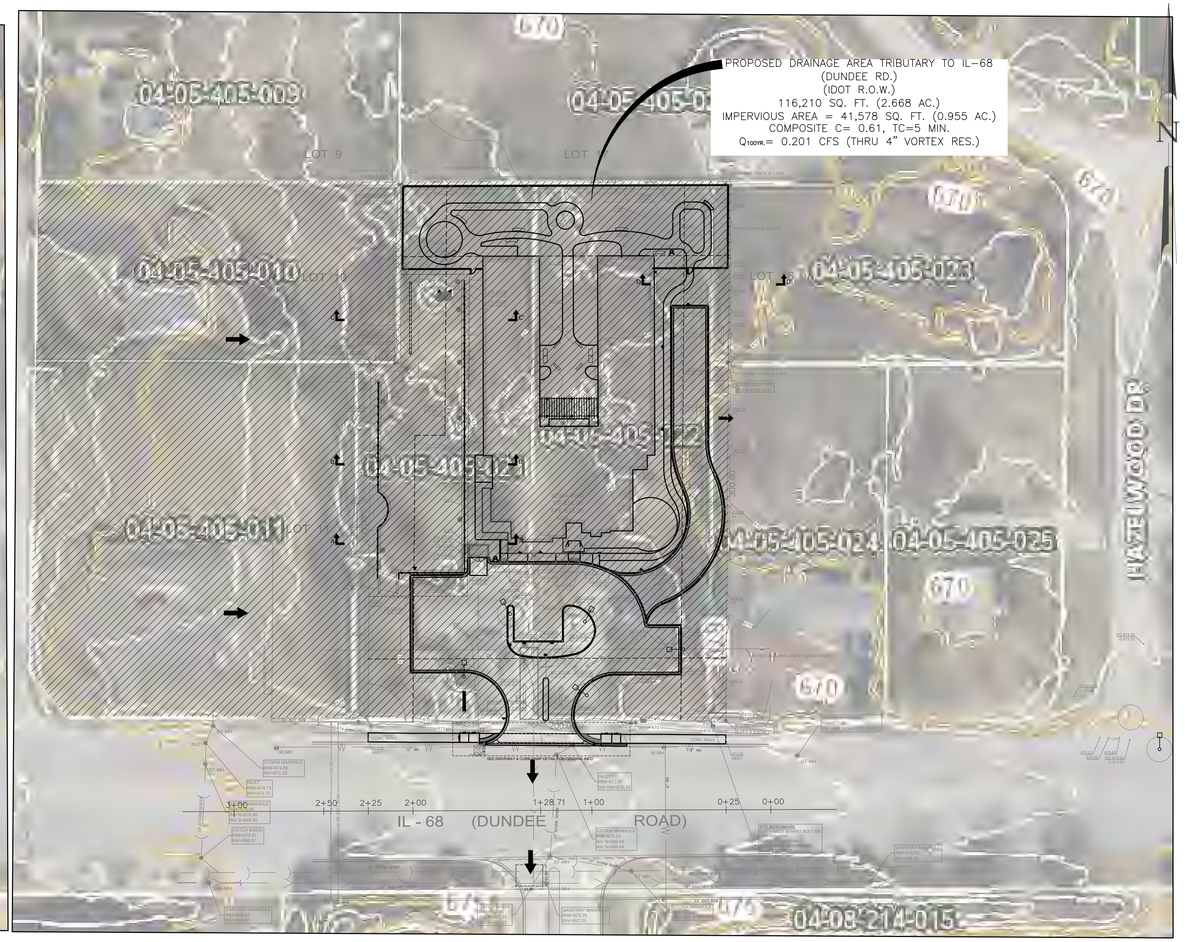
COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: NTS

SHEET NUMBER
C-13
14 OF 16



EXISTING CONDITIONS
SCALE 1" = 40'



PROPOSED CONDITIONS
SCALE 1" = 40'

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: | **PERMIT NUMBER:**

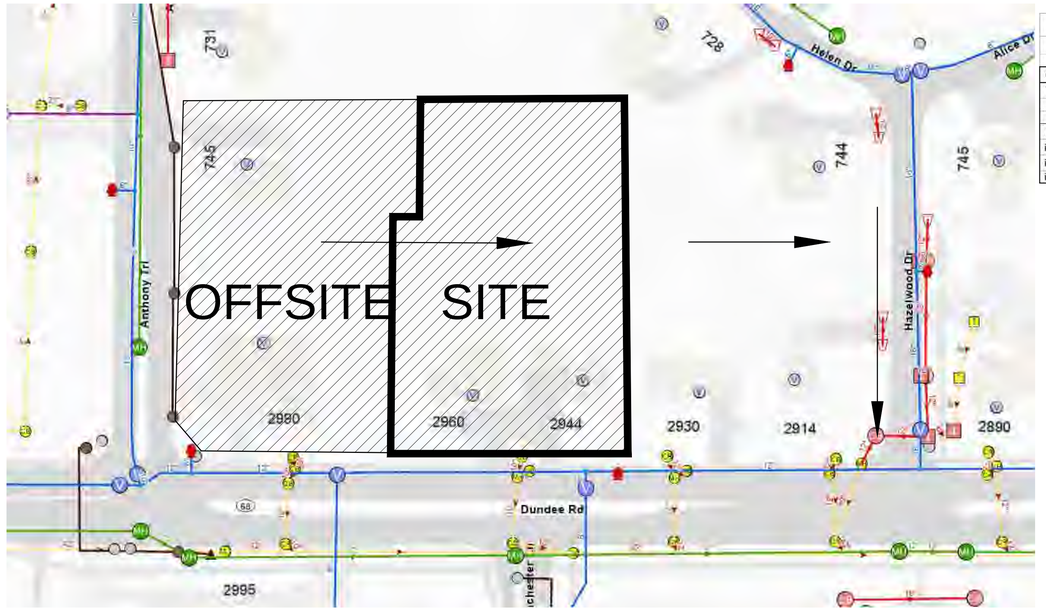
LOCATION: 2944-2960 Dundee Rd., NB | **DATE:**

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW						
1. Segment ID						
2. Surface description	Grass					
3. Manning's roughness coefficient, *n*	0.035					
4. Flow length, *L* (≤ 100 ft)	100	ft				
5. 2-year, 24-hr rainfall, P_2	3.34	in				
6. Land slope, *s*	0.025	ft/ft				
7. Travel time, T_t	2.74	+		=	2.74	min
SHALLOW CONCENTRATED FLOW						
8. Segment ID						
9. Surface description (drop-down list)	Unpaved					
10. Flow length, *L*	635	ft				
11. Watercourse slope, *s*	0.006	ft/ft				
12. Average velocity, *V*	1.28	fps				
13. Travel time, T_t	8.26	+		=	8.26	min
OPEN CHANNEL FLOW						
14. Segment ID						
15. Cross-sectional flow area, *A*		ft²				
16. Wetted Perimeter, P_w		ft				
17. Hydraulic radius, *R*		ft				
18. Flow Length, *L*		ft				
19. Channel slope, *S*		ft/ft				
20. Manning's roughness coefficient, *n*						
21. Average velocity, *V*		fps				
22. Travel time, T_t	V=1.486/n R^a*(646/7/3) S^(1/2)	+		=		min
TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)						
23. Time-of-Concentration, *Tc* or Travel Time, *Tt* T_c,T_t=∑T_t				=	11.00	min

4/7/2022

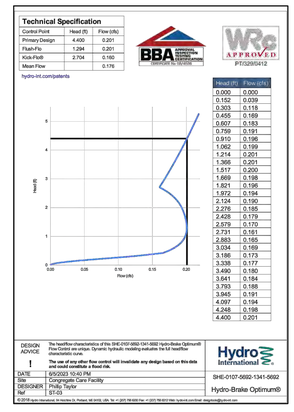


STORMWATER DETENTION CALCULATIONS
NORTHEAST ILLINOIS
(Illinois State Water Survey Bulletin #75 Rainfall Data)

Outflow Rate (Based on existing conditions)

Tributary Drainage Area			Diverted Drainage Area		
Area =	2.668	acres	Area =	0	acres
c =	0.52		c =	0	

RAINFALL INTENSITY (i)			TIME OF CONCENTRATION (Tc)		EXISTING DISCHARGE (Qo)		
i(10) =	6.30	in/hr			Q10 =	8.7	cfs
i(50) =	9.21	in/hr			Q50 =	12.8	cfs
i(100)=	10.50	in/hr	11	minutes	Q100=	14.6	cfs



APV ENGINEERED PRODUCTS
CIVIL ENGINEERING | LAND DEVELOPMENT
8663 N. ELMORE ST. PH: (312) 404-3655
NILES, IL 60714 abhijitvee@yahoo.com

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER	A. VEER P.E.	1	PRELIMINARY PLAN	09-21-22
ENGINEER		2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-07-22
		3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
		4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS	03-28-23
		5	PRELIMINARY PLAN - REVISED PER VILLAGE/OWNERS COMMENTS	06-06-23

IDOT DRAINAGE EXHIBIT

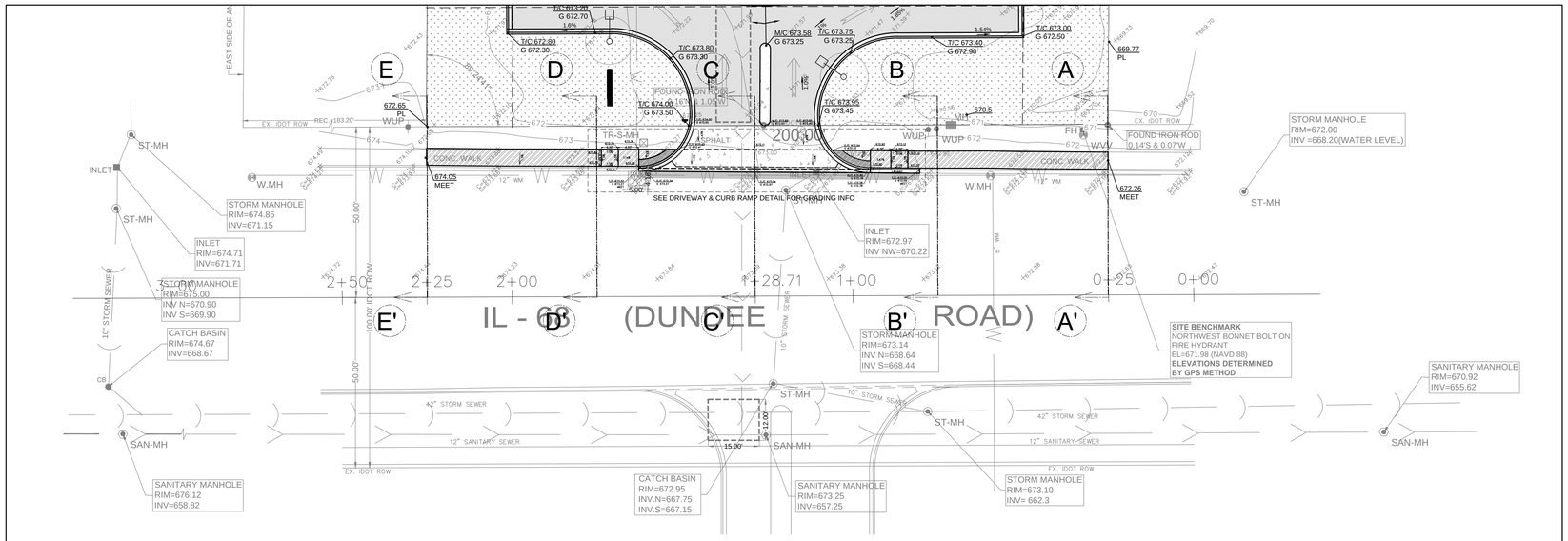
CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

SHEET TITLE	PROJECT ADDRESS
NOT FOR CONSTRUCTION	

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: 1"=40'-0

SHEET NUMBER
C-14
15 OF 16

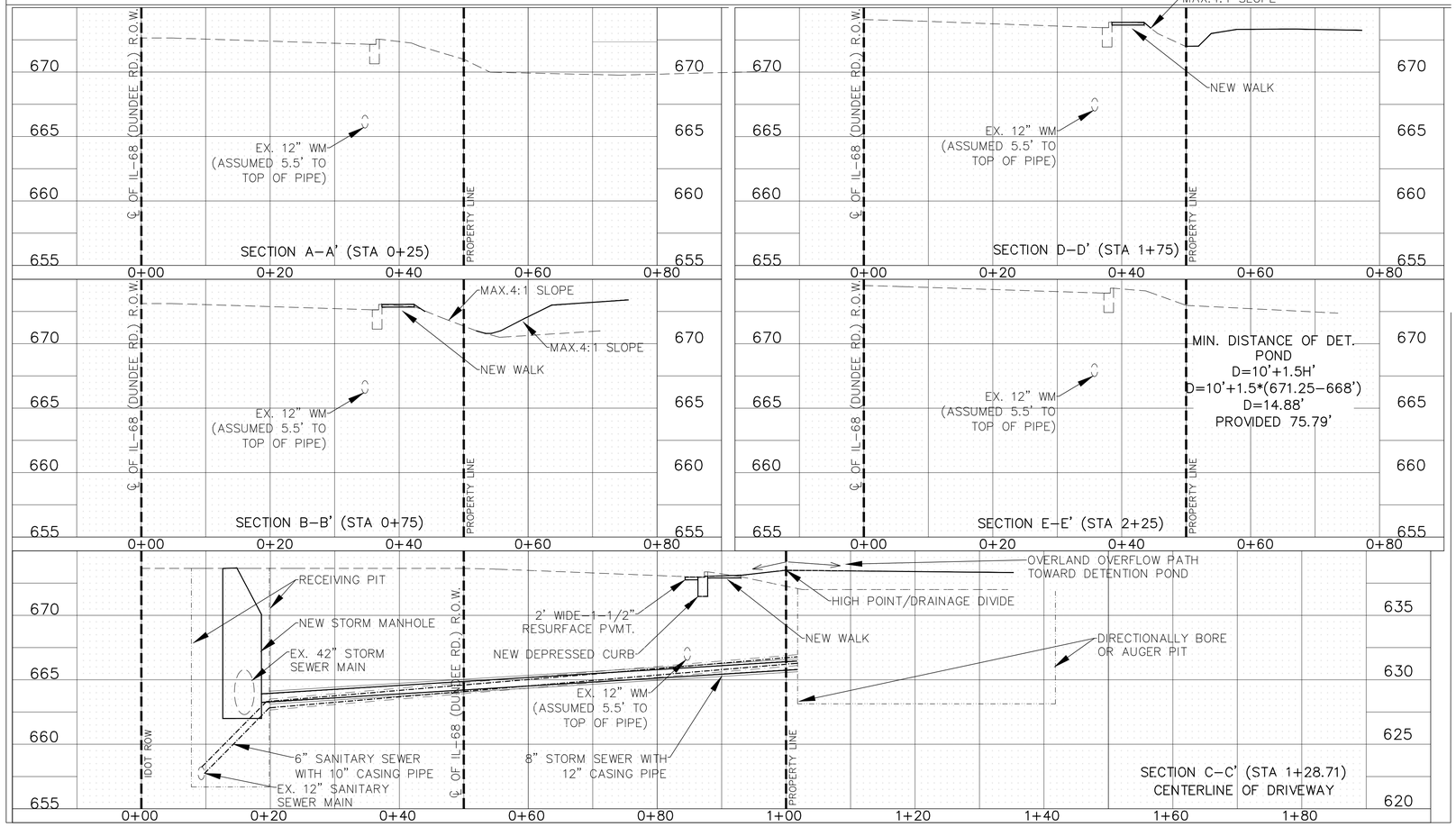


2944-2960 DUNDEE RD., NORTHBROOK, **IL**

LEGEND:

PROPOSED ——————
EXISTING – – – – –

SCALE:
HORIZONTAL: 1" = 10'
VERTICAL : 1" = 5'



PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER	A. VEER P.E.	1	PRELIMINARY PLAN	09-21-22
ENGINEER		2	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	12-07-22
		3	PRELIMINARY PLAN - REVISED PER VILLAGE COMMENTS	01-30-23
		4	PRELIMINARY PLAN - REVISED PER IDOT COMMENTS	03-28-23
		5	PRELIMINARY PLAN - REVISED PER IDOT/VILLAGE/OWNERS COMMENTS	06-09-23

ARV ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
8653 N. ELMORE ST. PH.: (312) 404-3655
NILES, IL 60714 abhijitveer@yahoo.com

CDOT - CROSS SECTIONS

CONGREGATE CARE FACILITY
2944-2960 IL-68 (DUNDEE RD.), NORTHBROOK, COOK COUNTY, IL

SHEET TITLE | PROJECT/ADDRESS

NOT FOR CONSTRUCTION

COPYRIGHT: 2022
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22014
START DATE: SEP. 16, 2022
SCALE: 1"=20'-0

SHEET NUMBER
C-15
16 OF 16

PROJECT AREA 1.339 AC
(58,317 SQ.FT.)

UNRESTRICTED IMPERVIOUS AREA
(WITHIN PROJECT AREA)
154 SQ. FT.

OFFSITE AREA #1
20,805 SQ. FT.

OFFSITE AREA #2
36,144 SQ. FT.

LOT 9
LOT 10
LOT 11
LOT 14
LOT 16
LOT 17

CONGREGATE CARE FACILITY
#2944-2960
T/F 674.00
FFE 673.50

UNRESTRICTED PERVIOUS AREA
(WITHIN PROJECT AREA)
7,605 SQ. FT.

TRADE-OFF OFFSITE AREA
56,949 SQ. FT.

RESTRICTED AREA (WITHIN
PROJECT AREA)
50,733 SQ. FT.

IL - 68 (DUNDEE ROAD)

183.20'
100.00'
16.80'
300.00'
200.00'

CYCLONE FENCE IS 4.60'N
CYCLONE FENCE IS 1.41'N & 5.13'W
CYCLONE FENCE IS 1.20'N
WOOD FENCE IS 0.67'E
WOOD FENCE IS 1.31'E
CYCLONE FENCE IS 1.44'E
CYCLONE FENCE IS 1.18'E
CYCLONE FENCE IS 1.28'E
FOUND IRON PIPE 0.18'N & ON LINE
FOUND IRON PIPE 0.06'N & 0.36'W
FOUND IRON PIPE 0.10'N & 0.12'W
FOUND IRON PIPE 0.25'W & ON LINE
FOUND IRON ROD 0.14'S & 0.07'W
40 FEET BUILDING LINE BY SUBDIVISION
EAST SIDE OF ANTHONY DRIVE
WUP
STORMWATER MANAGEMENT EASEMENT
SIGHT EASEMENT FOR PUBLIC UTILITIES
SIGHT EASEMENT FOR PUBLIC UTILITIES & SIDEWALK
NEW SIDEWALK WALKS SLOPE 2% PCC IN DRIVEWAY
NEW DEPRESSED CURB & GUTTER
2' WIDE-1-1/2" SURFACE COURSE PAVEMENT REPLACEMENT
EX. RIGHT OF WAY
EX. ROOT ROW
REC 183.20'
CONC. WALK
ASPHALT PARKING LOT
COVERED PORCH
LANDSCAPE
MONUMENT SIGN
DUMPSTER ENCL.
SITE LIGHTING (REF. TP)
CONC. PAD
W.MH
ST-MH
SAN-MH
INLET
CB
STORM MANHOLE
RIM=674.85
INV=671.15
INLET
RIM=674.71
INV=674.71
STORM MANHOLE
RIM=675.00
INV N=670.90
INV S=669.90
CATCH BASIN
RIM=674.67
INV=668.67
STORM MANHOLE
RIM=672.00
INV=668.20(WATER LEVEL)
INLET
RIM=672.97
INV NW=670.22
STORM MANHOLE
RIM=673.14
INV N=668.64
INV S=668.44
SITE BENCHMARK
NORTHWEST BONNET BOLT ON FIRE HYDRANT
EL=671.98 (NAVD 88)
ELEVATIONS DETERMINED BY GPS METHOD
SANITARY MANHOLE
RIM=670.92
INV=655.62
42" STORM SEWER
10" STORM SEWER
8" WM
12" WM
12" SANITARY SEWER
50.00'
100.00' ROW
671.25 RIM
671.28 RIM
671.00 RIM
671.10 RIM
672.00 RIM
672.20 RIM
672.85 RIM
673.00 RIM
673.90 RIM
671.50 RIM
674.50 RIM
672.75 RIM
672.00 RIM
673.15 RIM
673.10 FH
671.30 RIM
671.20 RIM
671.40 RIM
671.60 RIM
671.80 RIM
672.00 RIM
672.20 RIM
672.40 RIM
672.60 RIM
672.80 RIM
673.00 RIM
673.20 RIM
673.40 RIM
673.60 RIM
673.80 RIM
674.00 RIM
674.20 RIM
674.40 RIM
674.60 RIM
674.80 RIM
675.00 RIM

GENERAL NOTES:

THE FOLLOWING NOTES SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS:

1. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE VILLAGE OF NORTHBROOK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES WHICH MAY EXIST.
3. DETAILS, SECTIONS AND NOTES SHOWN ON THIS DRAWING ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS OTHERWISE SHOWN.
4. CONTRACTOR SHALL FURNISH ALL NECESSARY BRACING REQUIRED TO PROPERLY CONSTRUCT THE STRUCTURE. ALL BRACING TO BE DESIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. SUBMIT BRACING / SHORING DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO PROCEEDING.
5. DO NOT SCALE DRAWINGS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHEETING AND SHORING ADJACENT STRUCTURES AS REQUIRED SO THAT THEY ARE NOT ENDANGERED BY THIS CONSTRUCTION. SHORING SHALL BE DESIGNED BY LICENSED STRUCTURAL ENGINEER AND SEALED.

MATERIALS:

1. CONCRETE:
   - A. CONCRETE STRENGTHS AT 28 DAYS SHALL BE AS FOLLOWS:
     - A.1. FOOTINGS F'c = 4000 PSI MINIMUM
   - B. CONCRETE MIX DESIGNS SHALL BE PREPARED BY AN APPROVED TESTING LABORATORY. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE.
   - C. FINE AND COARSE AGGREGATES SHALL BE STONE AGGREGATES CONFORMING TO ASTM C33.
   - D. PORTLAND CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150.
   - E. THE WATER-CEMENT RATIO FOR BEAMS AND SLABS SHALL NOT EXCEED 0.40. SUPERPLASTICIZERS MAY BE USED.
2. REINFORCEMENT:
   - A. REINFORCING STEEL SHALL CONFORM TO ASTM 615 (60,000 PSI YIELD) FOR BEAMS, SLABS AND WALLS.
   - B. WELDED WIRE FABRIC USED FOR SLAB ON GRADE CONSTRUCTION SHALL CONFORM TO ASTM A884 FOR WELDED WIRE EPOXY COATED.

FOUNDATION NOTES:

1. A GEOTECHNICAL INVESTIGATION WAS COMPLETED BY SOIL AND MATERIAL CONSULTANTS, INC. SEE REPORT No. 26797, DATED 9-21-22 FOR GEOTECHNICAL INFORMATION.
2. THE OWNER SHALL PROVIDE THE SERVICES OF A GEOTECHNICAL ENGINEER TO VERIFY THE SOIL BEARING CAPACITIES AT THE BOTTOM OF THE FOOTINGS IF LESSER BEARING VALUES ARE ENCOUNTERED AT THE REQUIRED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE THE PROCEEDING WITH THE PLACEMENT OF FOUNDATIONS.
3. FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL. THE MINIMUM DEPTH FOR FOOTINGS SHALL BE AS SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION AND REMOVAL OF ALL EXCAVATION SUPPORT SYSTEMS.

MSE GENERAL NOTES:

1. ENGINEERING:
   ALL MSE SHOWN ON DRAWINGS IS PERFORMANCE BASED AND SHALL BE DESIGNED FOR ANCHORAGE, ERECTION, REINFORCING, AND APPLIED LOADS BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ILLINOIS. VIA THE MSE CONTRACTOR, HE/SHE SHALL PROVIDE DRAWINGS AND CALCULATIONS TO WHICH HE/SHE SHALL AFFIX THEIR SEAL AND SIGNATURE.
2. MATERIALS:
   ALL MSE SHOWN ON DOCUMENTS ARE TAKEN FROM ANCHOR MSE DIAMOND PRO. UNITS USED FOR NEW MSE WALL SHALL BE DIAMOND PRO OR EQUIVALENT.

SITE PLAN

GENERAL NOTES (CONT'D):

1. IT IS ASSUMED THAT HEAVY COMPACTION OR PAVING EQUIPMENT WILL NOT BE BROUGHT WITHIN 3' OF THE BACK OF THE RETAINING WALL.
2. SEE MANUFACTURER INFORMATION FOR ADDITIONAL DETAILS ON THE ANCHOR RETAINING WALL SYSTEM.
3. IF SITE CONDITIONS AND WALL INSTALLATION DIFFER FROM THAT SHOWN, THE CIVIL ENGINEER SHALL BE CONTACTED AND A RE-EVALUATION MAY BE REQUIRED OF THE WALL SYSTEM.
4. THE FOUNDATION SOILS AT THE BASE OF THE WALL(S) SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. ANY UNSUITABLE SOIL OR IMPROPERLY COMPACTED MATERIAL SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER PRIOR TO WALL CONSTRUCTION.
5. WALL BACKFILL MATERIAL SHALL BE TESTED OR INSPECTED BY THE GEOTECHNICAL ENGINEER SO AS TO MEET THE MINIMUM SPECIFICATION STANDARDS OF THE ANCHOR RETAINING WALL SYSTEM.
6. THE WALL FOUNDATION SOILS AT THE WALL LOCATIONS SHALL BE CAPABLE OF SAFELY SUPPORTING 1200 PSF WITHOUT FAILURE OR EXCESSIVE SETTLEMENT. LOCAL BEARING CAPACITY SHALL BE CONFIRMED BY THE SITE GEOTECHNICAL ENGINEER AFTER FOUNDATION EXCAVATION AND PRIOR TO WALL CONSTRUCTION.
7. THE DESIGN OF THE ANCHOR RETAINING WALL SYSTEM WAS BASED ON A UNIT WEIGHT OF SOIL OF 120 PCF WITH SANDY LEAN CLAY PRESENT. THE COHESIVE VALUE OF THE SOIL, C, WAS ASSUMED TO BE "0" PSF.
8. A LIVE LOAD SURCHARGE OF 250 PSF WAS APPLIED IN THE DESIGN OF THE ANCHOR RETAINING WALL.

SEGMENTAL RETAINING WALL(SRW) SYSTEM

1. WORK CONSISTS OF FURNISHING AND CONSTRUCTION OF AN ANCHOR DIAMOND PRO RETAINING WALL SYSTEM IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN GENERAL CONFORMITY WITH THE LINES, GRADES, DESIGNS, AND DIMENSIONS SHOWN ON THE CIVIL PLAN "C" DRAWINGS.
2. PREPARING FOUNDATION SOIL AND RETAINED SOIL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS.
3. FURNISHING AND INSTALLING LEVELING PAD, REINFORCED FILL (WHERE REQUIRED) AND LOW PERMEABILITY SOIL (WHERE REQUIRED) TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS; AND,
4. INSTALLATION WORK INCLUDES:
   - a. FURNISHING AND INSTALLING DIAMOND PRO CONCRETE FACING UNITS AND UNIT FILL TO ACHIEVE THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS.
   - b. FURNISHING AND INSTALLING GEOSYNTHETIC REINFORCEMENT AND SEPARATION GEOTEXTILE OF THE TYPE, SIZE, LOCATION AND LENGTHS DESIGNATED ON THE CONSTRUCTION DRAWINGS (IF REQUIRED).
   - c. FURNISHING AND INSTALLING SUBSURFACE DRAINAGE SYSTEM, INCLUDING NECESSARY FITTINGS, OF THE TYPE, SIZE, AND LOCATION DESIGNATED ON THE CONSTRUCTION DRAWINGS.
5. CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL, AND RETAIN FOR THE BALANCE OF THE PROJECT, A MINIMUM OF THREE SEGMENTAL RETAINING WALL UNITS THAT REPRESENTS THE RANGE OF TEXTURE AND COLOR PERMITTED.
6. SEGMENTAL RETAINING WALL UNITS AND ACCESSORIES: DELIVER, STORE, AND HANDLE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, IN SUCH A MANNER AS TO PREVENT DAMAGE. CHECK THE MATERIALS UPON DELIVERY TO ASSURE THAT PROPER MATERIAL HAS BEEN RECEIVED. STORE UNITS ABOVE GROUND ON WOOD PALLETS OR BLOCKING. REMOVE DAMAGED OR OTHERWISE UNSUITABLE MATERIAL, WHEN SO DETERMINED, FROM THE SITE.
7. EXPOSED FACES OF UNITS SHALL BE RELATIVELY FREE OF CHIPS, CRACKS, STAINS, AND OTHER IMPERFECTIONS DETRACTING FROM THEIR APPEARANCE, WHEN VIEWED FROM A DISTANCE OF 20 FEET UNDER DIFFUSED LIGHTING.
8. PREVENT MUD, WET CEMENT, ADHESIVES AND SIMILAR MATERIALS THAT MAY HARM APPEARANCE OF UNITS, FROM COMING IN CONTACT WITH SYSTEM COMPONENTS.
9. GEOSYNTHETICS (INCLUDING GEOSYNTHETIC REINFORCEMENT, GEOTEXTILE FILTER, PRE-FABRICATED DRAINAGE COMPOSITE) SHALL BE DELIVERED, STORED, AND HANDLED IN ACCORDANCE WITH ASTM D4873.
10. BATTER: INCLUDE AN INTEGRAL CONCRETE SHEAR CONNECTION FLANGE/LOCATOR TO PROVIDE A 1 INCH SETBACK FOR EACH WALL COURSE.
11. GEOSYNTHETIC REINFORCEMENT: POLYESTER FIBER GEOGRID OR GEOTEXTILE, OR POLYPROPYLENE WOVEN GEOTEXTILE, AS SHOWN ON THE DRAWINGS.
12. LEVELING PAD:
    - a. AGGREGATE BASE: CRUSHED STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D448:
    - b. BASE THICKNESS: 6 INCHES (MINIMUM COMPACTED THICKNESS).
13. UNIT FILL AND DRAINAGE AGGREGATE: CLEAN CRUSHED STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D448:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	75 TO 100
NO. 4	0 TO 60
NO. 40	0 TO 50
NO. 200	0 TO 5

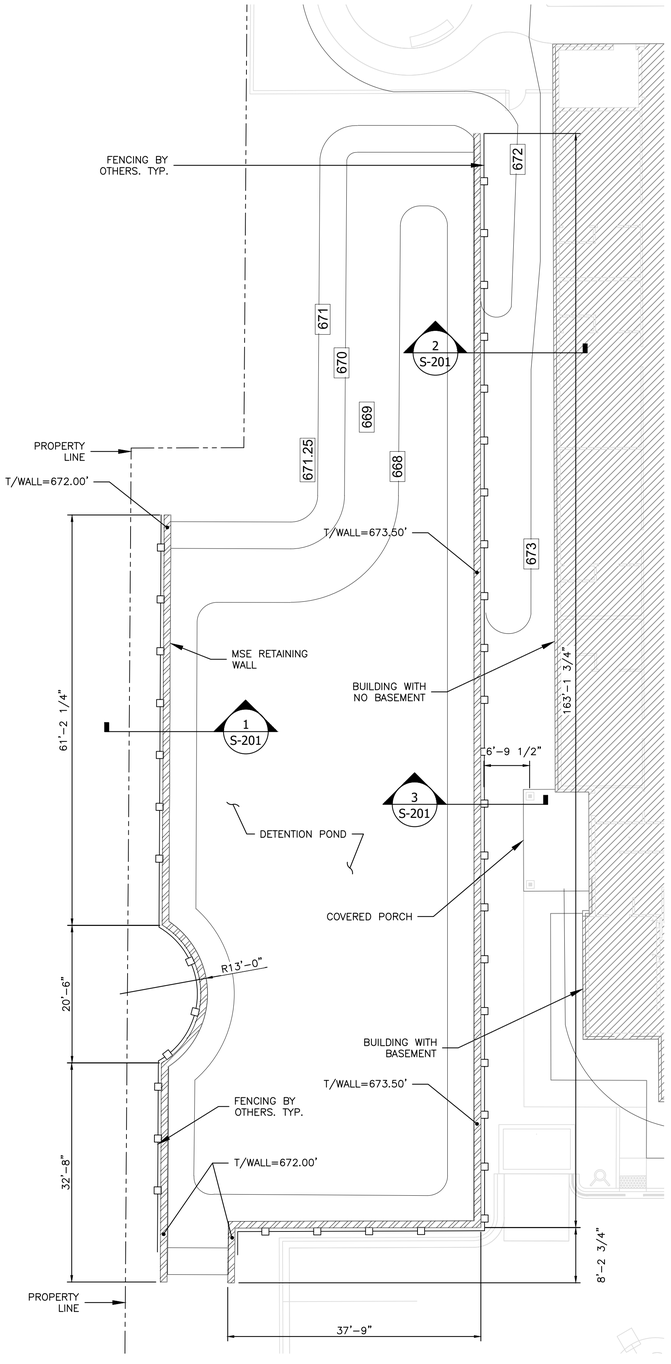
14. REINFORCED FILL: SOIL FREE OF ORGANICS AND DEBRIS AND CONSISTING OF EITHER GP, GW, SP, SW, OR SM TYPE, CLASSIFIED IN ACCORDANCE WITH ASTM D2487 AND THE USCS CLASSIFICATION SYSTEM AND MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D448:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
NO. 4	20 TO 100
NO. 40	0 TO 60
NO. 200	0 TO 35

    - a. PLASTICITY INDEX (PI) < 6 PER ASTM D4318.
    - b. MAXIMUM PARTICLE SIZE FOR BACKFILL IS 1 INCH UNLESS FIELD TESTS HAVE BEEN PERFORMED TO EVALUATE POTENTIAL STRENGTH REDUCTION TO THE GEOSYNTHETIC REINFORCEMENT DUE TO DAMAGE DURING CONSTRUCTION PER ASTM D5818.
    - c. UNSUITABLE SOILS ARE ORGANIC SOILS AND THOSE SOILS CLASSIFIED AS SC, CL, ML, CH, OH, MH, OL, OR PT.
15. LOW PERMEABILITY SOIL: CLAYEY SOIL OR OTHER SIMILAR MATERIAL WHICH WILL PREVENT PERCOLATION INTO THE DRAINAGE ZONE BEHIND THE WALL.
16. DRAINAGE PIPE: PERFORATED OR SLOTTED PVC OR CORRUGATED HDPE PIPE MANUFACTURED IN ACCORDANCE WITH D3034 AND/OR ASTM F405. ALL CONNECTORS AND FITTINGS SHALL MATCH THE PIPING MATERIAL.
17. GEOTEXTILE SEPARATION FABRIC: GEOTEXTILE SEPARATION FABRIC SHALL BE MINIMUM 4.0 OZ/SY, POLYPROPYLENE, NEEDLE-PUNCHED NONWOVEN FABRIC.
18. CONSTRUCTION ADHESIVE: EXTERIOR GRADE ADHESIVE AS RECOMMENDED BY THE RETAINING WALL UNIT MANUFACTURER.

CONCRETE SEGMENTAL RETAINING WALL SYSTEM CONTINUED

19. PRIOR TO COMMENCING WORK, THE RETAINING WALL CONTRACTOR SHALL EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE RETAINING WALL SYSTEM IS TO BE ERECTED, AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
20. PROMPTLY NOTIFY THE WALL DESIGN ENGINEER OF SITE CONDITIONS WHICH MAY AFFECT WALL PERFORMANCE, SOIL CONDITIONS OBSERVED OTHER THAN THOSE ASSUMED, OR OTHER CONDITIONS THAT MAY REQUIRE A REEVALUATION OF THE WALL DESIGN.
21. VERIFY THE LOCATION OF EXISTING STRUCTURES AND UTILITIES PRIOR TO EXCAVATION.
22. ENSURE SURROUNDING STRUCTURES ARE PROTECTED FROM THE EFFECTS OF WALL EXCAVATION.
23. EXCAVATION SUPPORT, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING THE STABILITY OF THE EXCAVATION AND ITS INFLUENCE ON ADJACENT PROPERTIES AND STRUCTURES.
24. EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CIVIL DRAWINGS. OVER-EXCAVATION NOT APPROVED BY THE CIVIL ENGINEER WILL NOT BE PAID FOR BY THE OWNER. REPLACEMENT OF THESE SOILS WITH COMPACTED FILL AND/OR WALL SYSTEM COMPONENTS WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. USE CARE IN EXCAVATING TO PREVENT DISTURBANCE OF THE BASE BEYOND THE LINES SHOWN.
25. A GEOTECHNICAL ENGINEER SHALL EXAMINE FOUNDATION SOIL TO ENSURE THAT THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THAT INDICATED ON THE DRAWINGS. AT THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER, REMOVE SOIL NOT MEETING THE REQUIRED STRENGTH. OVERSIZE RESULTING EXCAVATION SUFFICIENTLY FROM THE FRONT OF THE BLOCK TO THE BACK OF THE REINFORCEMENT, AND BACKFILL WITH SUITABLE COMPACTED BACKFILL SOILS.
26. A GEOTECHNICAL ENGINEER SHALL DETERMINE IF THE FOUNDATION SOILS WILL REQUIRE SPECIAL TREATMENT OR CORRECTION TO CONTROL TOTAL AND DIFFERENTIAL SETTLEMENT.
27. FILL OVER-EXCAVATED AREAS WITH SUITABLE COMPACTED BACKFILL, AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
28. INSTALLATION OF THE UNITS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
29. INSTALL GEOSYNTHETIC REINFORCEMENT IN ACCORDANCE WITH GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS AND THE SHOP DRAWINGS.
30. BACKFILL PLACEMENT. PLACE REINFORCED FILL, SPREAD AND COMPACT IN A MANNER THAT WILL MINIMIZE SLACK IN THE REINFORCEMENT.
    - a. PLACE FILL WITHIN THE REINFORCED ZONE AND COMPACT IN LIFTS NOT EXCEEDING 6 INCHES (LOOSE THICKNESS) WHERE HAND-OPERATED COMPACTION EQUIPMENT IS USED, AND NOT EXCEEDING 12 INCHES (LOOSE THICKNESS) WHERE HEAVY, SELF-PROPELLED COMPACTION EQUIPMENT IS USED.
    - b. ONLY LIGHTWEIGHT HAND-OPERATED COMPACTION EQUIPMENT IS ALLOWED WITHIN 3 FEET OF THE BACK OF THE RETAINING WALL UNITS. IF THE SPECIFIED COMPACTION CANNOT BE ACHIEVED WITHIN 3 FEET OF THE BACK OF THE RETAINING WALL UNITS, REPLACE THE REINFORCED SOIL IN THIS ZONE WITH DRAINAGE AGGREGATE MATERIAL.
    - c. COMPACTION TESTING SHALL BE DONE IN ACCORDANCE WITH ASTM D1556 OR ASTM D2922.



1 RETAINING WALL PLAN
Scale: 3/32" = 1'-0"

PROGRESS SET FOR REVIEW
NOT FOR CONSTRUCTION

J. V. Henik, Inc.

Structural Design
Restoration Engineering
Forensic Investigation

2200 East Devon Avenue
Suite 284
Des Plaines, IL 60018
Phone: 847.823.9835
Fax: 847.823.9836
info@jvhenikinc.com
www.jvhenikinc.com

PROJECT REVISIONS

No.	DATE	NATURE OF REVISION
0	3-6-23	FOR REVIEW

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the applicable Codes and Ordinances.

License Expires: 11-30-2024

DESIGNED BY: KSG & EB
DRAWN BY: KSG & EB
CHECKED BY: JVH

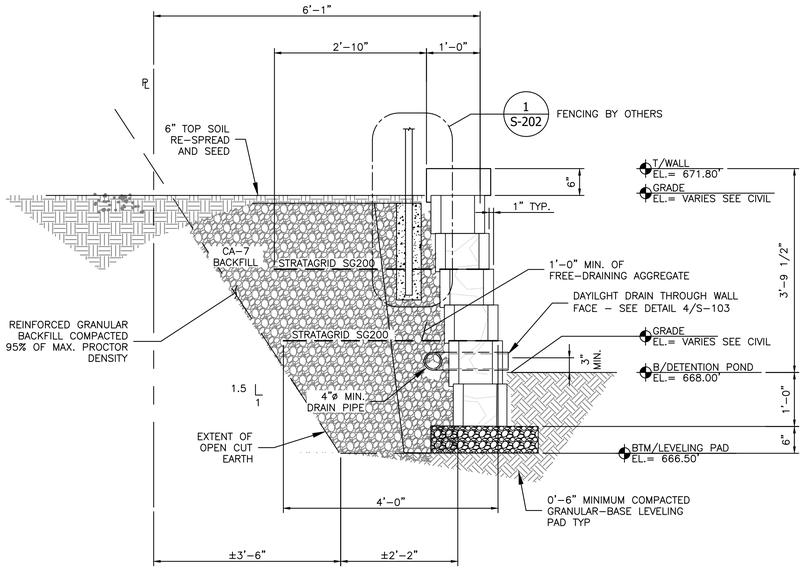
2944 DUNDEE RD
NORTHBROOK, IL

PROJECT No.
23012

DRAWING NAME
RETAINING WALL PLAN & DETAILS

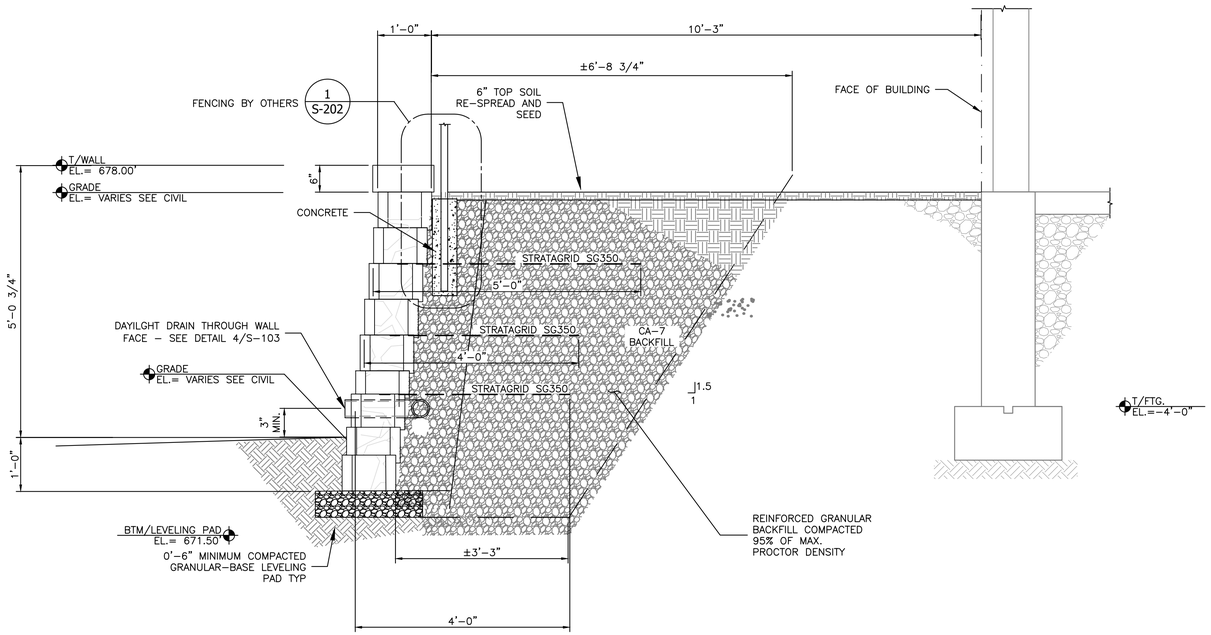
PROGRESS SET
FOR REVIEW
3-6-23

DRAWING No.
S-201



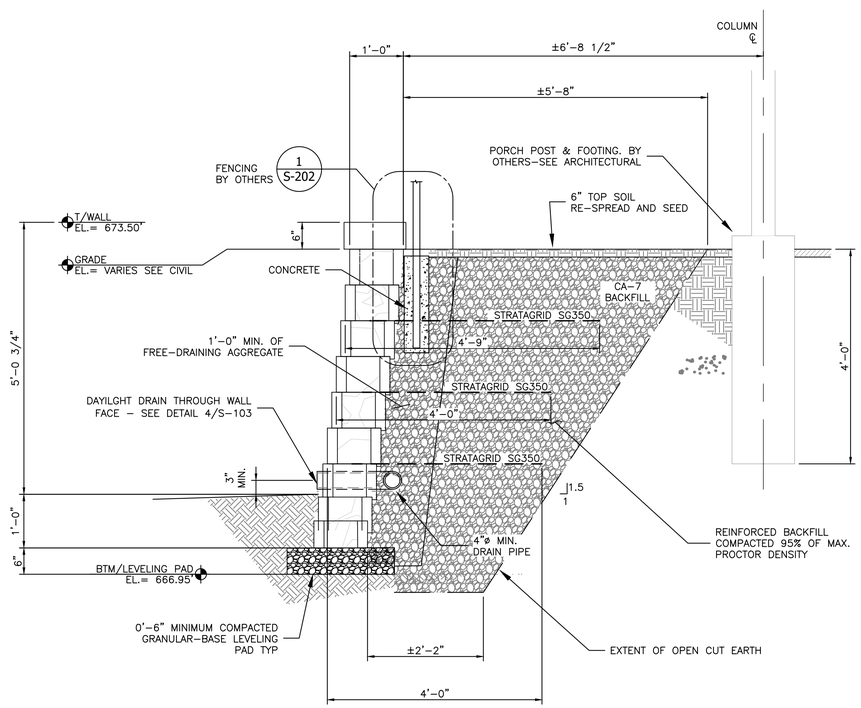
1 SECTION

Scale: 3/4" = 1'-0"



2 SECTION

Scale: 3/4" = 1'-0"



3 SECTION

Scale: 3/4" = 1'-0"

PROGRESS SET FOR REVIEW
NOT FOR CONSTRUCTION

J. V. Henik, Inc.

Structural Design
Restoration Engineering
Forensic Investigation

2200 East Devon Avenue
Suite 284
Des Plaines, IL 60018
Phone: 847.823.9835
Fax: 847.823.9836
info@jvhenikinc.com
www.jvhenikinc.com

PROJECT REVISIONS

No.	DATE	NATURE OF REVISION
0	3-6-23	FOR REVIEW

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the applicable Codes and Ordinances.

License Expires: 11-30-2024

DESIGNED BY: KSG & EB
DRAWN BY: KSG & EB
CHECKED BY: JVH

2944 DUNDEE RD
NORTHBROOK, IL

PROJECT No.
23012

DRAWING NAME
RETAINING WALL PLAN & DETAILS

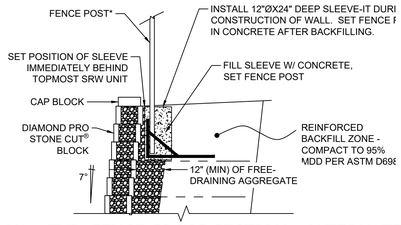
PROGRESS SET
FOR REVIEW
3-6-23

DRAWING No.
S-201

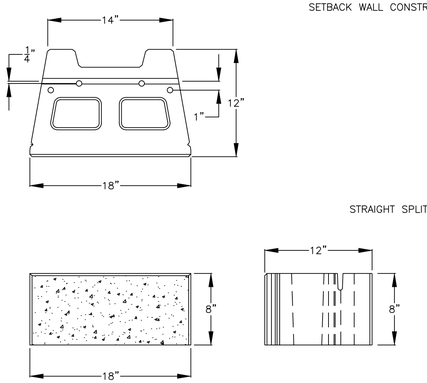
NOTE: TYPICAL MSE DETAILS TAKEN FROM VERSA-LOK
VERSA-LOK UNITS OR EQUIVALENT SHALL BE USED

FOR MORE INFORMATION CONTACT: ADVANCED HARDSCAPE SOLUTIONS LLC
1-866-843-0500 OR INFO@ADVANCEDHARDSCAPE.COM

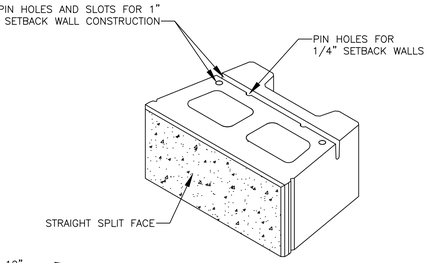
*FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE-IT ARE LIMITED TO THE FOLLOWING HEIGHTS:
- A. CHAIN LINK UP TO 8 FEET ABOVE FINISHED GRADE WITH POST SPACING OF 8 FEET (MIN)
- B. ORNAMENTAL (STEEL, ALUMINUM, WROUGHT IRON) POST UP TO 6 FEET ABOVE GRADE WITH POST SPACING OF 10 FEET (MIN)
- C. OPEN BOARD / GAP BOARD (70% OPEN) POST UP TO 6 FEET ABOVE FINISHED GRADE WITH POST SPACING OF 6 FEET (MIN)

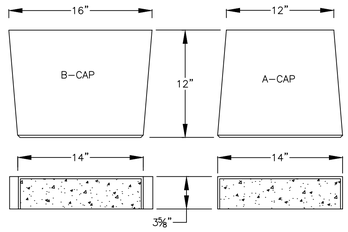


1 TYP. FENCE CROSS SECTION - ALTERNATE
Scale: 3/8" = 1'-0"



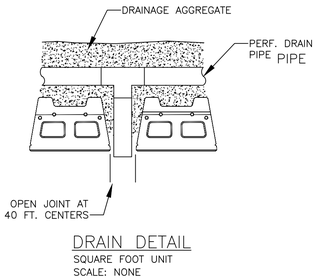
2 INDIVIDUAL UNIT DETAILS
Scale: 1-1/2" = 1'-0"





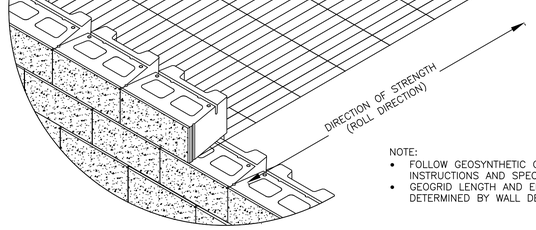
VERSA–LOK CAP UNITS
UNIT DIMENSIONS
SCALE: NONE

3 CAPPING DETAILS
Scale: 1-1/2" = 1'-0"



DRAIN DETAIL
SQUARE FOOT UNIT
SCALE: NONE

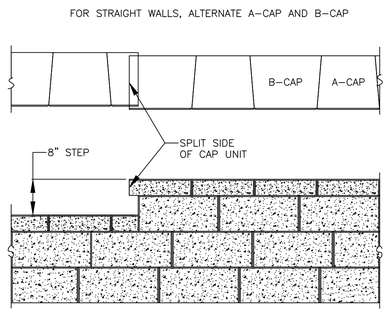
4 TYPICAL DRAINE PIPE THROUGH WALL FACE
Scale: N.T.S.



NOTE:
- FOLLOW GEOSYNTHETIC GRID MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS
- GEOGRID LENGTH AND ELEVATION PLACEMENT SHALL BE DETERMINED BY WALL DESIGN ENGINEER

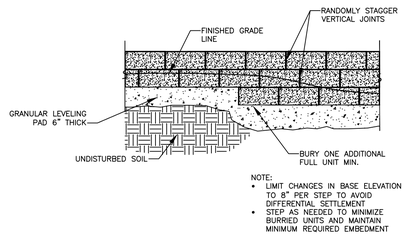
GEOSYNTHETIC INSTALLATION DETAIL
SQUARE FOOT UNIT
SCALE: NONE

5 REINFORCEMENT CONNECTION DETAIL
Scale: N.T.S.



CAPPING DETAIL–PROFILE
SQUARE FOOT UNIT–STEP AT TOP OF WALL
SCALE: NONE

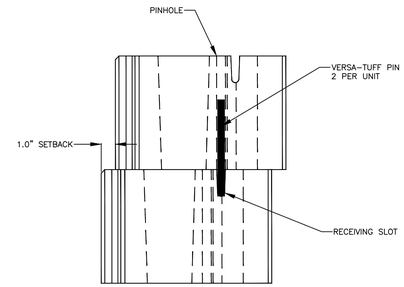
6 TYPICAL CAP ELEVATION VIEW
Scale: N.T.S.



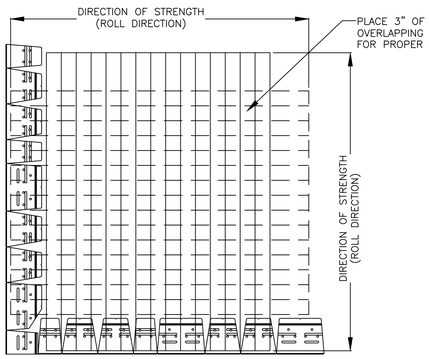
NOTE:
- LIMIT CHANGES IN BASE ELEVATION TO 8" PER STEP TO AVOID DIFFERENTIAL SETTLEMENT
- STEP AS NEEDED TO MINIMIZE BURRIED UNITS AND MAINTAIN MINIMUM REQUIRED EMBEDMENT

STEPPING BASE DETAIL
SQUARE FOOT UNIT
SCALE: NONE

7 TYPICAL BASE SET-UP
Scale: N.T.S.



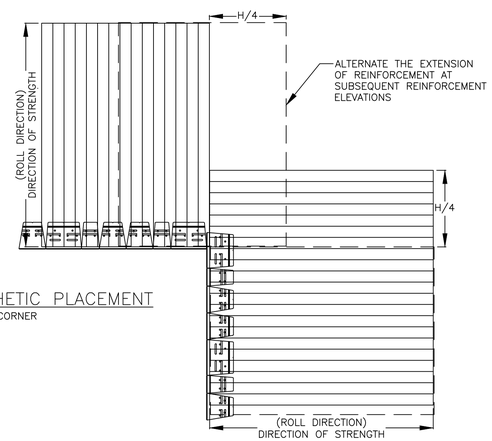
8 PINNING DETAIL
Scale: N.T.S.



GEOSYNTHETIC PLACEMENT
MOSAIC–OUTSIDE CORNER
SCALE: NONE

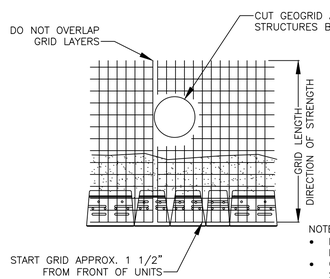
9 REINFORCEMENT OUTISDE CORNER DETAIL
Scale: N.T.S.

INSIDE CORNER NOTES:
- AT SUBSEQUENT REINFORCEMENT ELEVATIONS EXTEND REINFORCEMENT FROM OPPOSITE WALL FACE
- EXTEND REINFORCEMENT BEYOND WALL FACE A DISTANCE EQUAL TO 1/4 OF THE HEIGHT OF THE WALL (H)



GEOSYNTHETIC PLACEMENT
MOSAIC–INSIDE CORNER
SCALE: NONE

10 REINFORCEMENT INISDE CORNER DETAIL
Scale: N.T.S.



NOTE:
- FOLLOW GEOSYNTHETIC GRID MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS
- GEOGRID LENGTH AND ELEVATION PLACEMENT SHALL BE DETERMINED BY WALL DESIGN ENGINEER

GEOSYNTHETIC AT STRUCTURES BEHIND WALL
MOSAIC
SCALE: NONE

11 REINFORCEMENT INISDE CORNER DETAIL
Scale: N.T.S.

PROGRESS SET FOR REVIEW
NOT FOR CONSTRUCTION

J. V. Henik, Inc.

Structural Design
Restoration Engineering
Forensic Investigation

2200 East Devon Avenue
Suite 284
Des Plaines, IL 60018
Phone: 847.823.9835
Fax: 847.823.9836
info@jvhenikinc.com
www.jvhenikinc.com

PROJECT REVISIONS

No.	DATE	NATURE OF REVISION
0	3-6-23	FOR REVIEW

STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the applicable Codes and Ordinances.

License Expires: 11–30–2024

DESIGNED BY: KSG & EB
DRAWN BY: KSG & EB
CHECKED BY: JVH

2944 DUNDEE RD
NORTHBROOK, IL

PROJECT No.
23012

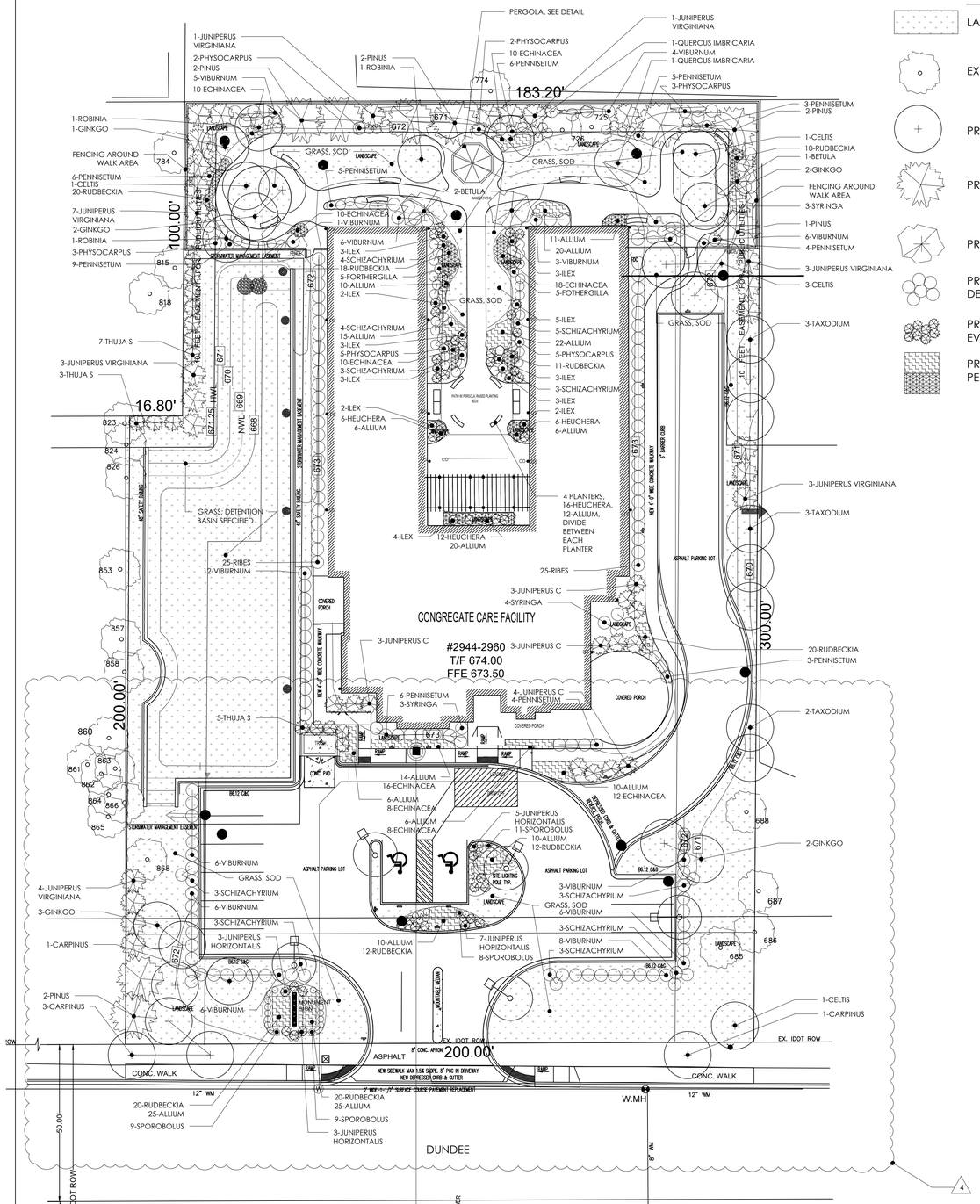
DRAWING NAME
TYPICAL MSE WALL SECTIONS & DETAILS

PROGRESS SET FOR REVIEW
3-6-23

DRAWING No.
S-202

GENERAL NOTES:

1. PREPARE ALL LANDSCAPE BEDS PRIOR TO INSTALLATION. THIS INCLUDES REMOVING ANY DEBRIS OR PREVIOUS PLANTING NOT IDENTIFIED IN THE LANDSCAPE PLAN. REMOVE ALL ROOTS AND FOREIGN MATERIAL.
2. SOIL SHALL BE AMENDED TO A GARDEN MIX OR SIMILAR MATERIAL. THIS MAY REQUIRE AMENDMENTS SUCH AS COMPOST.
3. MULCH ALL LANDSCAPE BEDS WITH SHREDDED HARDWOOD MULCH WITHOUT ANY DYES. PLACE 2-3 INCHES IN DEPTH AND CLEAR AWAY FROM ROOTS OR BRANCHES.
4. ALL MATERIALS ARE REQUIRED TO MEET THE SIZES AND SPECIFICATIONS OF THE SHEET. IN THE EVENT OF A DISCREPANCY IN SIZE. A LARGER SIZE WILL NEED TO BE INSTALLED.
5. PLANTING AROUND EXISTING TREES WILL NEED TO TAKE EXTRA CARE. SOME REARRANGEMENT OF PLANTING MAY NEED TO OCCUR BECAUSE OF TREE CARE AND ROOTS.



LANDSCAPE PLAN

SCALE: 1" =10'-0"

0 10' 20' 40'

GRAPHIC KEY

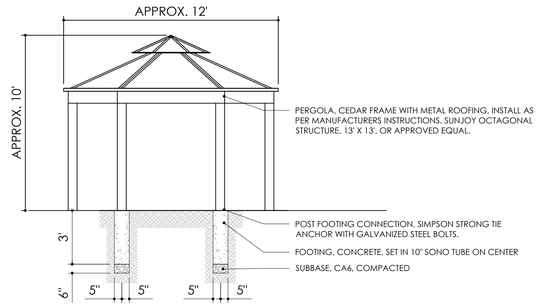
- LAWN, SOD
- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SMALL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PERENNIAL/GROUNDCOVER

PLANT SCHEDULE

Botanical Name	Common Name	Quantity	Size	Condition	Notes
Shade Trees		**37**			
Betula nigra	River Birch	3	3" caliper	B&B	
Carpinus betulus	Hornbeam	5	3" caliper	B&B	
Celtis occidentalis	Hackberry	6	4" caliper	B&B	
Ginkgo biloba	Ginkgo	10	4" caliper	B&B	
Quercus imbricaria	Shingle Oak	2	3" caliper	B&B	
Robinia pseudoacacia	Black Locust	3	3" caliper	B&B	
Taxodium distichum	Bald Cypress	8	4" caliper	B&B	
Evergreen Trees		**46**			
Juniperus virginiana	Eastern Red Cedar	22	3" caliper		
Pinus strobus	Eastern White Pine	9	8 foot height	B&B	
Thuja 'Smaragd'	Smaragd Arborvitae	15	6 foot height	B&B	
Shrubs		**221**			
Fothergilla gardenii	Fothergilla	10	2 foot height	B&B	
Ilex x meserveae	Holly	33	2 foot height	B&B	Mix with blue prince and blue princess
Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	13	2 foot height	B&B	
Juniperus horizontalis 'Blue Chip'	Creeping Juniper	18	2 foot height	B&B	
Physocarpus opulifolius coppertina	Ninebark	15	3 foot height	B&B	
Ribes alpinum 'Green Mound'	Alpine Currant	50	3 foot height	B&B	
Syringa meyeri palibin	Meyer Lilac	10	4 foot height	B&B	
Viburnum dentatum	Arrowwood Viburnum	72	4 foot height	B&B	to be maintained at a 4 foot height
Perennials and Grasses		**637**			
Allium cernuum	Nodding Onion	228		1 gallon	
Echinacea purpurea	Purple Coneflower	100		1 gallon	
Heuchera villosa 'Citronelle'	Coralbells	40		1 gallon	
Pennisetum glyptostroboides	Pennisetum	48		3 gallon	
Rudbeckia hirta	Black-eyed Susan	150		1 gallon	
Schizachyrium scoparium	Little Bluestem	34		3 gallon	
Sporobolus heterolepsis	Prairie Dropseed	37		1 gallon	

TREE PROTECTION NOTES (PER VILLAGE REQUIREMENTS)

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TREE PROTECTION IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN AND TREE PROTECTION DETAILS PROVIDED HEREIN AND IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS FOR ALL PARKWAY AND PRIVATE TREES ON THE SUBJECT LOT THAT WILL BE WITHIN THE LIMITS OF THE PROPOSED WORK, ACCESS TO THE SITE, STORAGE OF MATERIALS, ETC.
2. THE TREE PROTECTION SHALL REMAIN INTACT DURING THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT. NO WORK IS ALLOWED WITHIN THE TREE PROTECTION AREA. FOR ANY REASON DURING THE PROJECT, IF THE TREE PROTECTION NEEDS TO BE REMOVED OR MODIFIED, THE TREE PRESERVATION OFFICER IS TO BE CONTACTED AT 847/272-4711 EXT. 4123.
3. PROTECTIVE FENCING SHALL BE ERECTED AT A MINIMUM DISTANCE OF ONE FOOT (1) FOR EVERY INCH OF DIAMETER MEASURED AT FOUR AND ONE HALF FEET (4.5) OFF THE GROUND OUTWARD FROM THE EDGE OF THE TRUNK OR AT THE DRIPLINE OF THE TREE, WHICHEVER ALLOWS FOR GREATER PROTECTION WHILE ALLOWING WORK ON THE SITE. MINIMUM TREE PROTECTION ZONES ARE TO BE SET OUTWARD FROM THE TREE A LINEAR DISTANCE (IN FEET), EQUAL TO 70% OF THE TREE'S DIAMETER (IN INCHES, 4.5 FEET FROM THE GROUND). SMALLER TREE PROTECTION ZONES MAY BE PERMITTED BY THE TREE PRESERVATION OFFICER. THE FENCING MATERIAL SHALL BE CONTINUOUS CHAIN LINK OR WOODEN SLAT SNOW FENCING THAT IS SECURED TO METAL STAKES SPACED A MINIMUM OF SIX FEET (6) APART WITH NO LESS THAN 3 TIES OF APPROPRIATE MATERIAL. MESH FENCING IS NOT ALLOWED.
4. NO GRADE CHANGES + OR - 6 INCHES WILL BE ALLOWED WITHIN ANY ESTABLISHED TREE PROTECTION ZONE.
5. TRUNK PROTECTION. IF REQUIRED, SHALL BE NOMINAL 2x4 DIMENSION LUMBER SECURED WITH A ROPE BAND OR STRAP OF SUFFICIENT DURABILITY TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. PLANKS SHALL BE INSTALLED TO A HEIGHT OF TEN FEET (10) OR TO THE LOWEST MAJOR BRANCHES WHICHEVER IS LOWEST, UNDER NO CIRCUMSTANCES WILL NAILS, SCREWS, OR ANY OTHER DAMAGING ATTACHMENT BE USED.
6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AREA FREE OF TRASH AND GRASS/WEEDS IN EXCESS OF 10 INCHES TALL.
7. CONTRACTOR SHALL PROMPTLY REPAIR TREES DAMAGE BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS AND ROOTS ACCORDING TO CERTIFIED ARBORISTS WRITTEN INSTRUCTIONS.
8. NO MECHANICAL EXCAVATING OR TRENCHING SHALL BE ALLOWED WITHIN TREE PROTECTION AREAS.
9. ALL UTILITIES IF POSSIBLE SHALL BE AUGER/BORED THROUGH ESTABLISHED TREE PROTECTION AREAS. IF THIS IS NOT POSSIBLE PLEASE CONTACT THE TREE PRESERVATION OFFICER.
10. BEFORE PERFORMING WORK ON ANY VILLAGE OWNED RIGHT-OF-WAY, CONTACT THE VILLAGE FORESTER AT PUBLIC WORKS, 847/272-4711 EXT. 4125 TO DETERMINE IF YOU WILL BE REQUIRED TO POST MONIES FOR ANY PARKWAY TREES THAT MAY BE AFFECTED BY THE PROPOSED WORK. IF A TREE WILL NEED TO BE REMOVED ALL APPLICABLE FEES AND REPLACEMENTS SET FORTH BY PUBLIC WORKS WILL APPLY.



PERGOLA DETAIL

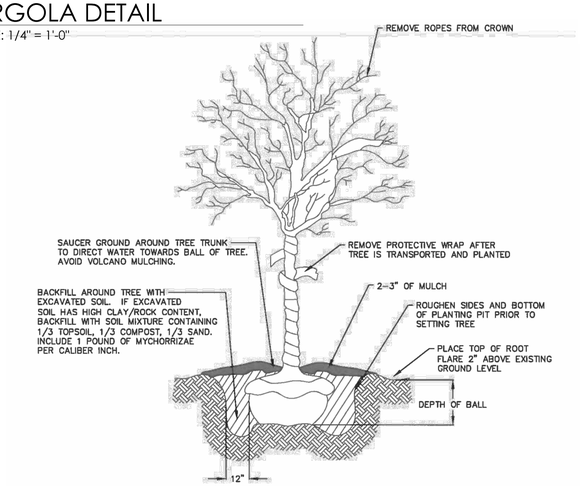
SCALE: 1/4" = 1'-0"

Tree Replacement Calculation

The information provided in this calculation is referenced from the Civil Engineering drawings, C-2.1. Please review this sheet for additional information pertaining to tree preservation, inventory and evaluation.

Tag	Common Name	Scientific Name	Size (inches)	Heritage	Landmark	Removal	Replacement Tree*	Size (inches)	Quantity	Replacement tree inches subtotal
681	Norway Maple	Acer platenoides	27		X	X	Ginkgo biloba	4	2	8
			size is inches total for two trunks				Celtis occidentalis	4	3	12
										0
682	Black Hills Spruce	Picea glauca densata	12		X	X	Robinia pseudoacacia	3	3	9
							Betula nigra	3	1	3
708	American Elm	Ulmus americana	33			X	Celtis occidentalis	4	3	12
714	Norway Spruce	Picea abies	15		X	X	Quercus imbricaria	3	2	6
										0
715	Norway Spruce	Picea abies	13		X	X	Carpinus betulus	3	4	12
							Juniperus virginiana	3	8	24
786	American Elm	Ulmus americana	11			X	Ginkgo biloba	4	4	16
827	Colorado Spruce	Picea pungens	22		X	X	Carpinus betulus	3	2	6
			size is inches total for two trunks				Pinus strobus	3	4	12
848	Norway Spruce	Picea abies	15		X	X	Pinus strobus	3	5	15
										0
850	Norway Spruce	Picea abies	18		X	X	Betula nigra	3	2	6
							Taxodium distichum	4	6	24
851	Norway Spruce	Picea abies	13		X	X	Juniperus virginiana	3	5	15
										0
852	Norway Spruce	Picea abies	14		X	X	Juniperus virginiana	3	4	12
							Taxodium distichum	4	2	8
878	Colorado Spruce	Picea pungens	13		X	X	Juniperus virginiana	3	4	12
										0
880	Black Hills Spruce	Picea glauca densata	12		X	X	Juniperus virginiana	3	4	12
										0
		Total size (inches) of Heritage and Landmark trees to be replaced	**218**				**Total combined sizes (inches) of replacement trees**			**224**

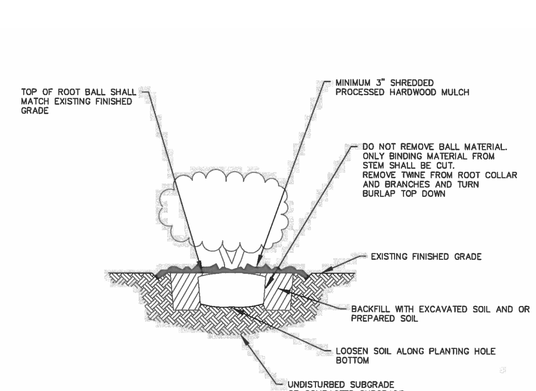
*The planting described is on the planting schedule, also. This is provided as a reference to calculate the replacement of heritage and landmark trees.



NOTES:
1. CUT TWINE AT BASE OF TREE UPON PLANTING AND REMOVE ALL WIRES A MINIMUM OF 8" BELOW GRADE.
2. LOW PROFILE BASKETS ARE PREFERRED.
3. NYLON ROPE AND PLASTIC BURLAP ARE NOT PERMITTED.
4. NOT TO BE PLANTED IN SWALES OR OVERLAND DRAINAGE ROUTES

TREE PLANTING DETAIL (AS REQUIRED AND ACQUIRED THROUGH THE VILLAGE OF NORTHBROOK, IL)

TREE PLANTING DETAIL



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

SHRUB PLANTING DETAIL (AS REQUIRED AND ACQUIRED THROUGH THE VILLAGE OF NORTHBROOK, IL)

SHRUB PLANTING DETAIL

GARY W. LEHMAN
157-001193
LICENSED LANDSCAPE ARCHITECT
STATE OF ILLINOIS
12/07/22

ISSUE	DATE	REVISIONS
1	09-30-22	PERMIT REVIEW PLANS
2	12-07-22	PERMIT REVIEW PLANS
3	02-14-23	PERMIT REVIEW PLANS
4	05-08-23	PERMIT REVIEW PLANS

PROJECT STAFF
PROJECT MANAGER: G. LEHMAN/B.A.
ENGINEER: G. LEHMAN/B.A.
ENGINEER:
TECHNICIAN:

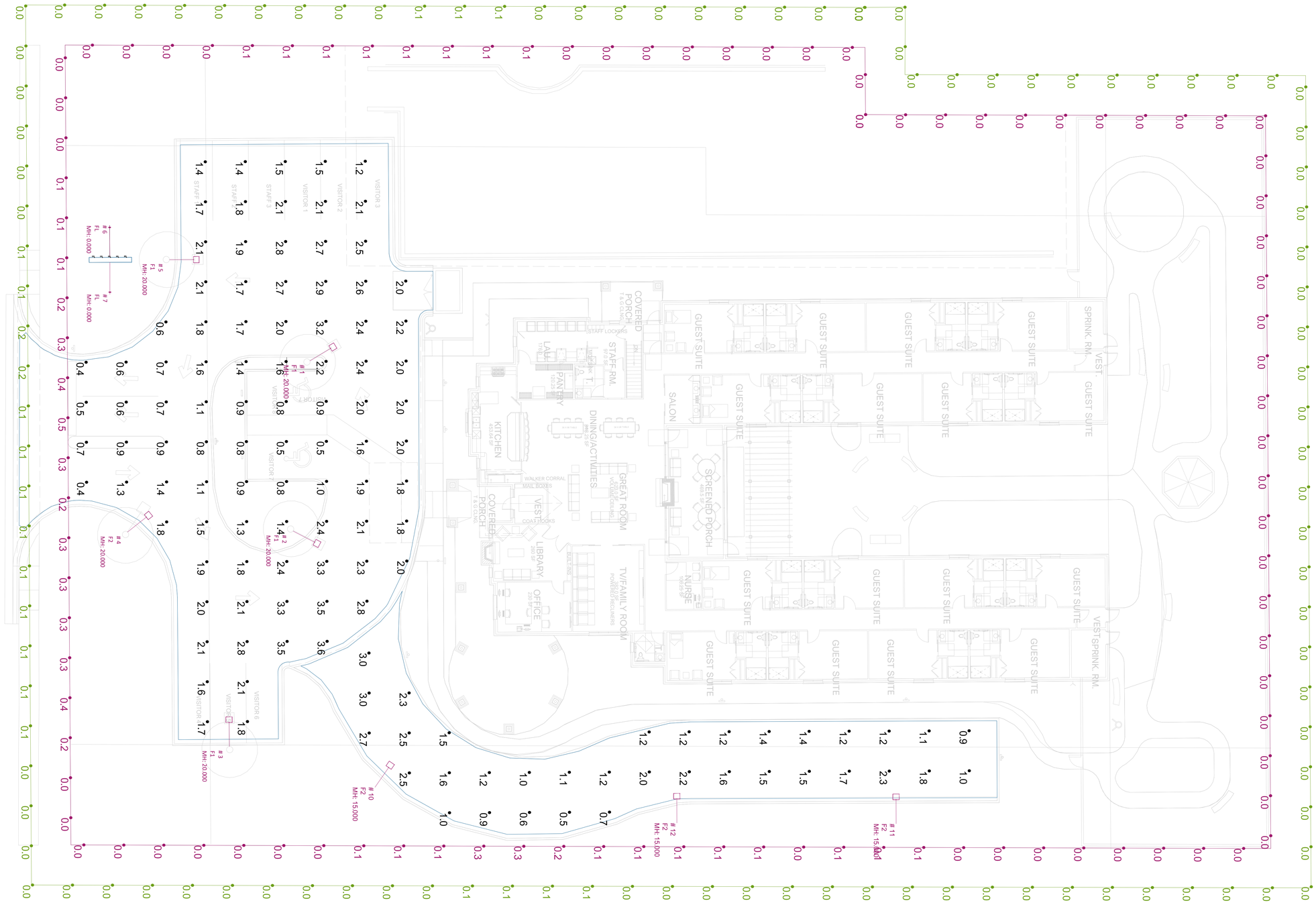
studio
LANDSCAPE ARCHITECTURE
3604 A MILWAUKEE
CHICAGO, IL 60618
773.588.5106
GLEHMAN@STUDIODESIGN.NET

LANDSCAPE PLANS

2944-2960 Dundee
Northbrook, Illinois

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22022
ISSUE DATE: MAY 6, 2023
SCALE: SEE DRAWING
SHEET NUMBER
L1



Luminaire Schedule							
Symbol	Qty	Tag	Mfr	Description	LLF	Luminaire Lumens	Luminaire Watts
	4	F1	CREE	OSQM-B-9L-30K7-4M-UX-XX-XX-XXXX w/ OSQ-BLSMF, 17' POLE, & 6' ARM W/ 3' RISE	0.850	6825	60
	4	F2	CREE	OSQM-B-4L-30K7-3M-UX-XX-XX-XXQ9 w/ OSQ-BLSMF, 12' POLE, & 6' ARM W/ 3' RISE	0.850	3390	29
	2	FL	CREE	C-FL-A-LCF-1L-30K-YK-DB	0.900	1401	12.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10' BEYOND PROPERTY LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
EAST DRIVE_GROUND	Illuminance	Fc	1.53	3.0	0.5	3.06	6.00
PARKING_GROUND	Illuminance	Fc	1.75	3.6	0.4	4.38	9.00
PROPERTY LINE	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.
SIGN_FACE	Illuminance	Fc	6.08	8.6	4.0	1.52	2.15

Luminaire Location Summary						
		Insertion Point				
#	Tag (Qty)	X	Y	Z	Orient	Tilt
1	F1 (1)	79.171	60.906	20.000	120.848	0
2	F1 (1)	121.716	56.560	20.000	62.262	0
3	F1 (1)	175.524	40.404	20.000	180.569	0
4	F2 (1)	121.805	15.125	20.000	128.216	0
5	F1 (1)	53.745	25.884	20.000	89.932	0
6	FL (1)	45.143	10.961	0.000	0.195	117.936
7	FL (1)	62.359	10.961	0.000	179.805	117.936
10	F2 (1)	185.856	76.760	15.000	145.065	0
11	F2 (1)	195.463	207.032	15.000	180	0
12	F2 (1)	195.077	152.213	15.000	180	0

A+M

Photometric calculations are being provided to the recipient per the following disclaimers. This light level analysis is an estimate only, and is based on standard interior reflectance values of 0.8 ceilings, 0.5 walls, and 0.2 floors, unless otherwise specified. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is a mathematical model and can only be as accurate as is permitted by the third party software and the IES files provided by our manufacturers.

Calculation by:
Chris Collins
Email:
ccollins@amirep.com

REVISIONS

#	DATE	COMMENTS

Calculation For:

Rosewater Assisted Care

Project:
CONGREGATE CARE FACILITY 2944-2960 IL-68 NORTHBROOK, IL

Date:8/14/2023
Scale: 1"= 12'

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Rev. Date: V6 07/18/2022

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 6L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 30,000

Efficacy: Up to 173 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; 5 years for PML sensor; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

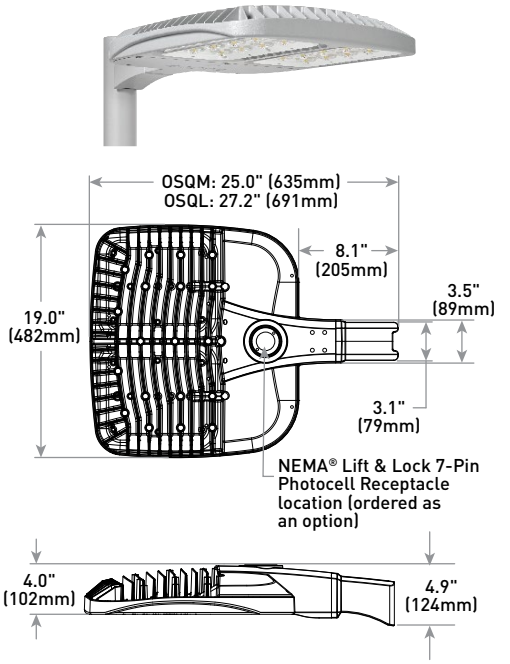
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-B-AA-BK + **Luminaire:** OSQM-B-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*		
OSQ-		
OSQ-ML-B-AA Adjustable Arm **OSQ-ML-B-DA** Direct Arm **OSQ-ML-B-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-ML-B-TM** Trunnion Mount	**Color Options:**	**SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

OSQ-ML-B-DA Mount



Luminaire	Weight
OSQM	28.9 lbs. (13.1kg)
OSQL	32.4 lbs. (14.7kg)

Note: Refer to page 11 for fixture mounting drill pattern. For additional mounts, refer to drawings beginning on page 19

Luminaire (Mount must be ordered separately)

OSQ		B								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls****	**Options**
OSQ	**M** Medium ~~**L** Large~~	B	~~**Medium**~~ ~~**4L** 4,000 Lumens~~ ~~**6L** 6,000 Lumens~~ **9L** 9,000 Lumens ~~**11L** 11,000 Lumens~~ ~~**16L** 16,000 Lumens~~ ~~**Large**~~ ~~**22L** 22,000 Lumens~~ ~~**30L** 30,000 Lumens~~	**30K7** 3000K, 70 CRI ~~**40K7** 4000K, 70 CRI~~ ~~**50K9** 5000K, 90 CRI~~ ~~**57K7** 5700K, 70 CRI~~	~~**Asymmetric**~~ ~~**2M***~~ Type II Medium ~~**3M***~~ Type III Medium **4M*** Type IV Medium ~~**Symmetric**~~ ~~**5M**~~ Type V Medium ~~**5N**~~ Type V Narrow ~~**5Q**~~ Type V Square ~~**N3**~~ Narrow Flood ~~**33**~~ NEMA® 3x3 ~~**44**~~ NEMA® 4x4 **55** NEMA® 5x5 ~~**66**~~ NEMA® 6x6 ~~**75**~~ NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L or 6L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	~~**PML Programmable Multi-Level, up to 40'**~~ ~~**Mounting Height**~~ ~~- Refer to PML spec sheet for details~~ ~~- Intended for downlight applications at 0° tilt~~ ~~**PML2 Programmable Multi-Level, 10-30'**~~ ~~**Mounting Height**~~ ~~- Refer to PML spec sheet for details~~ ~~- Intended for downlight applications at 0° tilt~~ ~~**Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1**~~ ~~**Field Adjustable Output**~~ ~~- Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1~~ ~~- Offers full range adjustability~~ ~~- Refer to pages 12-18 for power and lumen values~~ ~~- Not available with PML or PML2 options~~ ~~**X8/X7/X6/X5/X4/X3/X2/X1**~~ ~~**Locked Lumen Output**~~ ~~- Must select add X8, X7, X6, X5, X4, X3, X2, or X1~~ ~~- Not available with 22L or 30L lumen packages~~ ~~- X2 or X1 not available with 4L lumen package~~ ~~- Not available with PML or PML2 options~~ ~~- Lumen output is permanently locked to the setting selected~~ ~~- Refer to pages 12-18 for power and lumen values~~	~~**20KV** 20kV/10kA Surge Suppression~~ ~~Replaces standard 10kV/5kA surge protection~~ ~~**F** Fuse~~ ~~Compatible with 120V, 277V or 347V (phase to neutral)~~ ~~Consult factory if fusing is required for 208V, 240V or 480V (phase to phase)~~ ~~Refer to PML spec sheet for availability with PML options~~ ~~- When code dictates fusing, use time delay fuse~~ ~~**R** NEMA® Lift & Lock 7-Pin Photocell Receptacle~~ ~~7-pin receptacle per ANSI C136.41~~ ~~Intended for downlight applications with maximum 45° tilt~~ ~~Factory connected 0-10V dim leads~~ ~~18" (457mm) seven-conductor cord exits luminaire~~ ~~Requires photocell or shorting cap by others~~ ~~**RL** Rotate Left~~ ~~LED and optic are rotated to the left~~ ~~Refer to RR/RL configuration diagram on page 19 for optic directionality~~ ~~Not for use with symmetric optics~~ ~~**RR** Rotate Right~~ ~~LED and optic are rotated to the right~~ ~~Refer to RR/RL configuration diagram on page 19 for optic directionality~~ ~~Not for use with symmetric optics~~ **See page 2 for Backlight Shield.**

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Available with Backlight Shield when ordered with field-installed accessory (see table on page 2)
** Luminaire comes standard with 0-10V dimming

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 11 for fixture mounting drill pattern.
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing	
	Medium	Large
OSQ-ML-B-AA	28.4 lbs. (12.9kg)	32.0 lbs. (14.5kg)
OSQ-ML-B-DA	28.9 lbs. (13.1kg)	32.4 lbs. (14.7kg)
OSQ-ML-B-TSP	42.0 lbs. (19.1kg)	44.0 lbs. (20.0kg)
OSQ-ML-B-TM	32.6 lbs. (14.8kg)	36.1 lbs. (16.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option. Luminaires with R option meet IP66 requirements per IEC 60529 when used with IP66 rated NEMA control or shorting cap
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-B2 spec sheet for details

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL and UH) voltage
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V+/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2]/ Estimated[3] LMF	100K hr Reported[2]/ Estimated[3] LMF
5˚C (41˚F)	Asymmetric	1.04	1.03	1.01	0.99[2]	0.97[2]
	Symmetric	1.05	1.05	1.05	1.05[3]	1.05[3]
10˚C (50˚F)	Asymmetric	1.03	1.02	1.00	0.98[2]	0.96[2]
	Symmetric	1.04	1.03	1.03	1.03[3]	1.03[3]
15˚C (59˚F)	Asymmetric	1.02	1.01	0.99	0.97[2]	0.95[2]
	Symmetric	1.02	1.02	1.02	1.02[3]	1.02[3]
20˚C (68˚F)	Asymmetric	1.01	1.00	0.98	0.96[2]	0.94[2]
	Symmetric	1.01	1.01	1.01	1.01[3]	1.01[3]
25˚C (77˚F)	Asymmetric	1.00	0.99	0.97	0.95[2]	0.93[2]
	Symmetric	1.00	1.00	1.00	1.00[3]	1.00[3]

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

Field-Installed

Backlight Shield (Front Facing Optics)
OSQ-BLSMF (Medium)
OSQ-BLSLF (Large)

Backlight Shield (Rotated Optics)
OSQ-BLSMR (Medium)
OSQ-BLSLR (Large)

Bird Spikes
OSQ-MED-BRDSPK
OSQ-LG-BRDSPK

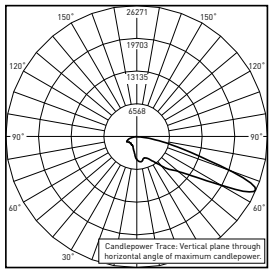
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Shorting Cap
XA-XSLSHRT

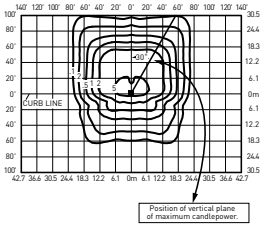
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4M



RESTL Test Report #: PL16065-001B
OSQL-B-30L-40K7-4M-UL
Initial Delivered Lumens: 30,752

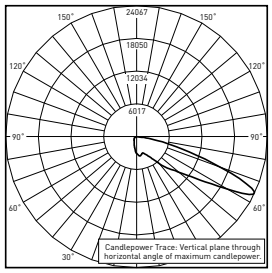


OSQL-B-30L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

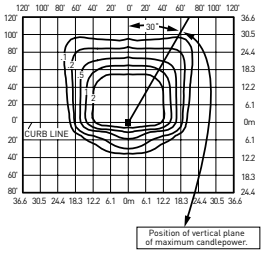
Type IV Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL16066-001B
OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,654



OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

Type IV Mid w/BLS Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B0 U0 G1	3,410	B0 U0 G1	2,930	B0 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-B-AA Weight: Medium - 28.4 lbs. (12.9kg); Large - 32.0 lbs. (14.5kg)								
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
	Tenon Configuration (0˚-80˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
	0˚ Tilt							
OSQM	0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
	10˚ Tilt							
OSQM	0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
OSQL	0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
	20˚ Tilt							
OSQM	1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
OSQL	1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
	30˚ Tilt							
OSQM	1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
OSQL	1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
	45˚ Tilt							
OSQM	1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
OSQL	2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
	60˚ Tilt							
OSQM	2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
OSQL	2.63	2.63	3.43	4.23	5.73	9.84	13.63	6.86
	70˚ Tilt							
OSQM	2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
OSQL	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
	80˚ Tilt							
OSQM	2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
OSQL	2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
	Tenon Configuration (90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
	90˚ Tilt							
OSQM	2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39
OSQL	2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-ML-B-AA mount
WM-4 – L-Shape for OSQ-ML-B-AA mount
WM-DM – Plate for OSQ-ML-B-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-B-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

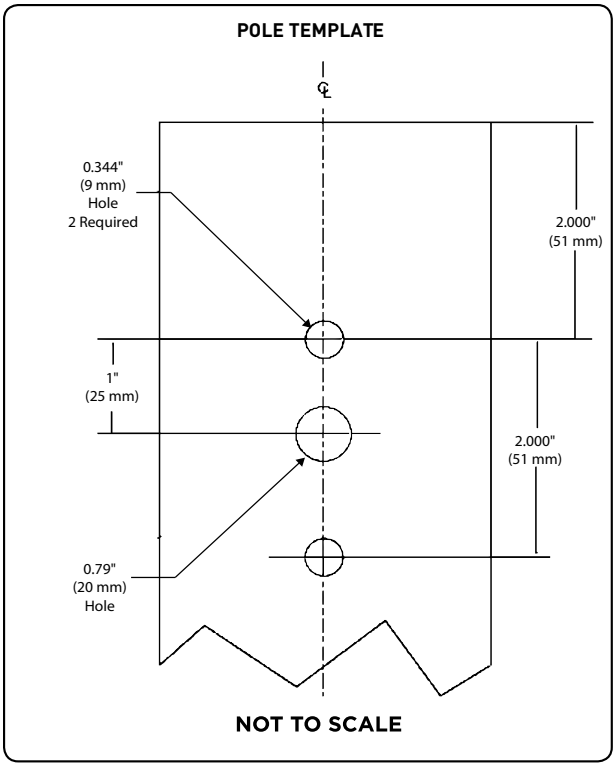
Luminaire EPA

Direct Arm Mount – OSQ-ML-B-DA Weight: Medium - 28.9 lbs. (13.1kg); Large - 32.4 lbs. (14.7kg)						
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
OSQM	0.74	1.48	1.19	1.93	1.63	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	2.52

Direct Mount Configurations

Compatibility with OSQ-ML-B-DA Direct Mount Bracket					
Size	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
Medium/Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓

Fixture Mounting Drill Pattern for OSQ-ML-B-DA Mount



Luminaire EPA

Trunnion Mount – OSQ-ML-B-TM Weight: Medium - 32.6 lbs. (14.8kg); Large - 36.1 lbs. (16.4kg)	
Single	
Medium	**Large**
0˚ Tilt	
0.75	0.81
15˚ Tilt	
0.99	1.12
30˚ Tilt	
1.57	1.74
45˚ Tilt	
2.07	2.35
60˚ Tilt	
2.46	2.59
75˚ Tilt	
2.67	2.83
90˚ Tilt	
2.33	3.07

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

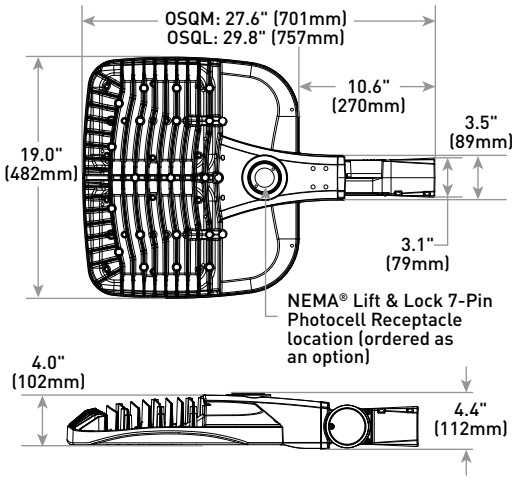
The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 9L Lumen Package

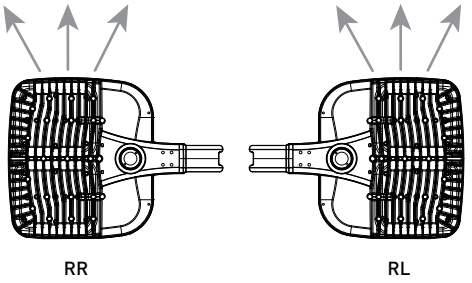
Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	60	8,875	9,300	9,825	6,825	7,000	6,825	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
		50K (90 CRI)		7,900	8,225	8,675	6,075	6,225	6,075	
		57K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
Q8	X8	30K (70 CRI)	56	8,525	8,925	9,425	6,550	6,725	6,550	
		40K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
		50K (90 CRI)		7,575	7,900	8,325	5,825	5,975	5,825	
		57K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
Q7	X7	30K (70 CRI)	53	8,175	8,550	9,050	6,275	6,450	6,275	
		40K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
		50K (90 CRI)		7,275	7,575	7,975	5,600	5,725	5,600	
		57K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
Q6	X6	30K (70 CRI)	50	7,550	7,900	8,350	5,800	5,950	5,800	
		40K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
		50K (90 CRI)		6,725	7,000	7,375	5,175	5,300	5,175	
		57K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
Q5	X5	30K (70 CRI)	47	7,375	7,725	8,150	5,675	5,800	5,675	
		40K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
		50K (90 CRI)		6,550	6,825	7,200	5,050	5,175	5,050	
		57K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
Q4	X4	30K (70 CRI)	45	7,100	7,450	7,850	5,450	5,600	5,450	
		40K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
		50K (90 CRI)		6,325	6,575	6,950	4,860	4,980	4,860	
		57K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
Q3	X3	30K (70 CRI)	41	6,475	6,800	7,175	4,980	5,100	4,980	
		40K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
		50K (90 CRI)		5,775	6,000	6,325	4,430	4,540	4,430	
		57K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
Q2	X2	30K (70 CRI)	37	5,775	6,050	6,375	4,440	4,550	4,440	
		40K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
		50K (90 CRI)		5,125	5,350	5,650	3,950	4,050	3,950	
		57K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
Q1	X1	30K (70 CRI)	31	4,880	5,125	5,400	3,750	3,850	3,750	
		40K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	
		50K (90 CRI)		4,350	4,520	4,770	3,340	3,420	3,340	
		57K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	

OSQ-ML-B-AA Mount

Luminaire	Weight
OSQM	28.4 lbs. (12.9kg)
OSQL	32.0 lbs. (14.5kg)



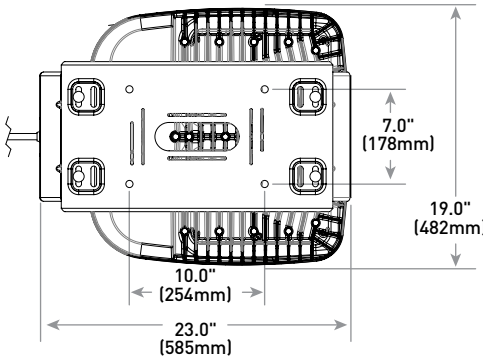
RR/RL Configuration

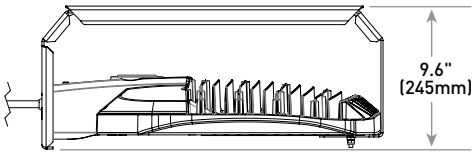


OSQ-ML-B-TSP Mount

Luminaire	Weight
OSQM	42.0 lbs. (19.1kg)
OSQL	44.0 lbs. (20.0kg)

OSQ Large luminaire shown.

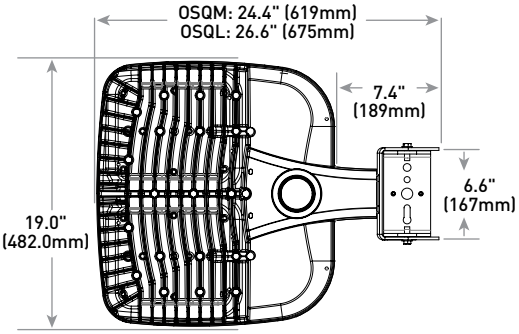


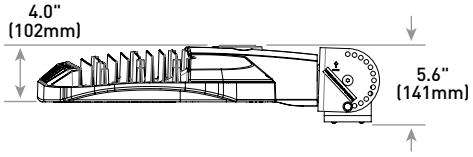


OSQ-ML-B-TM Mount

Luminaire	Weight
OSQM	32.6 lbs. (14.8kg)
OSQL	36.1 lbs. (16.4kg)

OSQ Large luminaire shown.





© 2022 Cree Lighting, A company of IDEAL INDUSTRIES. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. Cree®, the Cree Lighting logo, TrueWhite®, Cree TrueWhite®, and the Cree TrueWhite Technology logo are registered trademarks of Cree, Inc. NanoOptic® and Colorfast DeltaGuard® are registered trademarks, and Precision Delivery Grid™ and OSQ™ are trademarks of Cree Lighting, A company of IDEAL INDUSTRIES. The UL logo is a registered trademark of UL LLC. NEMA® is a registered trademark of the National Electrical Manufacturers Association. The DLC QPL, DLC QPL Premium and the DLC LUNA Logos are the registered and unregistered trademarks of Efficiency Forward, Inc. Synapse® is a registered trademark of Synapse Wireless, Inc. Verizon® is a registered trademark of Verizon Trademark Services LLC.

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Rev. Date: V6 07/18/2022

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 6L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 30,000

Efficacy: Up to 173 LPW

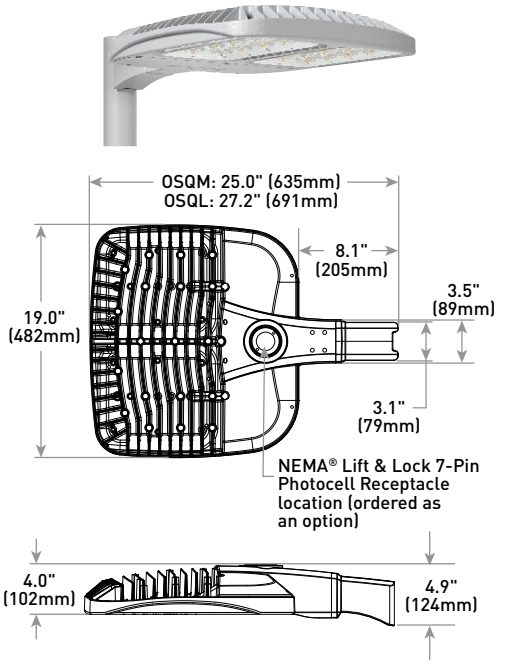
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; 5 years for PML sensor; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

OSQ-ML-B-DA Mount



Luminaire	Weight
OSQM	28.9 lbs. (13.1kg)
OSQL	32.4 lbs. (14.7kg)

Note: Refer to page 11 for fixture mounting drill pattern. For additional mounts, refer to drawings beginning on page 19

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-B-AA-BK + **Luminaire:** OSQM-B-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*		
OSQ-		
OSQ-ML-B-AA Adjustable Arm **OSQ-ML-B-DA** Direct Arm **OSQ-ML-B-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-ML-B-TM** Trunnion Mount	**Color Options:**	**SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ		B								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls****	**Options**
OSQ	**M** Medium ~~**L** Large~~	B	**Medium** **4L** 4,000 Lumens ~~**6L** 6,000 Lumens~~ ~~**9L** 9,000 Lumens~~ ~~**11L** 11,000 Lumens~~ ~~**16L** 16,000 Lumens~~ **Large** ~~**22L** 22,000 Lumens~~ ~~**30L** 30,000 Lumens~~	**30K7** 3000K, 70 CRI ~~**40K7** 4000K, 70 CRI~~ ~~**50K9** 5000K, 90 CRI~~ ~~**57K7** 5700K, 70 CRI~~	~~**Asymmetric**~~ ~~**2M***~~ Type II Medium **3M*** Type III Medium ~~**4M***~~ Type IV Medium ~~**Symmetric**~~ ~~**5M**~~ Type V Medium ~~**5N**~~ Type V Narrow ~~**5Q**~~ Type V Square ~~**N3**~~ Narrow Flood ~~**33**~~ NEMA® 3x3 ~~**44**~~ NEMA® 4x4 ~~**55**~~ NEMA® 5x5 ~~**66**~~ NEMA® 6x6 ~~**75**~~ NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L or 6L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	~~**PML Programmable Multi-Level, up to 40' Mounting Height**~~ ~~- Refer to PML spec sheet for details~~ ~~- Intended for downlight applications at 0° tilt~~ ~~**PML2 Programmable Multi-Level, 10-30' Mounting Height**~~ ~~- Refer to PML spec sheet for details~~ ~~- Intended for downlight applications at 0° tilt~~ ~~**Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output**~~ ~~- Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1~~ ~~- Offers full range adjustability~~ ~~- Refer to pages 12-18 for power and lumen values~~ ~~- Not available with PML or PML2 options~~ ~~**X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output**~~ ~~- Must select add X8, X7, X6, X5, X4, X3, X2, or X1~~ ~~- Not available with 22L or 30L lumen packages~~ ~~- X2 or X1 not available with 4L lumen package~~ ~~- Not available with PML or PML2 options~$$ ~~- Lumen output is permanently locked to the setting selected~~ ~~- Refer to pages 12-18 for power and lumen values~~	~~**20KV 20kV/10kA Surge Suppression**~~ ~~Replaces standard 10kV/5kA surge protection~~ ~~**F Fuse**~~ ~~Compatible with 120V, 277V or 347V (phase to neutral)~~ ~~Consult factory if fusing is required for 208V, 240V or 480V (phase to phase)~~ ~~Refer to PML spec sheet for availability with PML options~~ ~~- When code dictates fusing, use time delay fuse~~ ~~**R NEMA® Lift & Lock 7-Pin Photocell Receptacle**~~ ~~7-pin receptacle per ANSI C136.41~~ ~~Intended for downlight applications with maximum 45° tilt~~ ~~Factory connected 0-10V dim leads~~ ~~18" (457mm) seven-conductor cord exits luminaire~~ ~~Requires photocell or shorting cap by others~~ ~~**RL Rotate Left**~~ ~~LED and optic are rotated to the left~~ ~~Refer to RR/RL configuration diagram on page 19 for optic directionality~~ ~~Not for use with symmetric optics~~ ~~**RR Rotate Right**~~ ~~LED and optic are rotated to the right~~ ~~Refer to RR/RL configuration diagram on page 19 for optic directionality~~ ~~Not for use with symmetric optics~~ **See page 2 for Backlight Shield.**

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Available with Backlight Shield when ordered with field-installed accessory (see table on page 2)
** Luminaire comes standard with 0-10V dimming

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 11 for fixture mounting drill pattern.
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing	
	Medium	Large
OSQ-ML-B-AA	28.4 lbs. (12.9kg)	32.0 lbs. (14.5kg)
OSQ-ML-B-DA	28.9 lbs. (13.1kg)	32.4 lbs. (14.7kg)
OSQ-ML-B-TSP	42.0 lbs. (19.1kg)	44.0 lbs. (20.0kg)
OSQ-ML-B-TM	32.6 lbs. (14.8kg)	36.1 lbs. (16.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option. Luminaires with R option meet IP66 requirements per IEC 60529 when used with IP66 rated NEMA control or shorting cap
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-B2 spec sheet for details

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL and UH) voltage
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V+/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2]/ Estimated[3] LMF	100K hr Reported[2]/ Estimated[3] LMF
5˚C (41˚F)	Asymmetric	1.04	1.03	1.01	0.99[2]	0.97[2]
	Symmetric	1.05	1.05	1.05	1.05[3]	1.05[3]
10˚C (50˚F)	Asymmetric	1.03	1.02	1.00	0.98[2]	0.96[2]
	Symmetric	1.04	1.03	1.03	1.03[3]	1.03[3]
15˚C (59˚F)	Asymmetric	1.02	1.01	0.99	0.97[2]	0.95[2]
	Symmetric	1.02	1.02	1.02	1.02[3]	1.02[3]
20˚C (68˚F)	Asymmetric	1.01	1.00	0.98	0.96[2]	0.94[2]
	Symmetric	1.01	1.01	1.01	1.01[3]	1.01[3]
25˚C (77˚F)	Asymmetric	1.00	0.99	0.97	0.95[2]	0.93[2]
	Symmetric	1.00	1.00	1.00	1.00[3]	1.00[3]

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

Field-Installed

Backlight Shield (Front Facing Optics)
OSQ-BLSMF (Medium)
OSQ-BLSLF (Large)

Backlight Shield (Rotated Optics)
OSQ-BLSMR (Medium)
OSQ-BLSLR (Large)

Bird Spikes
OSQ-MED-BRDSPK
OSQ-LG-BRDSPK

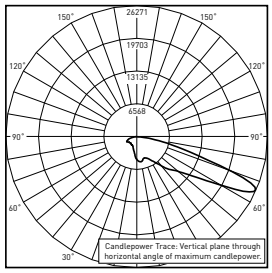
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Shorting Cap
XA-XSLSHRT

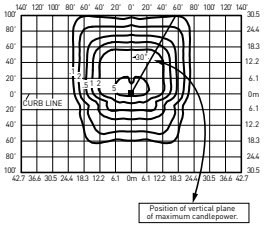
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4M



RESTL Test Report #: PL16065-001B
OSQL-B-30L-40K7-4M-UL
Initial Delivered Lumens: 30,752

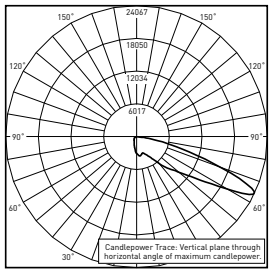


OSQL-B-30L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

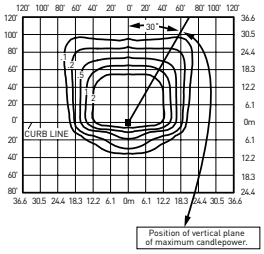
Type IV Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL16066-001B
OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,654



OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

Type IV Mid w/BLS Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B0 U0 G1	3,410	B0 U0 G1	2,930	B0 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-B-AA Weight: Medium - 28.4 lbs. (12.9kg); Large - 32.0 lbs. (14.5kg)								
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
	Tenon Configuration (0˚-80˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
	0˚ Tilt							
OSQM	0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
	10˚ Tilt							
OSQM	0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
OSQL	0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
	20˚ Tilt							
OSQM	1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
OSQL	1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
	30˚ Tilt							
OSQM	1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
OSQL	1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
	45˚ Tilt							
OSQM	1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
OSQL	2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
	60˚ Tilt							
OSQM	2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
OSQL	2.63	2.63	3.43	4.23	5.73	9.84	13.63	6.86
	70˚ Tilt							
OSQM	2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
OSQL	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
	80˚ Tilt							
OSQM	2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
OSQL	2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
	Tenon Configuration (90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
	90˚ Tilt							
OSQM	2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39
OSQL	2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-ML-B-AA mount
WM-4 – L-Shape for OSQ-ML-B-AA mount
WM-DM – Plate for OSQ-ML-B-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-B-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

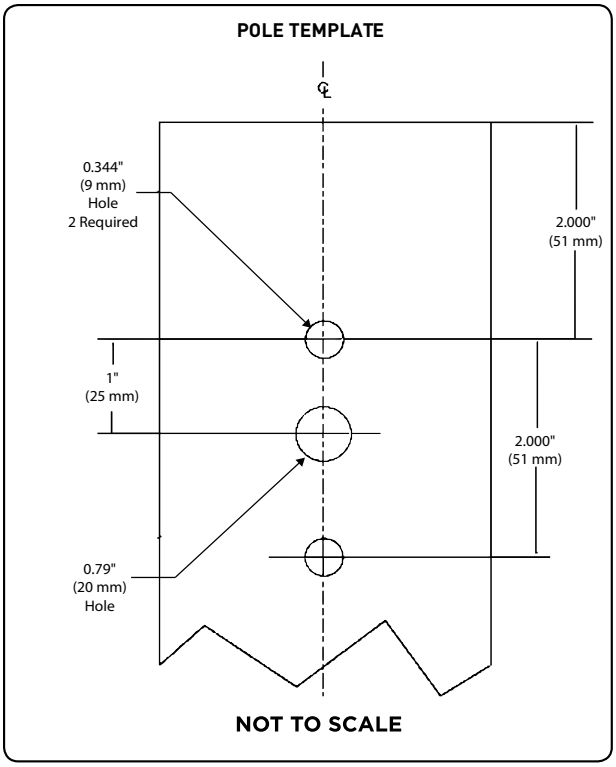
Luminaire EPA

Direct Arm Mount – OSQ-ML-B-DA Weight: Medium - 28.9 lbs. (13.1kg); Large - 32.4 lbs. (14.7kg)						
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
OSQM	0.74	1.48	1.19	1.93	1.63	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	2.52

Direct Mount Configurations

Compatibility with OSQ-ML-B-DA Direct Mount Bracket					
Size	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
Medium/Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓

Fixture Mounting Drill Pattern for OSQ-ML-B-DA Mount



Luminaire EPA

Trunnion Mount – OSQ-ML-B-TM Weight: Medium - 32.6 lbs. (14.8kg); Large - 36.1 lbs. (16.4kg)	
Single	
Medium	**Large**
0˚ Tilt	
0.75	0.81
15˚ Tilt	
0.99	1.12
30˚ Tilt	
1.57	1.74
45˚ Tilt	
2.07	2.35
60˚ Tilt	
2.46	2.59
75˚ Tilt	
2.67	2.83
90˚ Tilt	
2.33	3.07

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

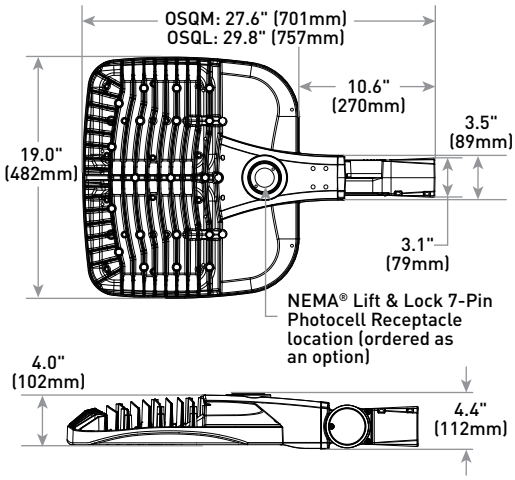
The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 9L Lumen Package

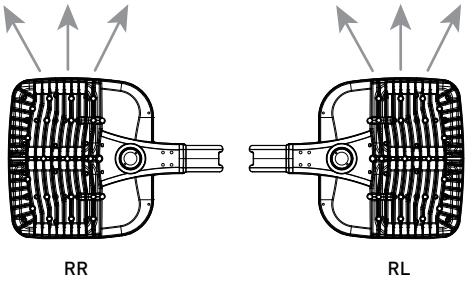
Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	60	8,875	9,300	9,825	6,825	7,000	6,825	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
		50K (90 CRI)		7,900	8,225	8,675	6,075	6,225	6,075	
		57K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
Q8	X8	30K (70 CRI)	56	8,525	8,925	9,425	6,550	6,725	6,550	
		40K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
		50K (90 CRI)		7,575	7,900	8,325	5,825	5,975	5,825	
		57K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
Q7	X7	30K (70 CRI)	53	8,175	8,550	9,050	6,275	6,450	6,275	
		40K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
		50K (90 CRI)		7,275	7,575	7,975	5,600	5,725	5,600	
		57K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
Q6	X6	30K (70 CRI)	50	7,550	7,900	8,350	5,800	5,950	5,800	
		40K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
		50K (90 CRI)		6,725	7,000	7,375	5,175	5,300	5,175	
		57K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
Q5	X5	30K (70 CRI)	47	7,375	7,725	8,150	5,675	5,800	5,675	
		40K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
		50K (90 CRI)		6,550	6,825	7,200	5,050	5,175	5,050	
		57K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
Q4	X4	30K (70 CRI)	45	7,100	7,450	7,850	5,450	5,600	5,450	
		40K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
		50K (90 CRI)		6,325	6,575	6,950	4,860	4,980	4,860	
		57K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
Q3	X3	30K (70 CRI)	41	6,475	6,800	7,175	4,980	5,100	4,980	
		40K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
		50K (90 CRI)		5,775	6,000	6,325	4,430	4,540	4,430	
		57K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
Q2	X2	30K (70 CRI)	37	5,775	6,050	6,375	4,440	4,550	4,440	
		40K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
		50K (90 CRI)		5,125	5,350	5,650	3,950	4,050	3,950	
		57K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
Q1	X1	30K (70 CRI)	31	4,880	5,125	5,400	3,750	3,850	3,750	
		40K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	
		50K (90 CRI)		4,350	4,520	4,770	3,340	3,420	3,340	
		57K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	

OSQ-ML-B-AA Mount

Luminaire	Weight
OSQM	28.4 lbs. (12.9kg)
OSQL	32.0 lbs. (14.5kg)



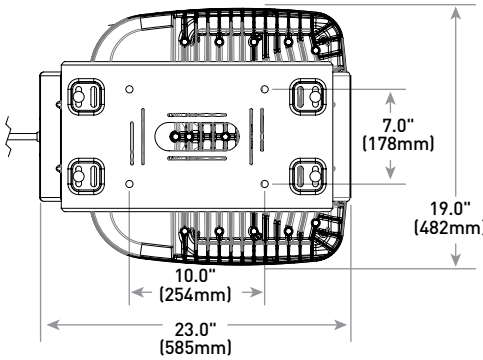
RR/RL Configuration

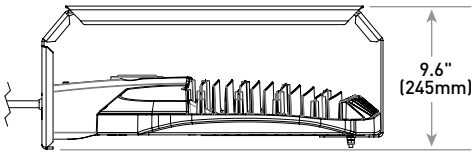


OSQ-ML-B-TSP Mount

Luminaire	Weight
OSQM	42.0 lbs. (19.1kg)
OSQL	44.0 lbs. (20.0kg)

OSQ Large luminaire shown.

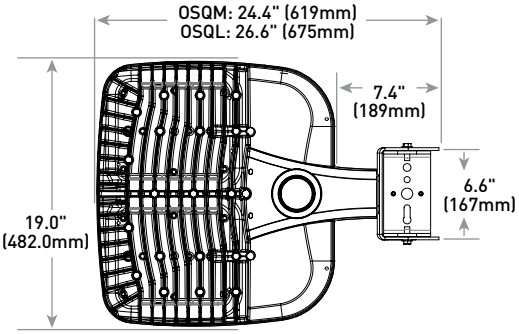


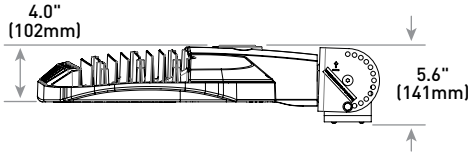


OSQ-ML-B-TM Mount

Luminaire	Weight
OSQM	32.6 lbs. (14.8kg)
OSQL	36.1 lbs. (16.4kg)

OSQ Large luminaire shown.





© 2022 Cree Lighting, A company of IDEAL INDUSTRIES. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. Cree®, the Cree Lighting logo, TrueWhite®, Cree TrueWhite®, and the Cree TrueWhite Technology logo are registered trademarks of Cree, Inc. NanoOptic® and Colorfast DeltaGuard® are registered trademarks, and Precision Delivery Grid™ and OSQ™ are trademarks of Cree Lighting, A company of IDEAL INDUSTRIES. The UL logo is a registered trademark of UL LLC. NEMA® is a registered trademark of the National Electrical Manufacturers Association. The DLC QPL, DLC QPL Premium and the DLC LUNA Logos are the registered and unregistered trademarks of Efficiency Forward, Inc. Synapse® is a registered trademark of Synapse Wireless, Inc. Verizon® is a registered trademark of Verizon Trademark Services LLC.

C-FL-A-LCF Series
LED Flood Light
Replaces up to 400W PSMH

C-LITE LED LIGHTING

COMPACT DESIGN, HUGE SAVINGS
The LCF Series LED Flood Light features a compact, architectural design that's perfect for building facades, signs and monuments, and landscape lighting. With a cULus certification, it offers an ≥ 80 CRI and lasts 75,000 maintenance-free hours. Grab yours in 3000K, 4000K, or 5000K.

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: Up to 23,500L
- CRI: ≥ 80 CRI
- CCT: Warm White 3000K, Neutral White 4000K, Cool White 5000K
- Input Power: Up to 191W LED
- Dimmable: No
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Lifespan: Estimated 75,000 hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Limited Warranty: 5-Year*
- Replaces Up to 400W PSMH

FEATURES	BENEFITS	RECOMMENDED USE
• Energy efficient • Easy installation • Precision optics for uniform very wide flood light distribution • NEMA 6x7 and NEMA 4x4 distribution patterns	• Compact design • Optimal thermal management to help extend the life of the product • Multiple mounting options to best fit your needs	• General illumination • Building facades • Signs and monuments • Landscape

ORDERING INFORMATION
Example: C-FL-A-LCF-23L-50K-2ADJ-DB

C-FL	A	LCF					DB
PRODUCT	**SERIES**	**STYLE**	**OPTICAL DISTRIBUTION**	**LUMEN PACKAGE**	**CCT**	**MOUNT TYPE**	**COLOR**
C-FL	**A**	**LCF** LED Flood Light	~~**N4**~~ ~~NEMA 4 (Narrow Beam) (2-inch adjustable fitter, 8L, 18L and 23L only)~~ **[Blank]** NEMA 6 (Wide Beam)	~~**Large Lumen Package**~~ ~~**23L**~~ ~~23,000-23,900L (191W)~~ ~~**18L**~~ ~~18,000-18,900L (150W)~~ ~~**11L**~~ ~~10,500-11,000L (85W)~~ ~~**8L**~~ ~~8000-8400L (67W)~~ ~~**Small Lumen Package**~~ ~~**6L**~~ ~~5700L (48W)~~ ~~**3L**~~ ~~3300L (28W)~~ **1L** 1500L (12W)	~~**50K**~~ ~~Cool White (5000K)~~ ~~**40K**~~ ~~Neutral White (4000K)~~ **30K** Warm White (3000K) (1L, 3L and 6L only)	~~**2ADJ**~~ ~~(Large lumen packages only) 2-inch adjustable fitter~~ **YK** Yoke (small) or Trunnion (large) mount **FT** (Small lumen packages only) 1/2-inch adjustable fitter	**DB** Dark Bronze

Note: The following SKU's aren't available as an ordering option: C-FL-A-LCF-1L-50K-YK-DB & C-FL-A-LCF-3L-50K-YK-DB.

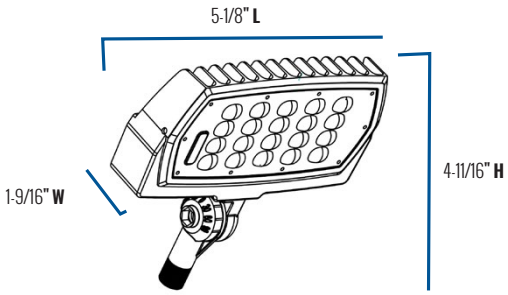
CA RESIDENTS WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

CERTIFICATIONS

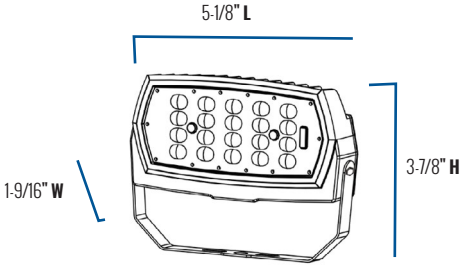
UL CERTIFIED · RoHS COMPLIANT · WET LOCATION SUITABLE · 5 YEAR WARRANTY

For informational purposes only. Content is subject to change. *See creelighting.com/warranty for details

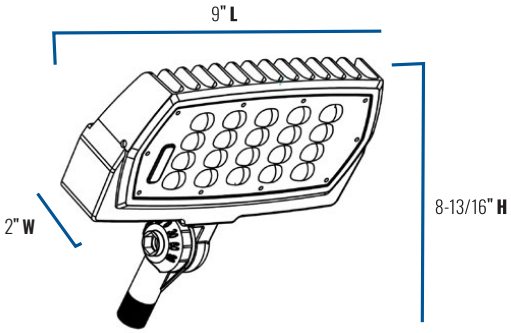
C-FL-A-LCF Series



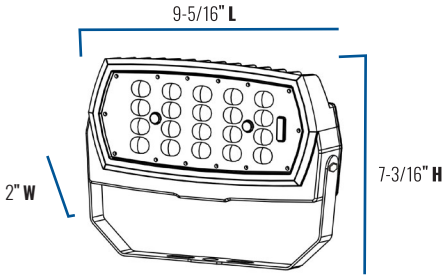
C-FL-A-LCF-1L (1/2" Adjustable Fitter Mount)



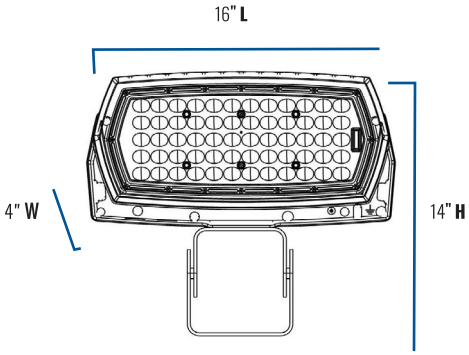
C-FL-A-LCF-1L (Yoke Mount)



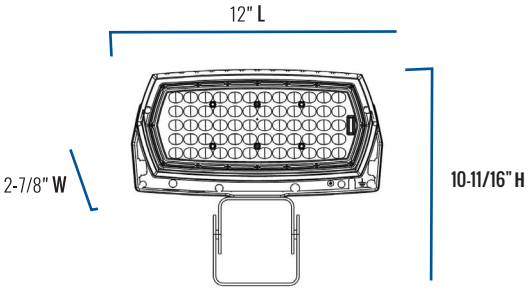
C-FL-A-LCF-3L, C-FL-A-LCF-6L (1/2" Adjustable Fitter Mount)



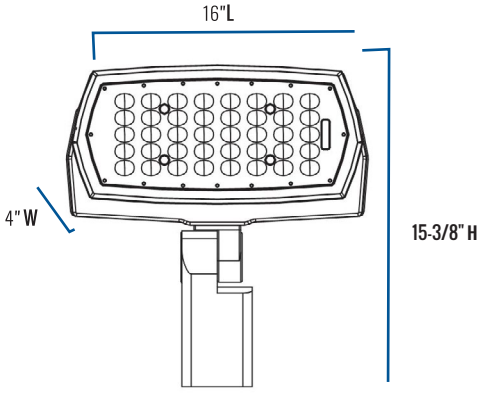
C-FL-A-LCF-3L, C-FL-A-LCF-6L (Yoke Mount)



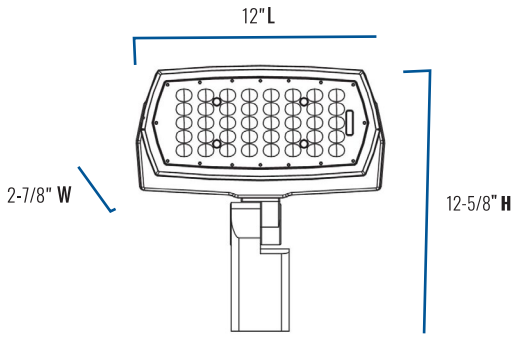
C-FL-A-LCF-18L, C-FL-A-LCF-23L (Trunnion Mount)



C-FL-A-LCF-8L, C-FL-A-LCF-11L (Trunnion Mount)



C-FL-A-LCF-18L, C-FL-A-LCF-23L (2" Adjustable Fitter Mount)



C-FL-A-LCF-8L, C-FL-A-LCF-11L (2" Adjustable Fitter Mount)

For informational purposes only. Content is subject to change. *See creelighting.com/warranty for details

C-FL-A-LCF Series

SERIES OVERVIEW

SKU	DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT
C-FL-A-LCF-18L, C-FL-A-LCF-23L (2" ADJUSTABLE FITTER MOUNT)	16"L X 4"W X 15-3/8"H	12 lbs.	up to 30ft.
C-FL-A-LCF-18L, C-FL-A-LCF-23L (TRUNNION MOUNT)	16" L X 4"W X 14"H	12 lbs.	
C-FL-A-LCF-8L, C-FL-A-LCF-11L (2" ADJUSTABLE FITTER MOUNT)	12"L X 2-7/8"W X 12-5/8"H	5.4 lbs.	
C-FL-A-LCF-8L, C-FL-A-LCF-11L (TRUNNION MOUNT)	12"L X 2-7/8"W X 10-11/16"H	5.4 lbs.	
C-FL-A-LCF-3L, C-FL-A-LCF-6L (1/2" ADJUSTABLE FITTER MOUNT)	9"L X 2"W X 8-13/16"H	3 lbs.	
C-FL-A-LCF-3L, C-FL-A-LCF-6L (YOKE MOUNT)	9-5/16"L X 2"W X 7-3/16"H	3 lbs.	
C-FL-A-LCF-1L (1/2" ADJUSTABLE FITTER MOUNT)	5-1/8"L X 1-9/16" W X 4-11/16"H	1.16 lbs.	
C-FL-A-LCF-1L (YOKE MOUNT)	5-1/8"L X 1-9/16" W X 3-7/8"H	1.16 lbs.	

FIXTURE SPECIFICATIONS

HOUSING	Die-cast aluminum housing Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Polycarbonate with embedded UV inhibitor with molded individual optics
MOUNTING	Yoke Mount (comes with a 3' cord) Trunnion Mount (comes with a 3' cord) 2-inch Adjustable Fitter Mount for 2-3/8" O.D. Tenon (comes with 6" leads) 1/2-inch Adjustable Fitter Mount (comes with 6" leads)

ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°F to 104°F (-40°C to 40°C)	Estimated 75,000 Hours	› 0.9 at full load	‹ 20% at full load	No

INPUT VOLTAGE	LUMEN PACKAGE	120V	208V	240V	277V
CURRENT DRAW (Amps)	C-FL-A-LCF-23L	1.59A	0.92A	0.79A	0.69A
	C-FL-A-LCF-18L	1.25A	0.72A	0.63A	0.54A
	C-FL-A-LCF-11L	0.70A	0.41A	0.35A	0.30A
	C-FL-A-LCF-8L	0.56A	0.32A	0.28A	0.24A
	C-FL-A-LCF-6L	0.41A	0.23A	0.20A	0.17A
	C-FL-A-LCF-3L	0.24A	0.14A	0.12A	0.1A
	C-FL-A-LCF-1L	0.1A	0.06A	0.05A	0.04A

For informational purposes only. Content is subject to change. *See creelighting.com/warranty for details

C-FL-A-LCF Series

WARRANTY & CERTIFICATIONS

WARRANTY	cULus	DLC
5-Year Limited*	Wet Locations	–

ACCESSORY FOR 1/2" ADJUSTABLE FITTER MOUNT ONLY

Conduit Slip Fitter
SKU: E-ACMNH2DB
USE: Cast aluminum hub provides a threaded entry for 1/2" adjustable fitter and slips over a 2-3/8" O.D. pipe or tenon

ADDITIONAL MOUNTING OPTIONS (Varies depending on application) (For use with 1/2" fitter mount when used with E-ACMNH2DB)

WALL MOUNT
• Attaches to any flat surface • Provides wiring access

Wall Mount Box with 2-3/8" O.D. Tenon
SKU: E-ACWM1DB

Wall Mount Bracket with 2-3/8" O.D. Tenon
SKU: E-ACWM2DB
USE: Allows fixture to be adjusted vertically

90° Wall Mount Bracket with 2-3/8" O.D. Tenon
SKU: E-ACWM4DB
USE: Allows fixture to be adjusted vertically and horizontally

POLE MOUNT
• For mounting one fixture on an existing pole

4" Square Pole Mount with 2-3/8" O.D. Tenon
SKU: E-ACPB1A4Z
USE: For use with square, non-tapered steel and aluminum poles

GROUND MOUNT
• Provides wiring or conduit feed access through post base

Ground Mount Post with 2-3/8" O.D. Tenon
SKU: E-ACGM1DB
USE: For ground mounted floodlight fixtures

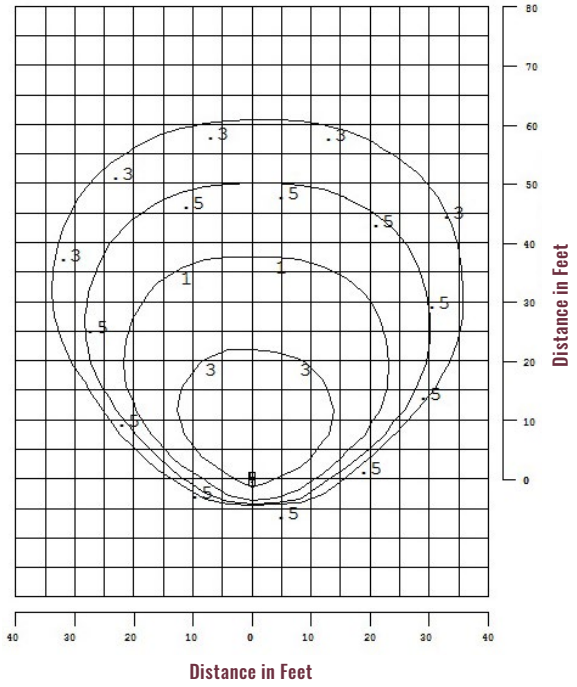
For informational purposes only. Content is subject to change. *See creelighting.com/warranty for details

C-FL-A-LCF Series

ISO PLOT CHART

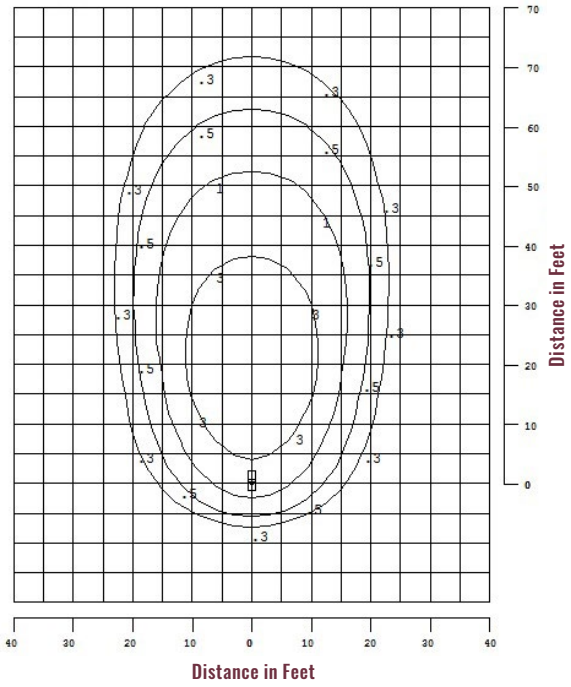
C-FL-A-LCF-8L-50K

Mounting height: 20'
IES Classification: NEMA Type 6
60° tilt



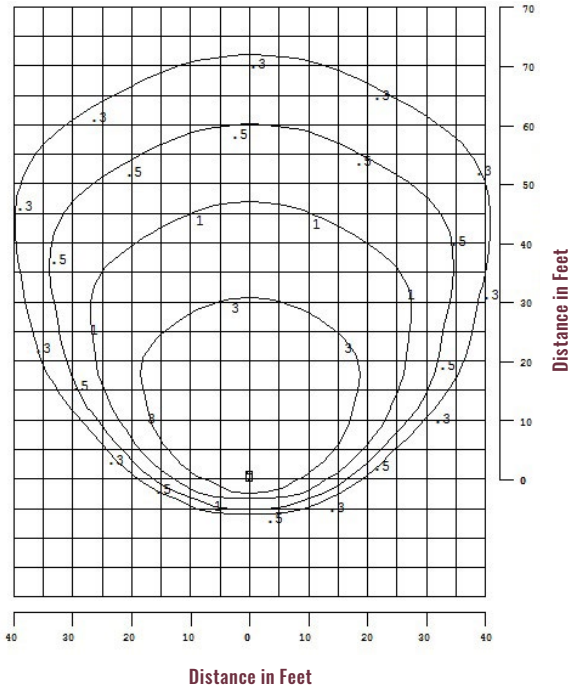
C-FL-A-LCF-N4-8L-50K

Mounting height: 20'
IES Classification: NEMA Type 4
60° tilt



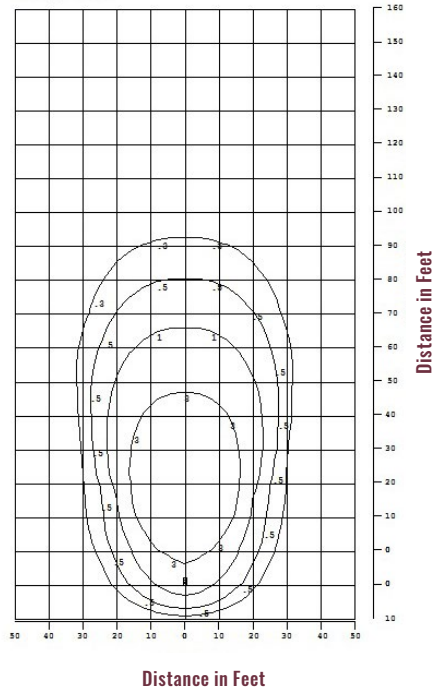
C-FL-A-LCF-18L-50K

Mounting height: 20'
IES Classification: NEMA Type 6
60° tilt



C-FL-A-LCF-N4-18L-50K

Mounting height: 20'
IES Classification: NEMA Type 4
60° tilt

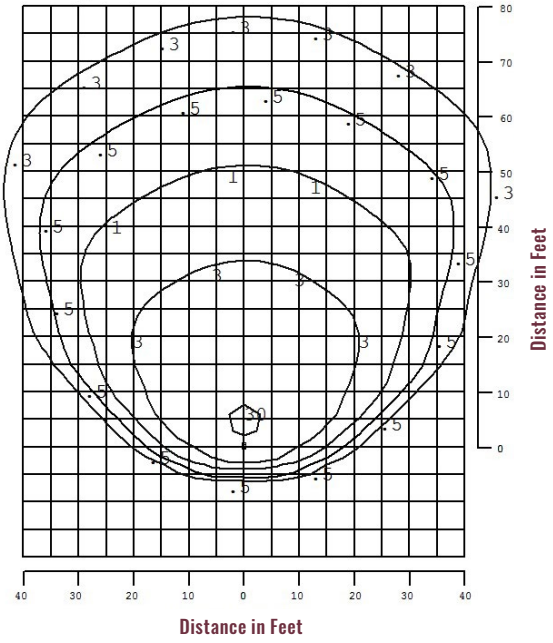


C-FL-A-LCF Series

ISO PLOT CHART

C-FL-A-LCF-23L-50K

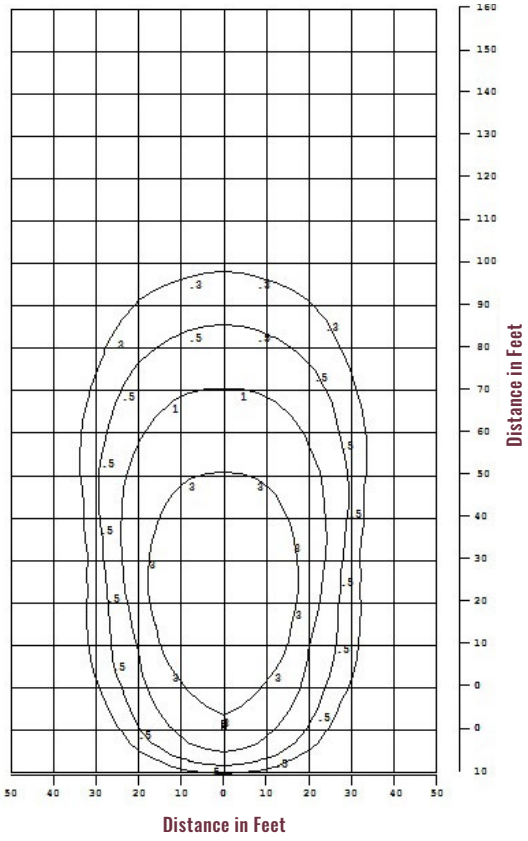
Mounting height: 20'
IES Classification: NEMA Type 6
60° tilt



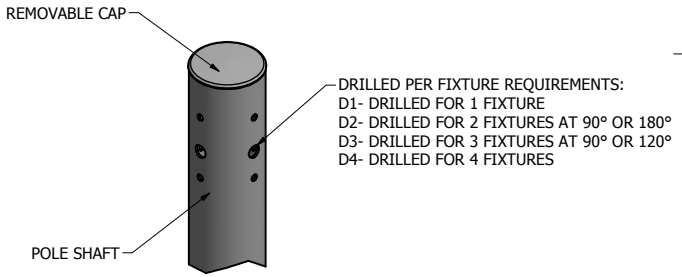
Note: All published photometric testing performed to IES LM-79-08 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

C-FL-A-LCF-N4-23L-50K

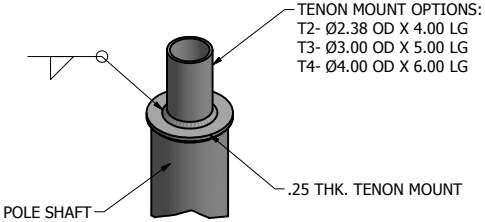
Mounting height: 20'
IES Classification: NEMA Type 4
60° tilt



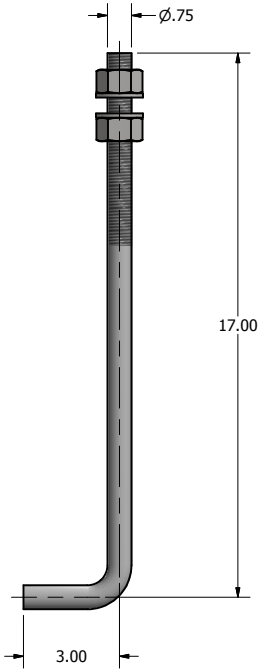
© 2023 Cree Lighting, A company of IDEAL INDUSTRIES. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. C-Lite and the C-Lite logo are registered trademarks of Cree Lighting. The cULus logo is a registered trademark of UL LLC.



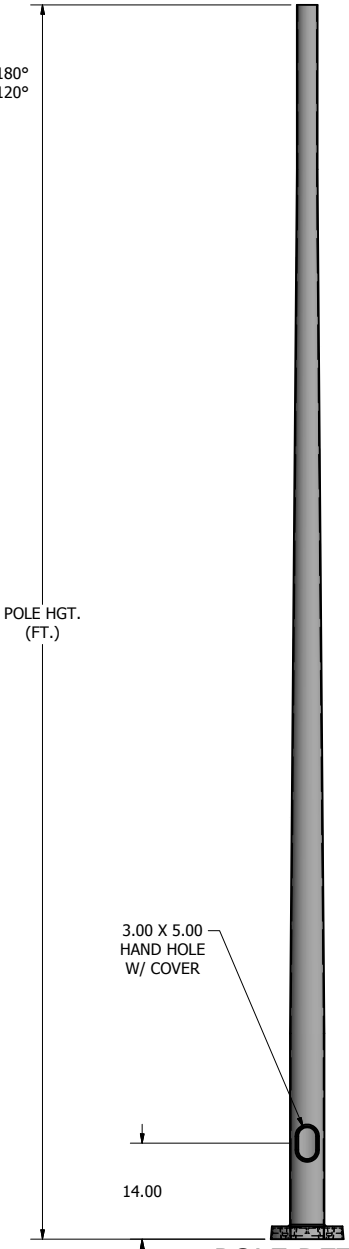
DRILLED MOUNTING OPTIONS



TENON MOUNT OPTIONS



Ø.75 X 20.00 ANCHOR BOLT



POLE DETAIL

POLE SPECIFICATIONS		
NO.	COMPONENT	MAT'L DESIGNATION
1.	POLE SHAFT	6063-T6
2.	BASE PLATE	A356-T6
3.	ANCHOR BOLTS	F1554 GR. 55
4.	GALVANIZED HARDWARE	A153

FINISH SPECIFICATIONS
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

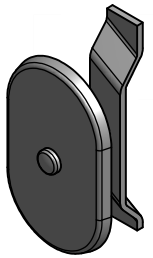
POLE DIMENSIONS				
POLE HGT (FT.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE	MTG. HGT. (FT.)
18'	3.00	5.00	.125	18'

BASE PLATE DIMENSIONS			
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)
7.75	10.62	.88	.75

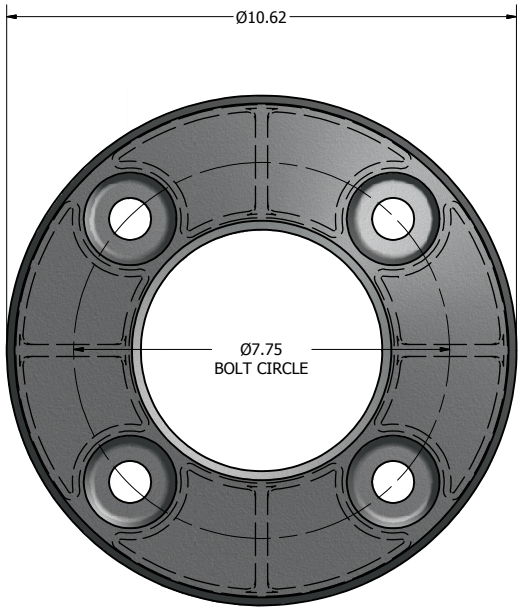
ANCHOR BOLT DIMENSIONS	
ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)
.75	20.00

ALLOWABLE WIND LOADING (SQ. FT.)					
WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA	-	5.7	4.1	3.0	1.8

*WITH 1.3 GUST FACTOR



3.00 X 5.00 HAND HOLE COVER



Ø10.62 X 1.88 THK. BASE CASTING

180°
270° 90°
0°
HAND HOLE

330

DRAWN: M. HARVALA	2/3/2015	
CHECKED		
REVISION:	DATE:	
APPROVED:		
QUOTE:		
S.O.#		
REF:	SCALE: NONE	

UNITED LIGHTING STANDARDS
A DWM COMPANY
23171 Groesbeck Hwy.
Warren, MI 48089
P: (586) 774-5650 | F: (586) 774-5706
www.unitedlightingstandards.com

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.

TITLE:

CATALOG:

DWG NO: RTA-53181 | SIZE: C | SHEET 1 OF 1

POLE ORDERING GUIDE

ORDER NUMBER TEMPLATE

Example Order Number

Fixture			Catalog Number														
Brand	Product	Number	Design	Mounting Height	Shaft Size	Wall Thickness	Mounting Type	Fixture Mounting Arrangement	Finish	Options: Design	Options: Orientation	Options: Height From Base	Accessories: Design	Accessories: Orientation	Accessories: Height From Base
			RPSQ	20	4	11	AB	T2	DB	WB-15	@90	10'	FH	@180	9'

Build Your Order Number

Fixture			Catalog Number														
Brand	Product	Number	Design	Mounting Height	Shaft Size	Wall Thickness	Mounting Type	Fixture Mounting Arrangement	Finish	Options: Design	Options: Orientation	Options: Height From Base	Accessories: Design	Accessories: Orientation	Accessories: Height From Base

Note: N/A = Not Applicable

Mounting Type

AB = Anchor Base

EMB = Embedded (Direct Burial)

Fixture Mounting Arrangement

D1	D4
D2@90	T2
D2@180	T2.5
D3@90	T3
D3@120*	T4

**Round poles only*

Refer to the Mounting Orientation Guide on the next page of this file.

Finish

WH = White
TWH = Textured White
DB = Dark Bronze
TMB = Textured Medium Bronze
HB = Harvest Bronze
NB = New Bronze
SL = Silver
MGY = Medium Gray
GR = Gray
TGR = Textured Gray
GM = Graphite Metallic
DP = Dark Platinum
MA = Matte Aluminum
PSP = Platinum Silver
BK = Black
TBK = Textured Black
MG = Moss Green

Contact us for custom colors.

Options

CMB = Camera Mounting Bracket
CMP = Camera Mounting Plate
WB-15 = Welded Bracket
WC = Welded Coupling (denote size)
WN = Welded Nipple (denote size)
Festoon = Festoon Provision
CSBC = Custom Steel Base Cover
VD = Vibration Dampener
GFCI/IUC = Ground Fault Circuit Interrupter with In-Use Cover
UL = UL Listed**

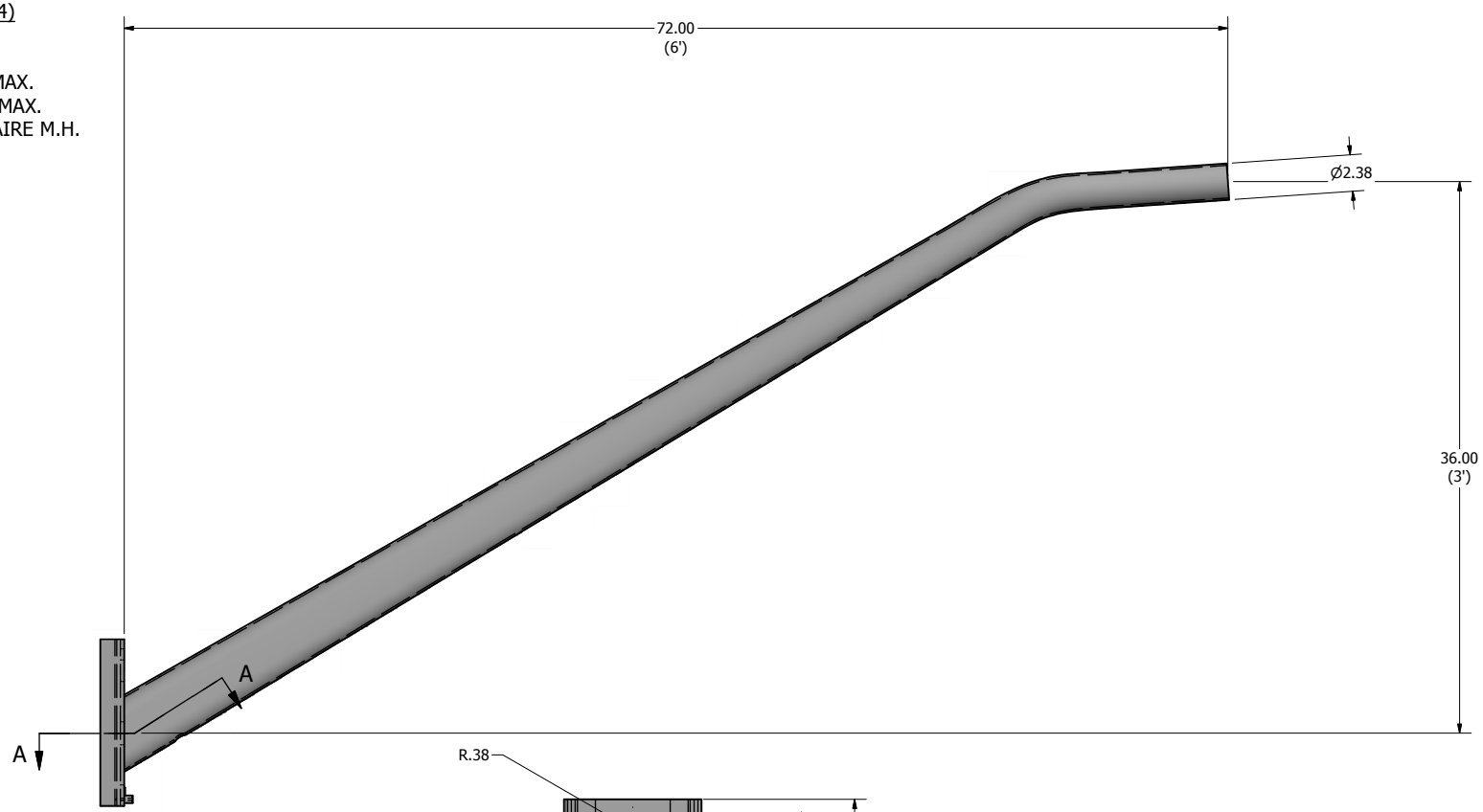
Accessories

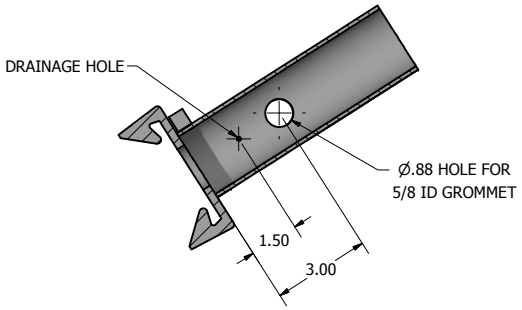
TB = Transformer Base*
ABS-BC = ABS Base Cover*
LW = Lowering Winch
LW-ELECTRIC = Electric Lowering Winch BA = Banner Arm
FH = Flag Holder
PTTA = Pole Top Tenon Adapter*

**See our online product catalog for complete catalog numbers of these options and accessories.*

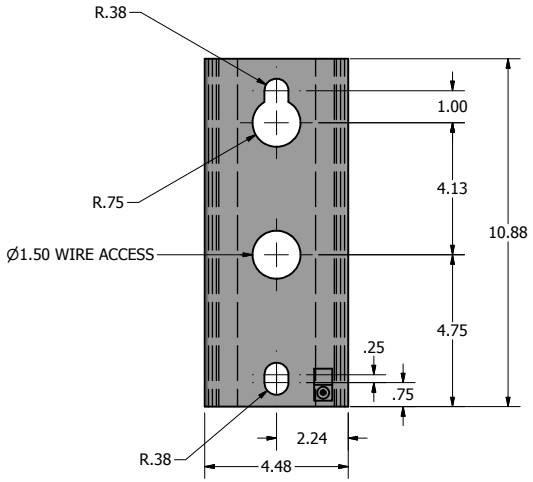
*** UL Listed labeling is available for catalog steel and aluminum poles—both Commercial & Industrial and Roadway. UL Listed labeling is not available for brackets. UL Listing must be specified at the time of order.*

ARM RATING (PER AASHTO 1994)
WIND SPEED: 90 MPH MAX.
GUST: 117 MPH MAX.
EPA (LUMINAIRE): 2.5 SQ. FT. MAX.
WEIGHT (LUMINAIRE): 50 LBS. MAX.
MAX. 40' ABOVE GRADE LUMINAIRE M.H.





SECTION A-A
DRAIN HOLE & WIRE HOLE DETAIL VIEW



MOUNTING PLATE DETAIL VIEW

FINISH: ARM SHALL BE POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

180°
270° 90°
0°
HAND HOLE

DRAWN: M. HARVALA	2/9/2015	
CHECKED		
REVISION:	DATE:	
APPROVED:		
QUOTE:		
S.O.#		
REF:	SCALE: NONE	

UNITED LIGHTING STANDARDS
A DWM COMPANY
23171 Groesbeck Hwy.
Warren, MI 48089
P: (586) 774-5650 | F: (586) 774-5706
www.unitedlightingstandards.com

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.

TITLE:

CATALOG:

DWG NO: TEA-6A-STD | SIZE: C | SHEET 1 OF 1

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Police Chief Christopher Kennedy
Cc: Village Board of Trustees
Date: 2023-10-24
Subject: An Ordinance Providing for the Disposal of Surplus Property and Evidence

Overview/Synopsis.
The Police Department is seeking authorization pursuant to the Law Enforcement Disposition of Property Act, 765 ILCS 1030/0.01 et seq. and according to Section 2-193 of the Northbrook municipal code to dispose of surplus property and evidence that has been determined to be unclaimed.

Fiscal Impact.
The Village will receive all sales proceeds, minus applicable fees, should any items be sold. Fees are set within the Vendor agreement (Resolution 2023-36 approved March 14, 2023). After roughly 120 days, any unsold items will become the property of PropertyRoom.com or will be destroyed. There is no upfront cost for this service.

Recommendation.
Approval.

Background.
A review of the current inventory of property held by the Police Department has identified items which are related to cases that have been adjudicated and the victim no longer wishes them returned or are found property that belongs to an owner that cannot be located after all required measures have been taken. Pursuant to the Law Enforcement Disposition of Property Act, 765 ILCS 1030/0.01 et seq., which establishes the Police Department to sell certain abandoned, lost or stolen or otherwise illegally possessed personal property six months after making a reasonable inquiry and efforts to identify and notify the owner or other person entitled to possession. Therefore, the items identified may now be categorized as “non-evidentiary” or “found property” without an owner and since it is not feasible for the Department to continue to store such property, this property is recommended for disposal in accordance with Section 2-193 of the Municipal Code.

The Code requires Village Manager approval to dispose of items with a value less than $20,000 and Village Board approval for items with a value greater than $20,000.

On March 14, 2023, by Resolution 2023-36, the Village Board authorized an Agreement with PropertyRoom.com of Frederick, Maryland, to dispose of excess non-evidentiary and found property through an online auction platform. In order to streamline the process, the Police

Department has prepared a list of the items (Attachment A) to be disposed which are individually expected to be valued less than $20,000 and have an aggregate value greater than $20,000; therefore, Village Board approval is recommended. Subject to Village Board approval, the items identified in the attached inventory list will be picked up by the vendor as soon as possible for sale by auction.

All sale proceeds, minus applicable fees, will be returned to the Village. After roughly 120 days, any unsold items will become the property of PropertyRoom.com or will be destroyed. In regards to electronic items, all information will be removed from the item's memory by Police Department staff or PropertyRoom.com staff prior to their sale.

An Ordinance Providing for the Disposal of Surplus Property and Evidence.docx
Exhibit A - Unclaimed Property Inventory 102423.pdf

Ordinance 2023-__

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 Providing for the Disposal of Surplus Property and Evidence

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

After reviewing inventory held in the Police Department's property rooms, Police Department staff have noted an excess of property that can been categorized as "non-evidentiary" or "found property" without an owner. These items are related to cases that have been adjudicated and the victim no longer wishes them returned or are found property that belongs to an owner that cannot be located after all required measures have been taken. Due to this excess inventory, there is currently very limited room to store any new evidence or found property.

The Village Board authorized, via Resolution 2023-36, an agreement with PropertyRoom.com of Frederick, MD (***"Vendor"***) to handle the disposition of the department's surplus evidence/property inventory through an online auction platform. Police Department staff have prepared surplus items to be picked up by the vendor as soon as possible. An inventory list of the items to be disposed is attached as ***Exhibit A***.

Section 2. DISPOSAL OF EQUIPMENT.

Pursuant to the Home Rule powers of the Village of Northbrook, the Illinois Municipal Code 65 ILCS 5/11-76-4 and the Illinois Law Enforcement Disposition of Property Act 765 ILCS 1030/3, the Village President and Board of Trustees hereby find that the following described items in ***Exhibit A*** (***"Surplus Property"***) are no longer necessary or useful to the Village, and the best interests of the Village would be served by disposal of same.

Section 3. MANNER OF DISPOSAL

The Village Manager is hereby authorized and directed to transfer the Surplus Property to Vendor for sale via its online auction platform. The sales shall be advertised and the auction conducted by the Vendor as provided in the previously authorized agreement.

The Vendor shall return any sales proceeds to the Village as prescribed in the previously authorized agreement.

Section 4. ALTERNATE MANNER OF DISPOSAL.

In the event that any of the Surplus Property is not able to sell for the minimum sale price

within 120 days, the Village Manager is authorized to allow the Vendor to be dispose of the Surplus Property as the Vendor sees fit.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

ATTEST:

_____
Village President

_____
Village Clerk

337 -000037			2581-000046	
16-00407	003	phantom 3 drone	13-15159	007 doggy pool
2581-000038			13-12323	001 Ralph Lauren Purse
16-00407	005	Parrot Bebop drone	13-15159	016 2 bottle openers
2581-000039			2581-000047	
15-06503	001	MacBook Pro 256 GB	13-15159	003 pee pads
2581-000040			2581-000048	
15-06503	003	Beats Pill	18-08591	001 oakley sunglasses
2581-000041			2581-000049	
15-06503	002	ipad air 128GB	12-07767	010 green ipod nano
2581-00042			2581-000050	
13-15159	012	dog pad	16-05489	002 1 gold colored earing
13-15159	039	dog bed	21-09909	001 yellow ring, orange stone
13-15159	041	dog bed		
13-15159	040	dog bed		
13-13159	037	2 dog beds		
13-15159	027	3 blankets 3 dog harness		
2581-000043				
13-15159	004	stuffed bunny		
13-15159	009	xlarge taylor madison tote		
13-15159	010	2 pet car seat covers		
13-15159	028	1 top, 1 poop bags		
13-15159	018	dog frisbee		
13-15159	019	poop bags		
13-15159	017	poop bags		
13-15159	022	tan and black top max studio		
13-15159	026	dog harness		
13-15159	008	2 wooden serving plates		
13-15159	011	rug		
2581-000044				
13-15159	013	furniture cover		
2581-000045				
13-15159	031	china sugar bowls with lid		
13-15159	032	china serving bowls		
13-15159	033	china serving dish		
13-15159	036	2 storage container sets		
13-15159	035	3 scrapbook cases		
2581-000046				
13-15159	015	9 sets of storage containers		