

Resolution 2025-R-110

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

A Resolution Approving Final Plat of Subdivision and Granting Variations for Right-Of-Way Width, Sidewalk on One Side of the Road, Reduced Minimum Centerline Radius, and Minimum Radius of a Cul-De-Sac for the Reserve at the Brook Subdivision (3700 Dundee Road) (Plan Commission Docket No. PCD-25-06)

is hereby adopted, as follows:

Section 1. RECITALS

Venture 1 OLB LLC ("***Applicant***"), as contract purchaser of the property commonly known as 3700 Dundee Road ("***Property***"), which is owned by The Catholic Bishop of Chicago, a corporation sole ("***Owner***"), has submitted a final plan application (Plan Commission Docket PCD-25-06) to develop the Property as a 57 lot planned development for 53 townhome units ("***Planned Development***").

On April 8, 2025, the Board of Trustees of the Village ("***Corporate Authorities***") adopted (i) Ordinance No. 2025-24 amending the comprehensive plan from Institutional Facility to Multi-Family up to 6 DUA; (ii) Ordinance No. 2025-25 rezoning the Property from the IB Institutional Building to the R-6 Multiple Family Residential District; (iii) Ordinance No. 2025-26 granting a special permit for a Residential Planned Development on the Property; and (iii) Resolution No. 2025-R-45 approving a Development Concept Plan, Tentative Plat of Subdivision, and Providing Conceptual Development Approvals and Subdivision Variations on the Property, all in accordance with the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") and the Northbrook Subdivision Code, as amended (1991) ("***Subdivision Code***").

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, both the Zoning Code and the Subdivision Code. Specifically, the Applicant has requested, pursuant to Section 11-603 D4 of the Zoning Code, approval of a final plan for the Planned Development on the Property. The Applicant has also requested, pursuant to Section 3-201 of the Subdivision Code, approval of a final plat of subdivision for the Property to allow for subdivision of the existing lot of record on the Property. Finally, the Developer requested approval of the variations conceptually approved by Resolution No. 2025-R-45. Together these approvals shall be referred to as the "***Requested Relief***."

On July 8, 2025, the Corporate Authorities, adopted Ordinance No. 2025-43, granting approval of the Final Plan for the Planned Development.

The Corporate Authorities have determined that it is in the best interest of the Village and the public to grant approval of the remaining Requested Relief including the Final Plat of Subdivision, a variation to reduce the required right-of-way for portions of the proposed public roads; to allow sidewalks on one side of a public road; to allow a reduced minimum centerline radius from 155 feet to 100 feet; and to allow a reduced minimum radius of a cul-de-sac for both pavement diameter from 107 feet to 92 feet and for the right-of-way diameter from 140 feet to 108 feet. These matters pertain to the Village's government and affairs and are approved pursuant to the Village's home rule powers under the Illinois Constitution of 1970.

Section 2. DESCRIPTION OF PROPERTY

The Property consists of approximately 11.76 acres and is legally described in *Exhibit A*, attached to and, by this reference, made a part of this Resolution.

Section 3. PUBLIC MEETING

A public meeting was held by the Plan Commission on June 17, 2025, to consider the Applicant's request for (i) final plan approval of the Planned Development; (ii) final subdivision plat approval; (iii) a variation to reduce the required right-of-way for portions of the proposed public roads; (iv) a variation to allow sidewalks on one side of a public road; (v) a variation to allow a reduced minimum centerline radius from 155 feet to 100 feet; (vi) a variation to allow a reduced minimum radius of a cul-de-sac for both pavement diameter from 107 feet to 92 feet and for the right-of-way diameter from 140 feet to 108 feet; and (vii) site plan approval. The Plan Commission made its recommendation to approve the Applicant's Requested Relief on June 17, 2025 (Plan Commission Resolution 25-PC-10).

Section 4. APPROVAL, EXECUTION AND RECORDATION OF FINAL PLAT

A. Approval of Final Plat. The "Final Plat of The Reserve at the Brook," prepared by Haeger Engineering, consisting of two sheets, with a latest revision date of May 22, 2025 ("*Final Plat*"), shall be, and is hereby, approved. All revisions to the Final Plat that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning Services subsequent to the date of adoption of this Resolution shall be incorporated into, and made a part of, the Final Plat with no further action required by the Corporate Authorities.

B. Authorization. The Village President and Village Clerk are, subject to the satisfaction of the Effective Date conditions set forth in Section 6 below, hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat, following execution by the Applicant and any other party with an interest in the Property and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.

C. Recordation. The Village Manager is hereby authorized and directed to record the Final Plat with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 5. SUBDIVISION VARIATIONS

The Property shall be, and is hereby granted the following subdivision variations in accordance with and pursuant to Section 2-102 of the Subdivision Code and the home rule powers of the Village of Northbrook:

- a) Variation of the Subdivision Code to reduce the required right-of-way for portions of the proposed public roads;
- b) Variation of the Subdivision Code to allow sidewalks on one side of a public road;
- c) Variation of the Subdivision Code to allow a reduced minimum centerline radius from 155 feet to 100 feet; and
- d) Variation of the Subdivision Code to allow a reduced minimum radius of a cul-de-sac for both pavement diameter from 107 feet to 92 feet and for the right-of-way diameter from 140 feet to 108 feet.

Section 6. 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 by a majority vote in the manner required by law; and
- B. execution and recordation in the Office of the Cook County Clerk's Office of a Subdivision and Development Agreement between the Village and the Applicant.

Approved: 07/08/25

RESULT:	APPROVED [6 – 0]
MOVER:	Johannah Hebl, Trustee
SECONDER:	Matt Cassidy, Trustee
AYES:	Israel, Ross, Hebl, Ebhomielen, Kohler, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A
CURRENT LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 25 IN COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 693.30 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 570.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 143.75 FEET TO THE WEST LINE OF PARCEL 1 DESCRIBED IN THE DEED FROM ELMER R. HALLEN AND ELIZABETH JANE HALLEN, HIS WIFE, TO EDWARD HAJOST AND LEONA HAJOST, HIS WIFE, DATED DECEMBER 18, 1959, AND RECORDED FEBRUARY 9, 1960, AS DOCUMENT 17777781; THENCE NORTH ALONG SAID WEST LINE AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER 156.95 FEET TO THE NORTHWEST CORNER OF PARCEL 1 IN THE AFORESAID DEED; THENCE EAST ALONG THE NORTH LINE OF PARCEL 1 IN SAID DEED 176.50 FEET TO THE EAST LINE OF LOT 25 AFOREMENTIONED; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 25, 363.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 25, 746.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 25, 757.21 FEET TO A POINT 338.58 FEET (5.13 CHAINS) NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 67 DEGREES, 40 MINUTES EAST, 260.70 FEET; THENCE SOUTH 437.58 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST 185.97 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM, THAT PORTION LYING SOUTHERLY OF THE EXISTING NORTHERLY FENCE LINE FOR THE CEMETERY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 26 IN THE COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THOSE PARTS OF LOT 26 CONVEYED IN THE DEEDS RECORDED AS DOCUMENT NUMBERS 24188301, 24193671 AND 26868377.

PERMANENT INDEX NUMBER: 04-06-400-055-0000 and 04-06-400-059-0000
Commonly known as 3700 Dundee Road, Northbrook, Illinois 60062

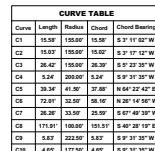
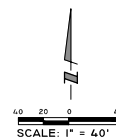
POST-SUBDIVISION LEGAL DESCRIPTION

LOTS 1 THROUGH 57, BOTH INCLUSIVE, IN THE RESERVE AT THE BROOK SUBDIVISION OF LOTS 25 AND 26 IN COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF RESERVE AT THE BROOK SUBDIVISION RECORDED _____ AS DOCUMENT _____ ("RESERVE AT THE BROOK SUBDIVISION").

Permanent Index Number: 04-06-400-055-0000 and 04-06-400-059-0000

All in Northbrook, Illinois 60062

BEING A RESUBDIVISION OF PART OF LOT 25 AND LOT 26 IN THE COUNTY CLERK'S
DIVISION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE
12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



FINAL PLAT

OF

THE RESERVE AT THE BROOK

BEING A RESUBDIVISION OF PART OF LOT 25 AND LOT 26 IN THE COUNTY CLERK'S DIVISION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

THIS IS TO CERTIFY THAT I, SS, AS APFORESAID, AM THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CALLED THE SAME TO BE SURVEYED AND REDEVELOPED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

FURTHER CERTIFIES TO THE BEST OF HIS KNOWLEDGE, THE PROPERTY DESCRIBED HEREON LIES WITHIN NORTHBROOK ELEMENTARY SCHOOL DISTRICT 27 AND NORTHBROOK TOWNSHIP HIGH SCHOOL DISTRICT 25.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____, A.D. 20__.

BY: _____
NAME _____
TITLE _____

NOTARY PUBLIC

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM THE PRESIDENT OF THE VILLAGE OF SOUTH BARRINGTON, ILLINOIS, AND VILLAGE CLERK OF SAID VILLAGE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH VILLAGE PRESIDENT AND VILLAGE CLERK, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY HAD READ AND DELIVERED THE SAID INSTRUMENT, AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MUNICIPAL CORPORATION AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

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

BY: _____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

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

BY: _____
CHAIRMAN, PLAN COMMISSION

VILLAGE TREASURER / COLLECTOR CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, _____, COLLECTOR FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID OR DELINQUENT CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

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

COLLECTOR OF THE VILLAGE OF NORTHBROOK, ILLINOIS

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

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

VILLAGE ENGINEER _____

I.D.O.T. CERTIFICATE

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

JOSIE ROS, P.E.
REGION ONE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, _____, COUNTY CLERK OF THE COUNTY OF COOK IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I FIND NO CURRENT GENERAL TAXES, NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST THE PROPERTY INCLUDED IN THIS PLAT OF REDEVELOPMENT.

I DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES TO THE COUNTY OF COOK IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL IN COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 20__.

COUNTY CLERK _____

ENGINEER AND OWNER(S) CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DRAINAGE OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS, WHEN THE SUBDIVISION HAS A RIGHT TO USE, AND THAT PLANS HAVE BEEN MADE FOR SUCH SURFACE WATER IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES TO PRECLUDE 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: _____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 092-05014

PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SHOWING THE SUBDIVISION WITH ELECTRICAL, COMMUNICATIONS, GAS, WATER, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH Edison COMPANY, AND AT&T, AND NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NISGA GAS COMPANY, AND COMCAST, AND THE VILLAGE OF NORTHBROOK COLLECTIVELY THE "GRANTEES".

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, ADJUST, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, PIPES, MANHOLES, TRANSFORMERS, PESTICIDE EQUIPMENT, CANNERS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUND AND SIGNALS, NATURAL GAS, WATER SUPPLY, STORM WATER DRAINAGE AND SANITARY SEWERS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WHERE THE DRAINED OR DOTTED LINES OR SIMILAR DESIGNATION ON THE PLAT ARE MARKED "EASEMENT". "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "UTILITY OR SIMILAR DESIGNATION", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, ACQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, SHRUBS AND BARNUMS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVISIONS PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE DRAINED OR DOTTED LINES (OR SIMILAR DESIGNATION), MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "UTILITY OR SIMILAR DESIGNATION", WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVISIONS PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DRAINAGE AREA

1. AN EASEMENT ON, UNDER AND ABOVE PORTIONS OF LOT 18 THAT ARE NOT IMPROVED WITH A BUILDING COLLECTIVELY, THE "STORM WATER DRAINAGE AREA" 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 DRAINAGE.

2. THE STORM WATER DRAINAGE AREA SHALL BE CONTINUOUSLY MAINTAINED IN A MANNER BY THE OWNERS OF EACH LOT NO CHANGE SHALL BE MADE IN THE PRESENT GRADE OF THE LAND WITHIN THE STORM WATER DRAINAGE AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERRECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DRAINAGE AREA THAT MIGHT MATERIALLY IMPROVE STORM WATER DRAINAGE THEREON OR MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. A GRANT AS EXPRESSLY APPROVED BY THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE") PURSUANT TO A SPECIAL PERMIT GRANTING OR APPROVED PLANS, TREES, SHRUBS, AND HERBAL LANDSCAPE PLANTINGS SHALL BE PERMITTED WITHIN THE STORM WATER DRAINAGE AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE. EACH OWNER OF LAND WITHIN THE STORM WATER DRAINAGE AREA SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF HIS LOT LOCATED WITHIN THE STORM WATER DRAINAGE AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION, EXCEPT AS OTHERWISE OTHERWISE APPROVED BY THE VILLAGE.

3. IN THE EVENT THE VILLAGE DETERMINES IN ITS SOLE AND ABSOLUTE DISCRETION THAT PROPER MAINTENANCE OF THE STORM WATER DRAINAGE AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE STORM WATER DRAINAGE AREA, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE STORM WATER DRAINAGE AREA FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DRAINAGE AREA.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS THE VILLAGE SHALL HAVE THE RIGHT TO CHANGE THE NON-COMPLYING OWNERS OF THE APPLICABLE PORTION OF THE STORM WATER DRAINAGE AREA AN AMOUNT SUFFICIENT TO DEFRAY THE APPLICABLE PORTION OF 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 NON-COMPLYING OWNERS OF THE APPLICABLE PORTION OF THE STORM WATER DRAINAGE AREA WITHIN THIRTY (30) DAYS FOLLOWING A WRITTEN NOTICE BY THE VILLAGE FOR SUCH PAYMENT. SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE APPLICABLE PORTION OF THE STORM WATER DRAINAGE AREA 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 FORWARDED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DRAINAGE AREA TO, OR AN ACCEPTANCE THEREOF, BY THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL, DETERMINE TO BE IN ITS BEST INTEREST, NOT FAILING TO EXERCISE AT ANY TIME, MY 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 HAVE THEIR OBLIGATION OF THESE COVENANTS MAY BE ENFORCED 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 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 LIEU GRANTED BY THESE COVENANTS.

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3699, DO HEREBY AUTHORIZE THE VILLAGE OF SOUTH BARRINGTON, ILLINOIS, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 118, PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3699
MY LICENSE EXPIRES NOVEMBER 30, 2028 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MEASURED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF LOT 25 IN COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, 80.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 6, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 500.00 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 163.75 FEET TO THE WEST LINE OF PARCEL 1, DESCRIBED IN THE DEED FROM KIMBERLY E. HALLER AND ELIZABETH JANE HALLER, HIS WIFE, TO EDWARD HANST AND LORNA HANST, HIS WIFE, DATED DECEMBER 18, 1986, AND RECORDED FEBRUARY 9, 1990, AS DOCUMENT 11774, THENCE NORTH ALONG SAID WEST LINE AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER 168.00 FEET TO AN IRON PEG MARKER, THENCE NORTH ALONG THE AFORESAID OGDEN, THENCE EAST ALONG THE NORTH LINE OF PARCEL 1 IN SAID DEED 118.00 FEET TO THE EAST LINE OF LOT 18, AS AFORESAID, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 18, 300.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 25, 21.00 FEET TO A POINT 88.00 FEET TO THE NORTH LINE OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 01°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PORTION LING SOUTH OF THE EASTING NORTHEASTLY FENCE LINE FOR THE CEMETERIES IN COOK COUNTY, ILLINOIS).

PARCEL 2:
LOT 18 IN THE COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THOSE PARTS OF LOT 18, CORNERS, AND THE DEED RECORDED AS DOCUMENT NUMBERS 241800, 241901 AND 248057.

DEMONSTRATIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.

THIS IS TO FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BY NO LATER THAN ONE YEAR AFTER RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND WITH OTHER CORNERS AND POINTS OF CORNER, IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (705 ILCS 30/0.1 ET SEQ.).

THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 85 ILCS 9/11-12 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMBINATION - FIRM NO. 17050-01-0000, THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS OF MINIMAL FLOOD HAZARD".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____ MAY 22, 2020.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3885

Supplement(s)

APPROVED
RESOLUTION NO. 25-PC-10
VILLAGE OF NORTHBROOK PLAN COMMISSION

DOCKET NO. PCD-25-06
(3700 DUNDEE ROAD – THE RESERVE AT THE BROOK)

WHEREAS, an application has been filed by Venture 1 OLB, LLC (the “Applicant”) as contract purchaser of the property commonly known as 3700 Dundee Road (the “Subject Property”), and which is owned by The Catholic Bishop of Chicago, a corporation sole (the “Owner”), and

WHEREAS, the Applicant desires to develop the Subject Property as a 53-unit townhome planned development (“*Planned Development*”); and

WHEREAS, 3700 Dundee Road is designated as appropriate for Multi-Family up to 6 DUA uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, the Multi Family Residential Up To 6 Dwelling Units Per Acre (MF-6) land use designation is “...intended to provide areas for two-family dwelling units and townhomes at a density no greater than 6 units per acre. The MF-6 classification is intended to preserve the character of these lower density two-family dwelling unit and townhome areas and to allow the continued development of these areas”; and

WHEREAS, the Applicant previously submitted Docket No. PCD-24-13 which was reviewed by the Plan Commission and which the Commission adopted Plan Commission Resolution No. 25-PC-03 recommending approval of a zoning map amendment for the Subject Property (changing the zoning from IB to R-6), as well as special permit, subdivision variations, and concept plan/tentative plat approval of a proposed **53-unit townhome development**; and

WHEREAS, on April 8, 2025, the Board of Trustees approved Docket No. PCD-24-13, including a development concept plan for the Planned Development on the Subject Property, through the adoption of the following ordinances and resolution:

- 1) Ordinance No. 2025-24: An Ordinance Amending the Comprehensive Plan of the Village of Northbrook;
- 2) Ordinance No. 2025-25: An Ordinance Rezoning the property at 3700 Dundee Road and Amending the District Zoning Map;
- 3) Ordinance No. 2025-26: An Ordinance Granting a Special Permit for a Residential Planned Development;
- 4) Resolution No. 2025-R-45: A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals

WHEREAS, the Applicant has applied for Final Development Plan and Final Plat of Subdivision approval for the Development in a manner consistent with a previously approved concept plan for the Subject Property; and

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WHEREAS, at the June 17, 2025, Plan Commission meeting, the Commission reviewed the 53-unit townhome Planned Development Final Plan and Final Plat application and determined that it complies with the Village of Northbrook Zoning Code, Village of Northbrook Subdivision and Development Code, and the approved Planned Development Concept Plan, and

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

1. Village of Northbrook Plan Commission Application form & attachments received April 22, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. All written and oral testimony concerning the application.

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

1. Findings:

- A. Final Plan Compliance with Concept Plan. With respect to Docket No. PCD-25-06, the Plan Commission finds that the proposed final plan for the Planned Development is in substantial conformity with the approved concept plan for the Planned Development per the standards established in Subparagraph 11-603 D4(f)(2) of the Zoning Code.
- B. Final Plat in Compliance with Tentative Plat. With respect to Docket No. PCD-25-06, the Plan Commission finds that the proposed final plat of subdivision is in substantial compliance with the approved tentative plat of subdivision and satisfies the criteria established in the Village of Northbrook Subdivision and Development Code for approval of a final plat in the R-6 Multiple Family Residential District.

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-25-06 based on the findings established herein, subject to the following conditions:

- A. Final Plan Approval. The Final Development Plan for the Subject Property, consisting of the following plans should be approved:
 - 1) Final Engineering Plans, prepared by Haeger Engineering, with most recent revision date of May 22, 2025.
 - 2) Final Landscape Plans, Dickson Design Studio, with most recent revision date of May 21, 2025;
 - 3) Building Elevation Plans, Pulte Group Design, with most recent revision date of February 10, 2025.
- B. Final Plat Approval. The Final Plat of Subdivision prepared by prepared by Haeger Engineering, with most recent revision date of May 22, 2025, should be approved.

3. Conditions: The relief recommended above should be conditioned upon the satisfaction of the following recommended conditions:

- A. Compliance with all Village Codes & Regulations. The proposed Development shall be required to meet all Village codes and regulations, including but not limited to the Zoning Code, the

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Village of Northbrook Subdivision and Development Code (1988), as amended, the Standards and Specifications for Public and Private Improvements Manual (2023), as amended, and all building, fire, and life-safety code requirements.

- B. Final Plan Approval. Prior to final plan approval of the Development by the Board of Trustees, the Director of Development and Planning Services and the Village Engineer must approve the documents in a form such that they are ready for Board of Trustees approval.
- C. Development Agreement. Prior to final plan approval of the Development by the Board of Trustees, the Village Attorney shall prepare a development agreement outlining the sequencing of the construction of necessary public and private improvements (including stormwater management measures), the obligation to pay all applicable school, park and library impact fees and the posting of all requisite performance guarantees for the development of the Subject Property as proposed. Such agreement shall be approved by the Board of Trustees and recorded prior to the commencement of construction on the Subject Property.
- D. Affordable Housing Covenant. Prior to final plan approval of the Development by the Board of Trustees, the Village Attorney shall prepare an Affordable Housing Covenant stating compliance with the requirements of Part III of Article IX of the Zoning Code, entitled “Affordable Housing in New Developments”, which is to be recorded with the Cook County Clerk’s Office.
- E. Declaration and Covenants. Building permits for the Subject Property shall not be granted until the declaration and covenants for the Subject Property have been approved by the Village Attorney and recorded with the Cook County Clerk’s Office.

ADOPTED THIS 17th day of June 2025.

AYES: (5) Braiman, DeBartolo, Karavitis, Morgen, Elisco

NAYS: (0)

ABSENT: (4) Halperin, Melnick, Sandler, Walden

ABSTAIN: (0)

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

ATTEST:

/s/ Amy McEwan
Amy McEwan, Director
Development and Planning Services