

Resolution 2025-R-187

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

A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals (Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

is hereby adopted, as follows:

Section 1. RECITALS

1825 Shermer Road LLC, an affiliate of Lexington Homes ("Applicant"), as owner of the property commonly known as 1825 Shermer Road, Northbrook, IL ("Property"), has submitted an application (Plan Commission Docket PCD-24-06) to develop the Property as a planned development for 53 townhome units ("Planned Development").

On November 11, 2025, the Board of Trustees approved the Applicant's requests (i) to rezone the Property from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District pursuant to Ordinance No. 2025-75; and (ii) for a Special Permit for a Planned Development pursuant to Ordinance No. 2025-76.

The Applicant has requested, pursuant to Section 11-603 of the Northbrook Zoning Code (1988), as amended ("Zoning Code"), approval of a development concept plan for the Planned Development on the Property. The Applicant has also requested, pursuant to Section 3-201 of the Northbrook Subdivision Code, as amended ("Subdivision Code"), approval of a tentative plat of subdivision for the Property to allow for subdivision of the existing lots of record on the Property into residential lots and common area lot ("Requested Relief"). The Corporate Authorities have determined that the applicable standards and requirements for granting development concept plan approval and tentative plat of subdivision approval have been satisfied, and that approval of the Requested Relief should be granted, subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution.

The Applicant has also requested that the Corporate Authorities provide conceptual approval of a variation to allow a private road; variation for sidewalk on one side of the private road; a waiver from the requirement to bury the overhead utility lines; variation to reduce the required corner side and rear setback and yard requirement; an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Property; and an off-street parking reduction as an incentive for development of affordable housing units ("Requested Conceptual Relief"). The Board of Trustees have determined that such conceptual approvals should be provided subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution.

The Board of Trustees hereby finds that it is in the best interest of the Village and the public to grant the Requested Relief and Requested Conceptual Relief in accordance with the Zoning Code and Subdivision Code, and pursuant to the Village's home rule powers.

Section 2. DESCRIPTION OF PROPERTY

The Property consists of approximately 4.69 acres and is legally described in *Exhibit A*, attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC HEARING

A public hearing to consider the Requested Relief and Requested Conceptual Relief was duly advertised on September 18, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025. On October 21, 2025, the Plan Commission formally adopted Resolution No. 25-PC-22 recommending approval of the Requested Relief and Requested Conceptual Relief.

Section 4. APPROVAL OF THE DEVELOPMENT CONCEPT PLAN

Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "**Effect of Development Concept Plan and Tentative Plat Approval**" provision in Section 7.A of this Resolution, the development concept plan for the Planned Development on the Property consisting of the following documents (collectively, the "**Development Concept Plan**"), shall be, and is hereby, approved in accordance with and pursuant to Section 11-603 of the Zoning Code:

- A. Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025, consisting of one page attached as **Exhibit B**.
- B. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025, consisting of four pages attached as **Exhibit C**.
- C. Elevations, prepared by BSB Design, dated March 25, 2025, consisting of eleven pages attached as **Exhibit D**.

Section 5. APPROVAL OF TENTATIVE PLAT OF SUBDIVISION

Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "**Effect of Development Concept Plan and Tentative Plat Approval**" provision in Section 7.A of this Resolution, the tentative plat of subdivision for the Property contemplating a subdivision of the existing lots of record, prepared by Haeger Engineering and consisting of one sheet titled "Preliminary Plat of Northbrook Row", with the most recent revision date of June 20, 2025, ("**Tentative Plat**"), a copy of which is attached as **Exhibit E**, is hereby approved.

Section 6. CONCEPTUAL RELIEF

At the request of the Applicant, and as part of the development concept plan approval process, the Plan Commission has recommended approval of, and the Corporate Authorities have considered, on a conceptual and preliminary basis, variations, exceptions, reductions and waivers of the following otherwise applicable zoning and subdivision regulations on the Property as part of the Planned Development ("**Conceptual Relief**"):

- A. a variation to allow a private road within the development;
- B. a variation to allow sidewalks on one side of a private road;
- B. a waiver from the requirements to bury all overhead utilities;
- C. a variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
- D. a variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

- E. an exception from the Affordable Housing requirements pertaining to the Tier I and Tier II allocations and location of affordable units on the Property; and
- F. an off-street parking reduction as an incentive for development of affordable housing units with a reduction of 15 spaces, from 239 spaces to 224 spaces within the Planned Development. Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "*Effect of Approval of Conceptual Relief*" provision in Section 7.B of this Resolution, the Corporate Authorities do hereby provide their preliminary and conceptual approval of the Conceptual Relief.

Section 7. EFFECT OF APPROVALS

A. Effect of Development Concept Plan and Tentative Plat Approval. The approval of the Development Concept Plan in Section 4 of this Resolution and the approval of the Tentative Plat in Section 5 of this Resolution shall not be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the Corporate Authorities approve, by resolutions duly adopted, (1) a final plan for the Planned Development on the Property in accordance with and pursuant to the procedures and provisions in Paragraph 11-603 D4 of the Zoning Code ("Final Plan") and (2) a final plat of Subdivision for the Property in accordance with and pursuant to the procedures and provisions in Section 3-203 of the Subdivision Code ("Final Plat"). The Corporate Authorities shall have no obligation to approve either the Final Plan or the Final Plat unless and until the Applicant:

1. complies with the applicable procedures for submission, review, and approval of the Final Plan and the Final Plat;
2. prepares and submits for review and approval a Final Plan that is in substantial conformance with the Development Concept Plan;
3. submits for Village Attorney approval all covenants, conditions and restrictions for the maintenance of all common elements of the planned development; and
4. executes a subdivision and development agreement with the Village prepared and approved by the Village Attorney providing for the use and development of the Property in accordance with the Final Plan and other specified conditions and restrictions set forth in the development agreement ("Development Agreement"). The Development Agreement may be executed by the Applicant or its successor entities or direct affiliates.

B. Effect of Approval of Conceptual Relief. The preliminary approval of the Conceptual Relief by the Corporate Authorities in Section 6 of this Resolution shall not be deemed or interpreted as authorizing or allowing any of Conceptual Relief on the Property unless and until the Corporate Authorities adopt an ordinance approving the Conceptual Relief. Without limitation of the foregoing, the Corporate Authorities shall have no obligation to grant final approval of the Conceptual Relief unless and until the Final Plan for the Planned Development has been approved by the Corporate Authorities in the manner set forth in this Resolution, at which time the Corporate Authorities will concurrently approve the Conceptual Relief by ordinance duly adopted.

The Corporate Authorities acknowledge that the Applicant may, concurrent with and subsequent to, approval of the Final Plan, apply for variations that are not contemplated in this Resolution. Nothing in this Resolution shall be deemed or interpreted as prohibiting such applications, or the Village consideration of such applications, in accordance with all applicable procedures in the Zoning Code.

Section 8. REFERRAL TO PLAN COMMISSION

- A. Review and Recommendation for the Final Plan. Pursuant to and in accordance with Subsection 11-603 D of the Zoning Code, this matter shall be, and is hereby, referred to the Plan Commission for processing of the Final Plan.
- B. Review and Recommendation for the Final Plat. Pursuant to and in accordance with Subsection 3-203 D of the Subdivision Code, this matter shall be, and is hereby, referred to the Plan Commission for processing of the Final Plat.

Section 9. EFFECTIVE DATE

This Resolution shall be effective upon passage by the Board of Trustees in accordance with applicable law.

Approved: 11/11/25

RESULT:	APPROVED [4 – 0]
MOVER:	Johannah Hebl, Trustee
SECONDER:	Joy EbhomieLEN, Trustee
AYES:	Israel, Hebl, EbhomieLEN, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Heather Ross, Trustee and Michelle Kohler, Trustee

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

PARCEL 1:

LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PERMANENT INDEX NUMBER: 04-15-102-002-0000 and 04-15-102-003-0000

Commonly known as 1825 Shermer Road, Northbrook, Illinois 60062

EXHIBIT B

SITE PLAN



Scale: 1" = 30'

HE HAEGGER ENGINEERING

CONSULTING ENGINEERS

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager: T.A.S.

Engineer: P.A.C.

Date: 6-4-2024

Project No.: 20122

Sheet: 1

TUDOR LANE

STAN L. HANSEN
Rec. July 20, 1959 As Doc. No. 1181523
Lot 1

For Village Review Consideration
For Village Review
For Village Street Paving Permitted
Review

Pt of Parcel 2
Lot 80

8 Side Yard

20'

Min.

20'

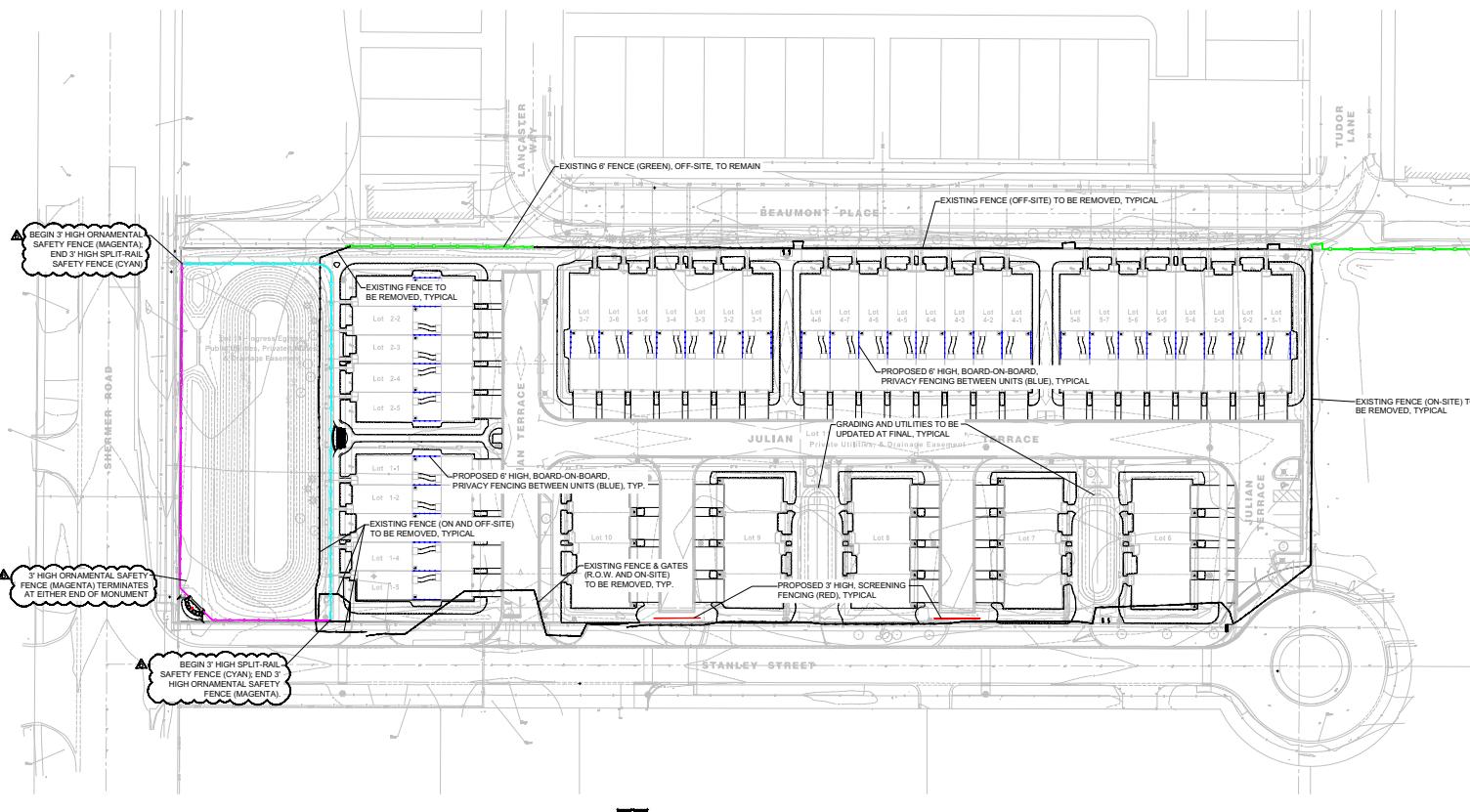
Min.</p

EXHIBIT C

LANDSCAPE PLAN

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



dickson design

STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1. 10/3/22 FOR VILLAGE SUBMITTAL
2. 8/21/24 PER STAFF COMMENTS
3. 9/10/24 PER STAFF COMMENTS
4. 4/10/25 PER STAFF COMMENTS
5. 6/13/25 PER STAFF COMMENTS
6. 10/13/25 PER STAFF COMMENTS
- 7.
- 8.
- 9.
- 10.

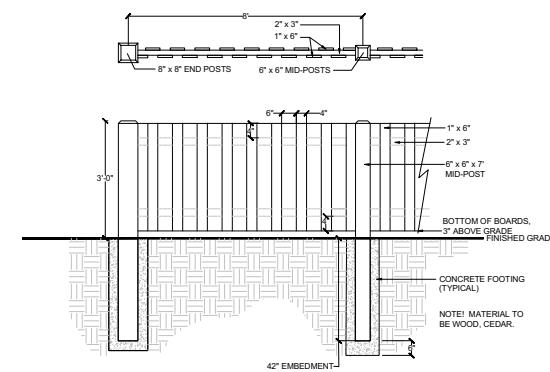
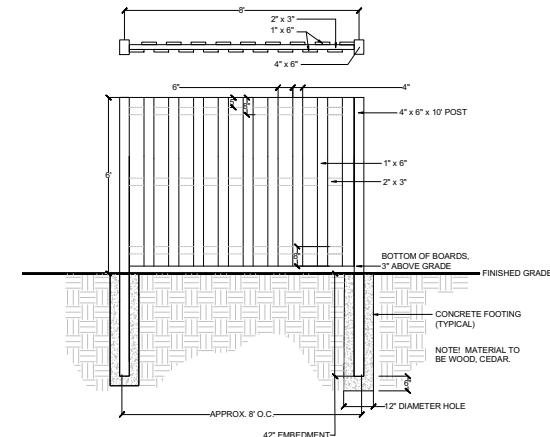
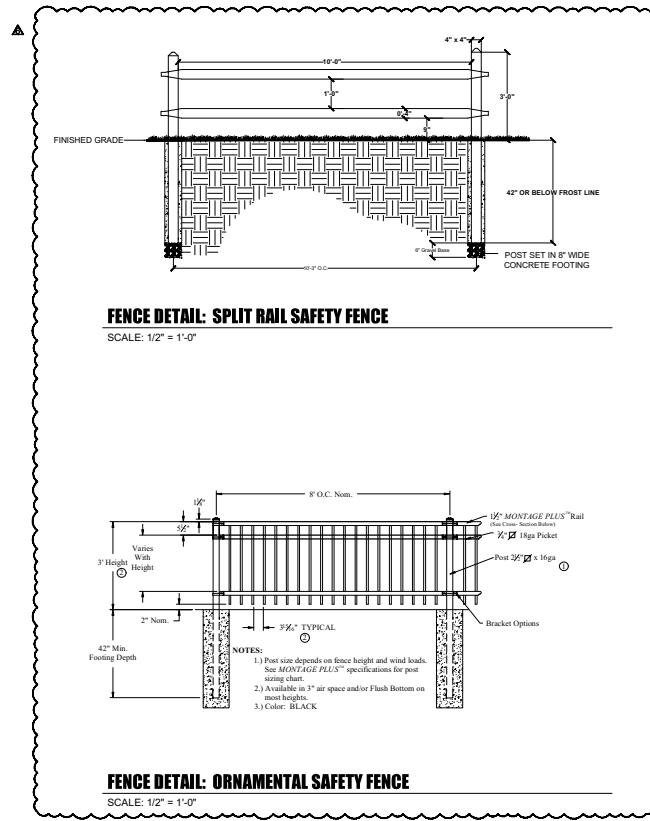
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN
- FENCING PLAN

SHEET NUMBER

L2.0



9 CRYSTAL LAKE ROAD
SUITE 100
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS
LEXINGTON HOMES
1731 N. MARCY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE
AUGUST 26, 2022

REVISIONS

1. 10/3/22 FOR VILLAGE SUBMITTAL
2. 8/21/24 PER STAFF COMMENTS
3. 9/16/24 PER STAFF COMMENTS
4. 4/10/25 PER STAFF COMMENTS
5. 6/13/25 PER STAFF COMMENTS
6. 10/13/25 PER STAFF COMMENTS
- 7.
- 8.
- 9.
- 10.

PROJECT NAME AND SHEET TITLE
NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN
- DETAILS: FENCING

SHEET NUMBER
L3.0



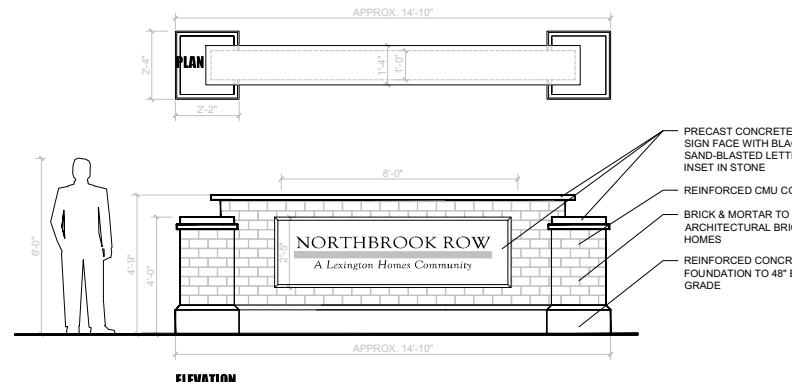
SPECIFICATION - ORION SQUARE [LOOP] BIKE RACK

SHALL BE:

- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H
- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS
- AVAILABLE THRU OR APPROVED EQUAL: GRABER MANUFACTURING, INC. THOMAS THAYER, MADRAX CONTACT: LARRY SEIPLE LSEIPLE@MADRAX.COM

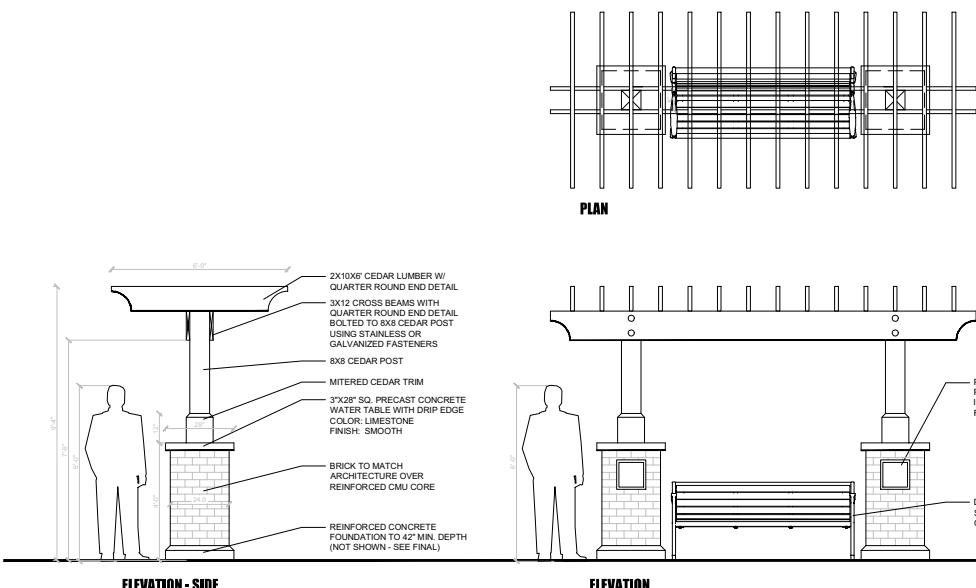
BIKE RACK DETAIL - ORION SQUARE (LOOP)

NOT TO SCALE



ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PERGOLA DETAIL

SCALE: 1/2" = 1'-0"



dickson design

STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

—

AUGUST 26, 2022

1

REVISIONS

1. 10/3/22 FOR VILLAGE SUBMITTAL
2. 8/21/24 PER STAFF COMMENTS
3. 9/16/24 PER STAFF COMMENTS
4. 4/10/25 PER STAFF COMMENTS
5. 6/13/25 PER STAFF COMMENTS
6. 10/13/25 PER STAFF COMMENTS
- 7.
- 8.
- 9.
- 10.

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

EXHIBIT D

ELEVATIONS



Exterior Finish Schedule		
1 Brick Veneer	ACME	White Bluff
2 Brick Veneer	General Shale	Slate Gray
3 Brick Soldier Course	Glen-Gery	Iron Vineyard
4 Engineered Lap Siding	LP SmartSide	Midnight Shadow
5 Engineered Lap Siding	LP SmartSide	Snowscape White
6 Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7 Cast Stone Sill	Limestone	Gray
8 Vinyl Windows	Midway	Black-By-White
9 Asphalt Shingles	CertainTeed	Landmark "Moire Black"
10 Standing Seam Metal Roof	Pac-Clad	Matte Black
11 Decorative Louver	Fypon	Black
12 Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

DESIGN

BSB

bsbdesign.com



Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

5-Unit Building Assembly

LEXINGTON HOMES
Chicago, Illinois

Northbrook Row
Northbrook, IL



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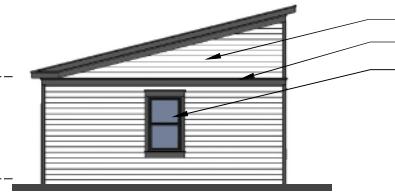
March 25, 2025 | SF210505.00



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Garage Assembly

Northbrook Row
Northbrook, IL



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March 25, 2025 | SF210505.00

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Exterior Finish Schedule		
1 Brick Veneer	ACME	White Bluff
2 Brick Veneer	General Shale	Slate Gray
3 Brick Soldier Course	Glen-Gery	Iron Vineyard
4 Engineered Lap Siding	LP SmartSide	Midnight Shadow
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9 Asphalt Shingles	CertainTeed	Landmark "Moire Black"
10 Standing Seam Metal Roof	Pac-Clad	Matte Black
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12 Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL



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LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

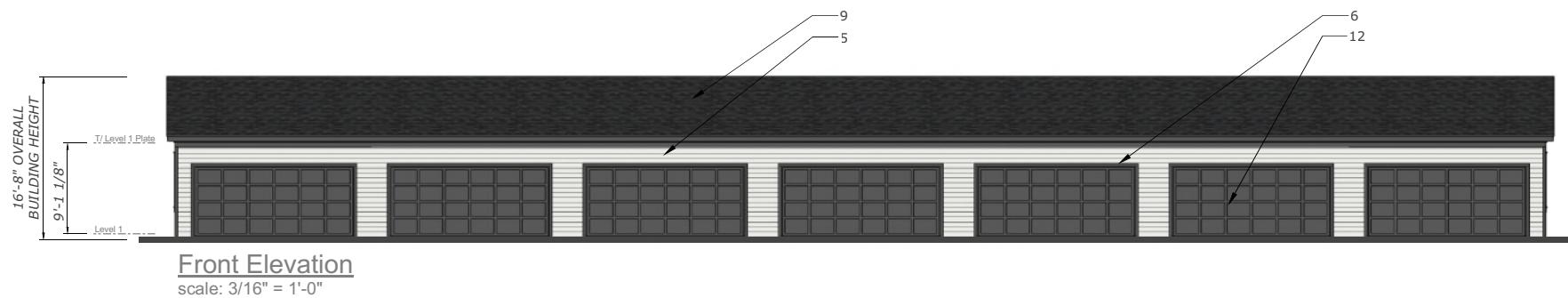
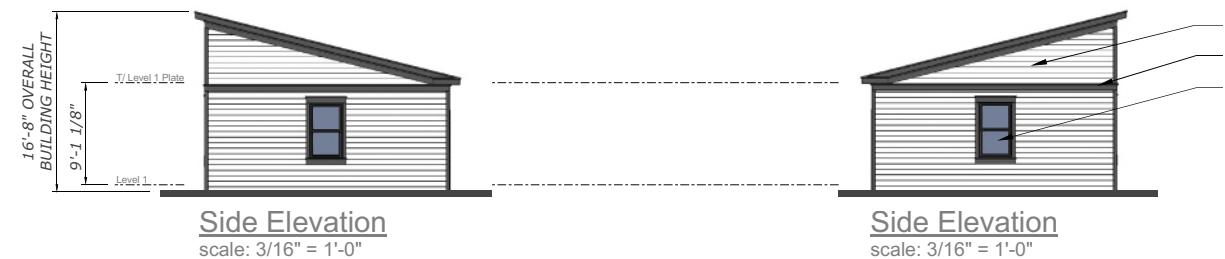
Northbrook Row
Northbrook, IL



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LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL



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March 25, 2025 | SF210505.00

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Exterior Finish Schedule		
1 Brick Veneer	ACME	White Bluff
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11 Decorative Louver	Fypon	Black
12 Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL



March 25, 2025 | SF210505.00

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL



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LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL



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March 25, 2025 | SF210505.00



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11 Decorative Louver	Fypon	Black
12 Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL



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DESIGN

BSBdesign.com



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

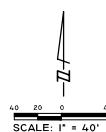


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March 25, 2025 | SF210505.00

EXHIBIT E

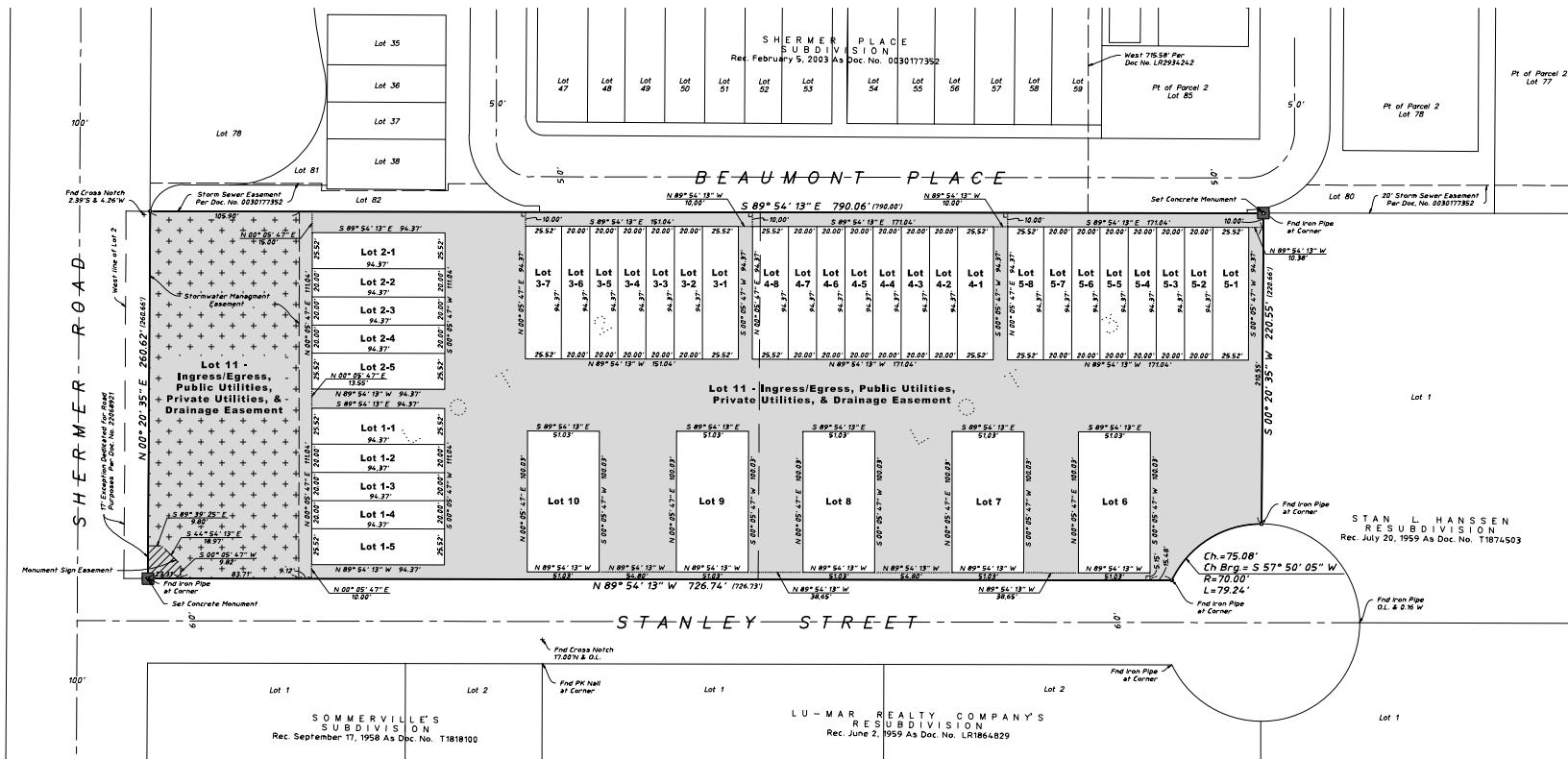
TENTATIVE PLAT



PRELIMINARY PLAT OF NORTHBROOK ROW

Lot Area Summary Area (ac.) Area (sf)

Townhouse Lots	Lot 1-1	0.05528	2,408
	Lot 1-2	0.04333	1,887
	Lot 1-3	0.04333	1,887
	Lot 1-4	0.04333	1,887
	Lot 1-5	0.05528	2,408
	Lot 2-1	0.05528	2,408
	Lot 2-2	0.04333	1,887
	Lot 2-3	0.04333	1,887
	Lot 2-4	0.04333	1,887
	Lot 2-5	0.05528	2,408
	Lot 3-1	0.05528	2,408
	Lot 3-2	0.04333	1,887
	Lot 3-3	0.04333	1,887
	Lot 3-4	0.04333	1,887
	Lot 3-5	0.04333	1,887
	Lot 3-6	0.04333	1,887
	Lot 3-7	0.04333	1,887
	Lot 3-8	0.04333	1,887
	Lot 3-9	0.04333	1,887
	Lot 3-10	0.04333	1,887
	Lot 4-1	0.05528	2,408
	Lot 4-2	0.05528	2,408
	Lot 4-3	0.04333	1,887
	Lot 4-4	0.04333	1,887
	Lot 4-5	0.04333	1,887
	Lot 4-6	0.04333	1,887
	Lot 4-7	0.04333	1,887
	Lot 4-8	0.05528	2,408
	Lot 5-1	0.05528	2,408
	Lot 5-2	0.04333	1,887
	Lot 5-3	0.04333	1,887
	Lot 5-4	0.04333	1,887
	Lot 5-5	0.04333	1,887
	Lot 5-6	0.04333	1,887
	Lot 5-7	0.04333	1,887
	Lot 5-8	0.05528	2,408
	Lot 6	0.11720	5,105
	Lot 7	0.11720	5,105
	Lot 8	0.11720	5,105
	Lot 9	0.11720	5,105
	Lot 10	0.11720	5,105
Subtotal Lots 1-1 - 10	2.13529	93,013	
Common Area			
Lot 11	2.54977	111,008	
Total	4.68650	204,081	



Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT #2006821 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY STREET, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT #1695018, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE AREA, NO. 10, FOR CONSTRUCTION OF ANY KIND WHATSOEVER, AND AGREEMENT TO NOT IMPEDE STORMWATER DRAINAGE AREA THAT MIGHT MATTERILY IMPEDE STORM WATER DRAINAGE THEREIN OR MATTERILY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCE AND OTHER LANDSCAPE FEATURES SHALL NOT BE PLANTED IN THE STORM WATER DETENTION AREA, ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA, WHICH SHALL KEEP GRASS A NEAT AND TRIMMED THRESHOLD.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE OWNER OF THE PLANNED DEVELOPMENT FOR THE BENEFIT OF THE PLANNED DEVELOPMENT, AND AN EASEMENT ON, UNDER, AND ABOVE, THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL THE CONSTRUCTION OF ANY KIND WHATSOEVER BE PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATTERILY IMPEDE STORM WATER DRAINAGE THEREIN OR MATTERILY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCE AND OTHER LANDSCAPE FEATURES SHALL NOT BE PLANTED IN THE STORM WATER DETENTION AREA, ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA, WHICH SHALL KEEP GRASS A NEAT AND TRIMMED THRESHOLD.

3. IN THE EVENT THAT THE VILLAGE DETERMINES IN ITS SOLE AND UNQUALIFIED DISCRETION, THAT THE USE OR EXISTENCE OF THE STORM WATER DETENTION AREA IS NOT NECESSARY AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE, REPAIRS, OR IMPROVEMENTS TO THE STORM WATER DETENTION AREA 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.

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 OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE EXPENSES OF SUCH WORK, OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER EXPENSES OF ATTORNEY'S COST AND EXPENSES OF ENFORCEMENT AS PROVIDED BY THE OWNER OF THE PLANNED DEVELOPMENT, OR AN ACCEPTANCE THEREOF BY THE VILLAGE.

5. NO CHARGE SHALL BE MADE TO THE OWNER OF THE PLANNED DEVELOPMENT FOR THE MAINTENANCE OF THE STORM WATER DETENTION AREA OR THE ENFORCEMENT OF THESE COVENANTS, WHICH MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OR THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, OR BY THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, 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.

6. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BIND UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNEES AND GRANTEES AND ALL PARTIES IN INTEREST THEREIN, AND SHALL NOT BE ENFORCED AGAINST THE OWNER OF THE PLANNED DEVELOPMENT, UNLESS THE COVENANTS PROVIDED 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 ANY COVENANT.

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8. IN THE PREPARATION OF THIS SURVEY REFERENCE WAS MADE TO CHICAGO TITLE INSURANCE COMPANY FOR TITLE INSURANCE ON #CH180109BLD WITH AN EFFECTIVE DATE OF JUNE 2, 1959.

9. Lot 11 is a "Common Area / Blanket Easement for Ingress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

10. The basis of bearing shown herein is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kars Company RTK Network.

11. Underground utilities are not shown herein.

12. The property is located in the Cook County Flood Insurance Rate Map Community Panel No. 1701010227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "Area of Moderate Hazard to Life and Property Losses."

13. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance on #CH180109BLD with an Effective Date of June 2, 1959.

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