



Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, July 8, 2025

7:30 PM

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MINUTES APPROVAL**
 - A. June 24, 2025 Regular Board Meeting Minutes for Approval
- 4. PUBLIC COMMENT TIME**

This agenda item is reserved for members of the public who desire to address the Village Board on a topic that is within purview and jurisdiction of the Village Board, but that is not listed in another location on the agenda. If you would like to speak about a matter that is listed on the agenda, we ask that you wait until that agenda item is called, and we will give you an opportunity to speak then. If your matter is on the "Consent Agenda", please let us know if you would like us to remove that matter so that you can speak about it.

Anyone desiring to speak should fill out a written speaker form (located in the back of the Board Room) and submit it to the Village Clerk. "Public Comment Time" is not a forum for open dialogue or engagement with members of the Village Board. Rather, it is intended as an opportunity for you to make comments to the Village Board. While the Village Board will not immediately respond to public comments at this meeting, or engage in a back and forth discussion during the meeting, please be assured that the Board is actively listening to all comments, thoughts, and suggestions.

All speakers will be limited to a total of three minutes. We request that everyone be respectful, civil, and non-repetitive; and we ask that members of the audience refrain from applauding or making any other comments during or after any speaker. Thank you for your understanding and taking the time to contribute to the success of our community.

5. MANAGER'S REPORT

6. WARRANT LIST

- A. Review and Approval of Payments Processed Between June 16, 2025 - June 30, 2025
- B. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between June 16, 2025 - June 30, 2025

7. PRESIDENT'S REPORT

Community Moment

8. CONSENT AGENDA

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

- A. An Ordinance Vacating the Public Alley Right-of-Way Adjacent to 1211 Jeffrey Court and 1145 Jeffrey Court

This Village owned public alley right-of-way is no longer necessary for the

operation, maintenance, or extension of the Village system of streets and roads and is recommended for sale to the adjacent property owners.

- B. A Resolution Approving Plats of Consolidation for 1211 Jeffrey Court and 1145 Jeffrey Court
Subject to approval of the vacation of public alley rights-of-way adjacent to 1211 Jeffrey Court and 1145 Jeffrey Court under a separate Agenda Item, the properties require a Plat of Consolidation to incorporate the vacated alley with the adjoining property.
- C. A Resolution Approving a Transferee Assumption and Successor Agreement Between the Village, Five Seasons Country Club of Northbrook, Inc. and LTF Lease Company, LLC
LTF Lease Company, LLC (Lifetime Fitness) has acquired the ground lease for 1300 Techny Road to remodel the facilities on the property for use by members.
- D. An Ordinance Granting a Special Permit for More Than One Principal Structure on A Single Zoning Lot; Special Permit Authorizing Three Wall Signs in Excess of the District Height Limit of 20 Feet; Parking Variation; and Site Plan Approval in the O-1 District (333 Pfingsten Road) (Plan Commission Docket No. PCD-25-03)
UL Solutions Inc., proposes two new single-story office and laboratory buildings at their Northbrook corporate campus.
- E. An Ordinance Granting Final Plan Approval For A Residential Planned Development (The Reserve At The Brook - 3700 Dundee Road) (Docket No. PCD-25-06)
The applicant is seeking a final plat and final planned development approval for the proposed townhome subdivision with 53 units for the Reserve of the Brook, which includes approval for a Final Site Plan Approval.
- F. 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) (Docket No. PCD-25-06)
The applicant is seeking a final plat and final planned development approval for the proposed townhome subdivision with 53 units for the Reserve of the Brook, which includes approval for a Final Plat of Subdivision and Subdivision Code Variations.
- G. A Resolution Approving a Subdivision and Development Agreement with Venture 1 OLB LLC for The Reserve at the Brook Residential Planned Development at 3700 Dundee Road (Docket No. PCD-25-06)
The applicant is seeking a final plat and final planned development approval for the proposed townhome subdivision with 53 units for The Reserve of the Brook, which includes approval of a Development Agreement.
- H. A Resolution Approving a Four-Year Collective Bargaining Agreement with the Metropolitan Alliance of Police, Chapter #376.
Good faith bargaining took place between the Village of Northbrook and the

Metropolitan Alliance of Police, Chapter #376 representing Police Sergeants and has resulted in a successor four year Collective Bargaining Agreement.

9. ADMINISTRATION AND FINANCE

10. PLANNING AND ECONOMIC DEVELOPMENT

- A. **A Public Hearing for BOT-25-08: 2045 Shermer Road - North Shore Transit Inc.**
The applicant is requesting an amendment to a previously approved Ordinance No. 2020-05 to remove two special permit conditions, which include removal of the term and the requirement for an annual traffic impact report.
- B. **An Ordinance Repealing and Restating Ordinance No. 2020-05 Granting a Special Permit for a Local and Interurban Transit Company, Yards & Maintenance Facility, Yard Variations, and a Loading Space Variation (2045 Shermer Road - North Shore Transit Inc.) (Docket No. BOT-25-08)**
An Ordinance has been prepared for consideration following a Public Hearing on the matter as a part of this same meeting agenda.
- C. **Preliminary Review of a Request by Crate and Barrel Holdings Inc. for a Special Permit for Child Daycare Facility at 1250 Techny Road (Crate and Barrel Corporate Office)**
The applicant intends to renovate the southwest portion of existing office space on the first floor of the building for operation of a child daycare facility with an accessory outdoor play area.
- D. **Preliminary Review of a Request by M&D Builders LLC for Annexation and Three-Lot Single-Family Subdivision at 608 - 610 Sanders Road**
The applicant is proposing annexation into the Village of Northbrook, rezone the property to R-6 Multiple Family Residential District, and subdivide the property into three lots to construct three single-family detached homes.

11. COMMUNITY AND SUSTAINABILITY

12. HOUSING

13. LABOR RELATIONS

14. PUBLIC WORKS AND FACILITIES

15. PUBLIC SAFETY

16. COMMUNICATIONS AND OUTREACH

17. REMARKS FOR THE GOOD OF THE ORDER

18. CLOSED SESSION

19. 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.