Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, September 22, 2026

7:30 PM

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES APPROVAL**
   A. September 8, 2026 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**
   A. Weekly Village Manager Reports
      - Week ending September 11
      - Week ending September 18

   B. An Update on Sales Tax Rebate Incentive for Downtown Northbrook Businesses
      Consistent with the Strategic Plan and Village Board discussions on November 12, 2024 and August 25, 2026, Village staff developed recommendations for an incentive program for Downtown Northbrook (Downtown Restaurant and Retail Retention Program).
6. **WARRANT LIST**
   A. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between September 1, 2026 - September 15, 2026
   B. Review and Approval of Payments Processed Between September 1, 2026 - September 15, 2026

7. PRESIDENT'S REPORT

Community Moment

A. A Proclamation Recognizing October 4 - 10 as Fire Prevention Week
B. A Proclamation Recognizing October as Domestic Violence Awareness Month
C. A Proclamation Recognizing October as Substance Abuse Prevention Month
D. A Proclamation Recognizing October as Learning Disabilities Awareness Month
E. A Proclamation Recognizing October as Down Syndrome Awareness Month
F. A Proclamation Recognizing October as Cybersecurity Awareness Month
G. A Proclamation Recognizing September 27, 2026 as Judy Hughes Day

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. A Resolution Approving an Agreement for Professional On Call Engineering Services with Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois
To support the Village of Northbrook's Engineering Services during the current staff vacancy, the Village is engaging supplemental professional services to ensure continuity of operations.

B. A Resolution Approving the Purchase of Furniture for the Fleet Maintenance Garage from Interiors for Business, Inc. of Batavia, Illinois in an amount not to exceed $83,006
This Resolution authorizes the purchase of office furniture for the Fleet Maintenance Garage as part of the adaptive reuse which requires retrofitting and updating of the building to the Village's specific use outlined in the FY27-31 Capital Improvement Plan and adopted FY27 Budget.

C. An Ordinance Rezoning the Property at 5 Revere Drive and Amending the District Zoning Map (5 Revere Drive)(Plan Commission Docket No. PCD-26-04)
The Village, on behalf of the owner, has requested to rezone the property from I-1 Restricted Industrial District to the O-3 General Office District as designated in the Comprehensive Plan.

D. A Resolution Waiving Competitive Bidding and Approving an Agreement with Title Electric Company, of Arlington Heights, Illinois, for Electrical Work to the Crestwood Senior Living Facility at a Not-to-Exceed Amount of $25,000
The Crestwood Senior Living Facility owned by the Village is currently undergoing the second phase of roof replacement. During the course of work, it was discovered that some unplanned electrical repairs are required.

E. A Resolution Approving the Release of Certain Written Minutes of Closed Session Meetings of the Village Board of Trustees
The review of closed session meeting minutes has occurred and the Village Board of Trustees has determined that confidential treatment is no longer necessary for the written minutes of the Closed Meetings identified in this resolution.

F. Motion to Approve the July 14, 2026 Closed Session Minutes held during the Committee of the Whole

9. ADMINISTRATION AND FINANCE

10. PLANNING AND ECONOMIC DEVELOPMENT

A. An Ordinance Authorizing the Establishment of a Tax Increment Financing "Interested Parties Registry" for the Proposed Northbrook Downtown Redevelopment Project Area

The Village has conducted a study to determine the eligibility of Downtown Northbrook for a Tax Increment Finance District and the establishment of an "Interested Persons Registry' aligns with the requirements to proceed.

B. An Ordinance Authorizing Convening the Joint Review Board and Setting the Time and Place for a Public Hearing on the Proposed Northbrook Downtown Redevelopment Area

This Ordinance authorizes the convening of a Joint Review Board process on October 15, 2026 at 5:30 p.m. and a public hearing before the Village Board on November 10, 2026 at 7:30 p.m. for the proposed Northbrook Downtown Redevelopment Area.

A Tax Increment Finance (TIF) District is a state-authorized economic development tool that allows a municipality to direct future growth in property tax revenue, generated within a defined district, toward eligible improvements within that same district. As assessed values within the district grow over time, the resulting increase in tax revenue is set aside in a dedicated fund to support eligible infrastructure and redevelopment costs.

11. COMMUNITY AND SUSTAINABILITY

12. HOUSING

13. LABOR RELATIONS

14. PUBLIC WORKS AND FACILITIES

A. An Ordinance Proposing the Establishment of Northbrook Special Service Area No. 7 (SSA No. 7)

Residents along Koepke Road have petitioned for the establishment of a Special Service Area to construct curb and gutter improvements along Koepke Road from Miller Road to Pfingsten Road.

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 to allow the Village of Northbrook to make reasonable accommodations for those persons.