



Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, November 11, 2025

7:30 PM

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MINUTES APPROVAL**
 - A. October 28, 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

- A. Notice of receipt of a request to waive a preliminary review for amending the duties of the Architectural Control Commission and the Zoning Board of Appeals in the Zoning Code.**

This is notice that an application has been filed by the Village of Northbrook and preliminary review has been waived; an option pursuant to the Zoning Code.

This application will be noticed for a Public Hearing before the Board of Trustees as early as December 2025, following Village staff review.

- B. Weekly Village Manager Reports**
 - Week Ending October 31
 - Week Ending November 7

6. WARRANT LIST

- A. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between October 16, 2025 - October 31, 2025**
- B. Review and Approval of Payments Processed Between October 16, 2025 - October 31, 2025**

7. PRESIDENT'S REPORT

Community Moment

- A. **A Motion to Approve the 2026 Village of Northbrook Board Calendar**
The attached calendar lists all Board and Commission meetings scheduled in 2026.

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 Authorizing the execution of the 2026 Supplemental Statement of Work and Renewal of the Service Provider Agreement with Municipal GIS Partners, Inc., of Des Plaines, Illinois for GIS Support Services**
The Village has participated in the now 44-community Geographic Information System (GIS) Consortium since 2013 to jointly contract for municipal focused and sustainable geographic information systems (GIS).
- B. **A Resolution Approving the Annual Subscription Renewal for Geographic Information System Software from Esri, Inc.**
This renewal of an annual software subscription for Esri Geographic Information Systems software is a resources used by Village staff across all Departments.
- C. **A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of \$73,827 to the Northbrook Chamber of Commerce and Industry**
The Village annually budgets approximately 10% of its estimated annual collected hotel tax revenues to support the Northbrook Chamber of Commerce and Industry.
- D. **A Resolution Authorizing the Purchase of Bulk Rock Salt for Roadway De-Icing from Morton Salt, Inc. of Chicago, Illinois**
The Village of Northbrook uses rock salt to de-ice roadways during the winter months.
- E. **A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of \$30,000 to the Hunger Resource Network**
The Village previously committed to providing support to the Hunger Resource Network based on donated proceeds originating from the sale of specially designed Hunger Resource Network vehicle stickers during Fiscal Year 2026.
- F. **A Resolution Approving a Professional Services Agreement with Mescada LLC of Kankakee, IL for Supervisory Control and Data Acquisition (SCADA) system Maintenance Services**
The Village's Water Treatment Plant uses professional contractual assistance to perform routine maintenance on its Supervisory Control and Data Acquisition (SCADA) system as well as provide software updates and sensor calibrations.
- G. **A Resolution Approving a Redevelopment Agreement with 1818 Partnership, LLC (Docket No. PCD-25-08)**
The property owner is seeking approval to redevelop 1804-1818 Skokie

Boulevard for use as a motor vehicle dealership with an automotive repair shop.

H. An Ordinance Amending Section 15-930 of the Northbrook Municipal Code, As Amended, Regarding Special Permits

Chapter 15 of the Municipal Code is being amended to remove previously established exceptions to the definition of “special event” and the requirements for a Village issued permit to use Village property other than is customary in the ordinary course of daily village business.

I. A Resolution Approving a Plat of Consolidation for 1804, 1810, 1880 Skokie Boulevard (Docket No. PCD-25-08)

A consolidation of the multiple lots is necessary as part of the redevelopment of the property for an automotive dealership and repair shop.

J. An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan (1804, 1810, 1818 Skokie Boulevard) (Plan Commission Docket No. PCD-25-08)

The property owner requests special permits for an electric vehicle dealership and automotive repair facility located on Skokie Boulevard.

K. A Resolution Approving a First Amendment to the Subdivision and Development Agreement with Venture 1 OLB LLC for The Reserve at the Brook Residential Planned Development at 3700 Dundee Road

Venture 1 OLB, LLC, as developer of an age restricted 53 unit townhome planned development at 3700 Dundee Road, is seeking an extension of a previously approved deadline for submitting evidence of title to the property to the Village.

L. A Resolution Authorizing an Agreement with SAFEbuilt Illinois, LLC, a Wholly Owned Subsidiary of SAFEbuilt, LLC, for Plan Review and Inspection Services

This contract supports the Village in providing consistent and timely plan review and inspection services by contracting for augmented staff resources as needed.

M. A Resolution Approving an Economic Incentive Agreement Between the Village of Northbrook and Rivian, LLC (1804-1818 Skokie Boulevard)

Rivian, LLC proposes to operate an electric vehicle dealership and repair facility at 1804-1818 Skokie Boulevard following the consolidation and redevelopment of the property by the property ownership and has requested an economic incentive agreement for the operations of the dealership.

9. ADMINISTRATION AND FINANCE

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a Request by Northbrook Park District for a Special Permit for Electronic Message Board at 3323 Walters Avenue, Commonly Referred to as the Leisure Center

This is a request for a special permit to allow an electronic message board as part of a new ground sign, located less than 250 feet from residential properties, for the Leisure Center on Walters Avenue.

B. An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the

[District Zoning Map \(1825 Shermer Road\) \(Plan Commission Docket No. PCD-24-06\)](#)

Consideration of an approval of a rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District to accommodate a residential planned development.

- C. [An Ordinance Granting a Special Permit for a Residential Planned Development \(Northbrook Row - 1825 Shermer Road\) \(Plan Commission Docket No. 24-06\)](#)
An ordinance approving a 53-unit townhome planned development by Lexington Homes located at 1825 Shermer Road.
- D. [A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals \(Northbrook Row - 1825 Shermer Road\) \(Plan Commission Docket No. PCD-24-06\)](#)
Consideration, under the 1988 Zoning Code, of a resolution approving a concept plan and tentative plat of subdivision for a 53 unit for sale townhome planned development.
- E. [A Resolution Approving a Plat of Easement For 1657 Shermer Road](#)
The developer of 1593 Shermer Road (Poupard Place) is requesting an easement for NICOR across a portion of Village owned property at 1657 Shermer Road to accommodate installation of a necessary gas line to serve 1593 Shermer Road.

11. COMMUNITY AND SUSTAINABILITY

12. HOUSING

13. LABOR RELATIONS

14. PUBLIC WORKS AND FACILITIES

- A. [A Resolution Amending the Master Construction Manager Agreement for the Second/Final Guaranteed Maximum Price for Construction of the Fleet Maintenance Garage with Leopard Construction, Inc. of Hoffman Estates, Illinois](#)

At the August 26, 2005 Board meeting, Resolution 2025-133 directed staff to have construction documents developed which would be the basis for the final construction cost for the adaptive re-use of 3504 Commercial Avenue for a new Fleet Maintenance Garage.

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.