

Village Board of Trustees Agenda

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

7:30 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MINUTES APPROVAL

A. January 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

6. WARRANT LIST

A. Review and Approval of Payments Processed Between January 16, 2025 - January 31, 2025

B. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between January 16, 2025 - January 31, 2025

7. PRESIDENT'S REPORT

Community Moment

A. A Proclamation Recognizing February 16 - 22, 2025 as National Engineers Week

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 a Contract for the Water Treatment Plant Structural Pipe Supports with Robe, Inc., of Chicago, Illinois](#)

The Village is contracting for replacement and installation of new/additional Structural Pipe Supports in the Water Treatment Plant which was built in 1963.

- B. [A Resolution Approving the Donation of a Peace Pole from the Rotary Club of Northbrook to be Installed at Village Hall](#)
The Village of Northbrook has been approached by the Rotary Club of Northbrook regarding the installation a Peace Pole on Village Hall property. The cost of the Peace Pole will be donated to the Village by Rotary. The Community Commission reviewed this project at its January 23, 2025, meeting and recommend the acceptance of the Peace Pole and approval of the Rotary's donation.
- C. [A Resolution Approving the Purchase of Lenovo Computers from Insight Public Sector, Inc.](#)
This Resolution approves the purchase of Lenovo laptops and computers from Insight Public Sector as part of the annual planned computer refresh cycle.
- D. [A Resolution Approving an Addendum with BS&A Software, LLC to Provide Payment Processing Services](#)
An evaluation of the Village's online credit card processing features has identified the need to improve the online payment interface in order to improve customer service for those wishing to pay online. As compared to the current merchant processor, BS&A Pay is able to integrate and accept Apple/Google Pay and features an online payment interface which results in a better overall customer experience online.
- E. [An Ordinance Providing for the Disposal of Surplus Property and Evidence](#)
The Police Department is seeking authorization pursuant to the Law Enforcement Disposition of Property Act, 765 ILCS 1030/0.01 et seq. and according to Section 2-193 of the Northbrook municipal code to dispose of surplus property and evidence that has been determined to be unclaimed.
- F. [A Resolution Approving a Contract with Leopardo Companies Inc. for the Installation of Two New Boilers at Crestwood Senior Living Facility at a Not-to-Exceed Amount of \\$80,000](#)
It was appropriated in the FY25 operating budget for the installation of two new boilers at the Crestwood Senior Living Facility. The existing boilers are over 30 years old and well past their useful lives. This is a proactive replacement, as waiting for one or both of the existing boilers to break down would be highly detrimental to the senior population living in the facility.
- G. [An Ordinance Granting Approval of a Special Permit for Motor Vehicle Dealers With Open Sales Lots, Parking Variation, and Loading Space Variation \(Carneed Inc.\) \(Docket No. 24-14\)](#)
Carneed is requesting approval of a special permit to allow an auto sales business with open car storage within the parking lot on the Subject Property.
- H. Motion to Approve the January 14, 2025 Closed Session Minutes from Committee of the Whole

9. ADMINISTRATION AND FINANCE

10. PLANNING AND ECONOMIC DEVELOPMENT

- A. [Preliminary Review of a Zoning Request for a Special Permit for More Than One Principal Structure on a Zoning Lot and Parking Variation at 333 Pfingsten Road \(Underwriters Laboratory\)](#)
This is a preliminary review of an application for zoning relief at 333 Pfingsten Road for a Special Permit to allow multiple buildings on one zoning lot in the O-1 Campus Office District. The Preliminary Review by the Village Board is a conceptual review for the Village Board to provide non-binding comments on a proposal prior to the applicant submitting to the Village a detailed application.
- B. [Preliminary Review of a Zoning Request for a Comprehensive Plan Amendment and Rezoning for Veterinary Services Facility at 2990 Dundee Road \(Kohn Animal Hospital\)](#)
This is a preliminary review of an application for zoning relief at 2990 Dundee Road to allow veterinary services for small animals/pets on the Subject Property. The Applicant is proposing a building addition and parking lot improvements as well. The Preliminary Review by the Village Board is a conceptual review for the Village Board to provide non-binding comments on a proposal prior to the applicant submitting to the Village a detailed application.
- C. [An Ordinance Approving a Real Estate Purchase and Sale Agreement with Housing Opportunity Development Corporation for Lot 1 of 1657 Shermer Road](#)
As discussed at the January 28, 2025 Committee of the Whole meeting a Purchase and Sale Agreement has been prepared for consideration of selling 1.49 acres of 1657 Shermer Road to HODC for development of a cost effective supportive housing apartment building.
- D. [An Ordinance Granting Final Plan Approval, Variations, and Exceptions for a Residential Planned Development \(Lot 1 of 1657 Shermer Road\) \(Plan Commission Docket No. PCD-24-16\)](#)
On January 24, 2023 the Village Board of Trustees approved Ordinance No. 2023-08 granting approval of special permits, development concept plan, variations, exceptions, waiver, site plan, tentative plat, and a development agreement for a planned development at 1657 Shermer. HODC is now returning for final plan approval for Lot 1 in the planned development.
- E. [A Resolution Approving an Amended and Restated Development Agreement Between the Village and Housing Opportunity Development Corporation \(1657 Shermer Road\)](#)
On January 24, 2023 the Board of Trustees approved Ordinance No. 2023-08 approving a special permit for a concept planned development inclusive of approval of a development agreement between the Village and QMC Northbrook Holdings, LLC (QMC) and Housing Opportunity Development Corporation (HODC). With QMC no longer proceeding forward at this time on the Lot 2 portion of the planned development, an amended and restated development agreement specific only to the HODC development on Lot 1, with some work performed on Lot 2 by HODC has been drafted for consideration.

11. COMMUNITY AND SUSTAINABILITY

12. PUBLIC WORKS AND FACILITIES

13. PUBLIC SAFETY

14. COMMUNICATIONS AND OUTREACH

15. REMARKS FOR THE GOOD OF THE ORDER

16. CLOSED SESSION

17. 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.